

**CHARNWOOD LOCAL PLAN 2021-37**  
**STATEMENT OF COMMON GROUND BETWEEN**  
**CHARNWOOD BOROUGH COUNCIL AND**  
**BLOOR HOMES LIMITED RELATING TO**  
**SITE HA16: LABURNUM WAY, LOUGHBOROUGH**

**Purpose**

This statement identifies the areas of common ground between the Bloor Homes Limited (the Promoter) and Charnwood Borough Council (the Council) in respect of the allocation of Site HA16, Laburnum Way, Loughborough (the Site) in the Pre-Submission Draft Charnwood Local Plan.

The aim of the statement is to provide certainty regarding the deliverability of the Site and confidence that the constraints identified in the Council's evidence can be satisfactorily mitigated.

It also identifies those matters in relation to the allocation and the site-specific policy for the Site where there is not agreement and that are still the subject of discussion.

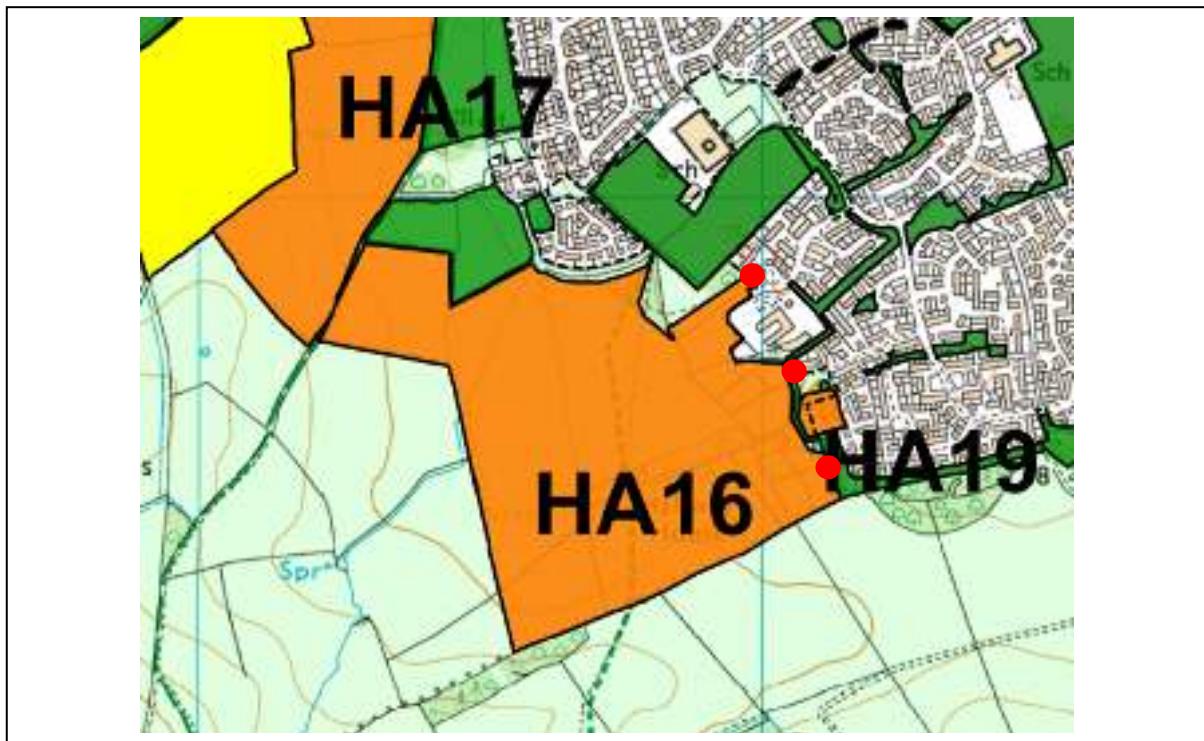
It is made without prejudice to the participation in the formal examination of any participant and the views that may then be expressed.

The statement covers the following issues:

1. site boundary, access and ownership
2. capacity and trajectory
3. site specific policy and infrastructure
4. areas of agreement
5. areas of disagreement and for further discussion
6. review of statement of common ground.

## 1. Site Boundary, Access and Ownership

The extent of the Site and potential access points are shown on the map below.



**The Site is under the control of the Promoter.**

## 2. Capacity and Trajectory

The Pre-submission Draft Local Plan identifies a capacity of 422 homes for the Site and the following trajectory for the delivery of those homes.

Following discussion between the Council and the Promoter the following updated trajectory has been prepared.

The Promoter has undertaken masterplanning work that shows that approximately 500 homes could be accommodated on the Site.

### 3. Site Specific Policy and Infrastructure

The Pre-submission Draft Local Plan includes a site-specific policy for the Site (DS3(HA16)) which is set out in an annex to this statement.

Policy DS3 also includes a general requirement that developments are cohesive and integrated with other allocations set out in the plan including in relation to the provision of new schools and other infrastructure. Details of the infrastructure provisions that have been necessary to support the delivery of the strategy set out in the plan are set out in an Infrastructure Schedule.

This includes a specific requirement for the Site to contribute to the costs of a new 2 form entry primary school for Loughborough. This requirement is based on the scale of growth set out in the Pre-submission Draft Local Plan and the evidence available at that time.

As set out in Policy DS3(HA16), it is expected that the reasonable costs of providing the school will be shared amongst the developments that it would serve. This includes both the build costs and land costs for the school.

### 4. Areas of Agreement

There is agreement between Charnwood Borough Council and Bloor Homes Limited with respect to the following matters:

- (i) The allocation of the Site is appropriate and justified.
- (ii) The extent of the Site is as shown on the plan in section 1.
- (iii) Access can be achieved to the Site.
- (iv) The revised trajectory set out in section 2 provides a realistic timetable for the beginning of development of the Site. The Promoter is having pre-application discussions with the Council and intends to submit a planning application by the end of 2022.
- (v) Unless further evidence indicates otherwise, the Site will contribute to the costs of, a new 2 form entry primary school. The costs of the school will be shared between the developments that it will serve. Arrangements for the timing and funding of the new primary school will be set out in a separate delivery strategy document which will include the role that could be played by existing schools in meeting need, when the new school is required, the timing of school provision relative to the delivery of homes and, if necessary, whether other locations for the school would be considered.
- (vi) The principles and requirements of the site specific policies set out in Policy DS3(HA16) are reasonable and justified.
- (vii) Policy DS3 should provide clarity regarding how to interpret the quantum of development identified for each allocation.

## 5. Areas of Disagreement and for Further Discussion

There is not current agreement on the most appropriate quantum of development for the site. However, it is the view of Charnwood Borough Council and Bloor Homes Limited that these do not affect the appropriateness of the allocation.

Both Charnwood Borough Council and Bloor Homes Limited are willing to undertake further discussion on this matter, some of which may take place through the planning application process.

As indicated in 4(v) above, discussions relating to the education delivery strategy are ongoing.

## 6. Review of Statement of Common Ground

This statement will be reviewed, and where necessary updated, if there is a material change in circumstances that affects the items identified in sections 4 and 5.

Signed on behalf of Site Owner/Promoter	Signed on behalf of Charnwood Borough Council
Name: Mark Rose Position: Director at Define	Name: Richard Bennett Position: Head of Planning and Regeneration
Date: 27 <sup>th</sup> April 2022	Date:

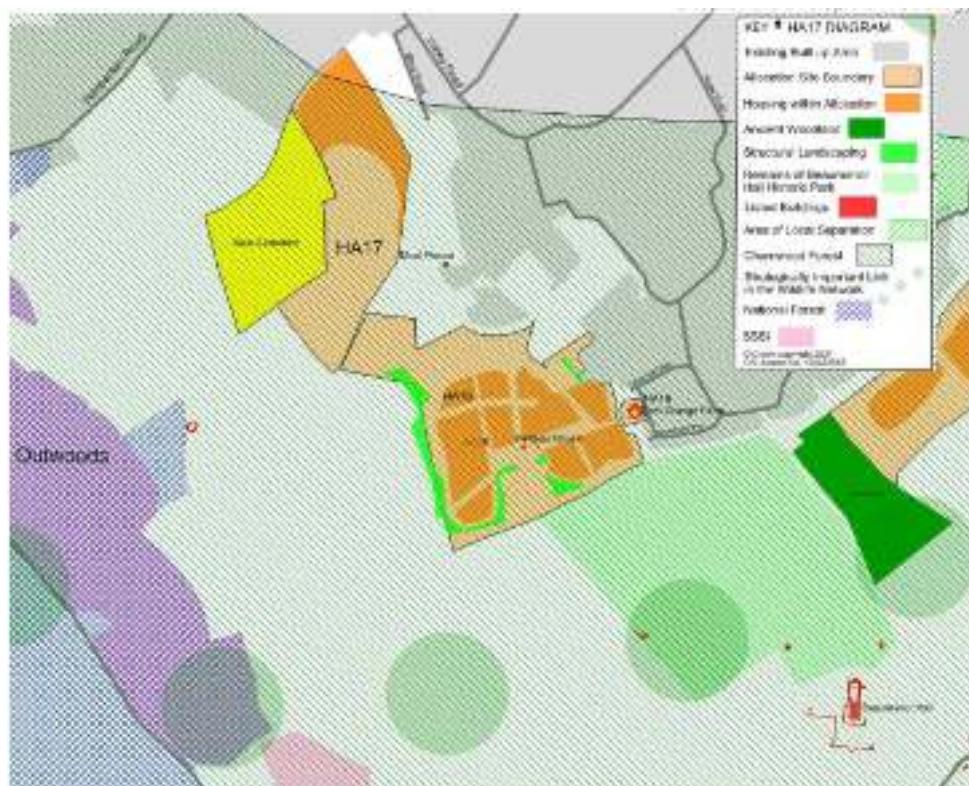
## Annex – Site Specific Policy

Site HA16 Laburnum Way, Loughborough is located in a sensitive and valued landscape within the Charnwood Forest and forms an important part of the landscape setting of Loughborough. The site is prominent in views from the Outwoods and other higher ground to the west, and care will be needed in planning the site to ensure that urbanising effects of development are successfully mitigated. The provision of significant planted areas which allow trees with large canopies to mature is likely to be a more successful solution to integrating new development into the landscape. This will require careful attention not just to design and layout, but to long term management and maintenance of public open spaces.

The site is also in a strategically important link in the wildlife network between the important natural resources of the Charnwood Forest and Soar Valley. For this reason, it is particularly important that biodiversity net gain is achieved on site in this location rather than through off site contributions, in accordance with Policy EV6. The site also includes a listed building (Half Way House) and is located close to two other listed buildings (Moat House and Park Grange) and the non-designated heritage asset of the parkland to Beaumanor Hall.

Parts of the site are shown by our evidence to be at risk from surface water flooding and access to the western portion of the site needs to be carefully planned in light of a flood risk assessment. The site also includes a tributary of the Wood Brook.

The following diagram provides a visual guide to assist with interpretation of the policy below. It also provides a concept masterplan for the site for illustrative purposes. We will work with our partners to refine the masterplan as more detailed evidence is prepared.



## **Policy DS3(HA16) Laburnum Way, Loughborough**

**We will support development proposals at site HA16 that:**

- include substantial planting that makes use of large canopy, native species and naturalistic schemes throughout the site to enhance the relationship between the development and its wooded setting and helps to create a vegetated appearance to the whole of the development, particularly when viewed from areas of higher ground to the west of the site;
- are accompanied by a Green Infrastructure strategy that sets out how planting and other measures will minimise the impact of the development on the landscape and how the development will provide, and maintain through a long term management plan, a functional ecological network of habitats and corridors that facilitates wildlife movement within and through the site;
- are accompanied by a Design and Access Statement, or similar document, that sets out how the development will maintain and enhance the significance of heritage assets and their settings including:
  - the retention of Half Way House and the enhancement of its setting;
  - tree planting to screen Moat House and Park Grange from the development and appropriate design and layout to maintain, and where possible enhance, their setting; and
  - appropriate site layout and landscaping to protect, and where possible enhance, the setting of the parkland to Beaumanor Hall;
- are accompanied by a flood risk assessment which responds to the evidence of flood risk on the site and demonstrates how mitigation of those risks, including securing appropriate site access arrangements, can be satisfactorily achieved so as to meet the Exception Test;
- support measures to mitigate flood risk including contributions towards flood alleviation works in the wider catchment of the Wood Brook or other water courses flowing through or adjacent to Loughborough; and
- contribute to the reasonable costs of the provision of a new 2 form entry primary school located at site HA15.

**Before outline permission is granted for the site, or any part of the site, we will require:**

- a masterplan to be agreed which includes delivery and phasing arrangements for the whole allocation, in order to achieve comprehensive development; and
- a development brief, design code or equivalent to be prepared to inform decisions on detailed planning applications or reserved matters applications to ensure a cohesive approach to the design and impacts are satisfactorily mitigated.