

**CHARNWOOD LOCAL PLAN 2021-37
STATEMENT OF COMMON GROUND BETWEEN
CHARNWOOD BOROUGH COUNCIL AND
LOUGHBOROUGH UNIVERSITY RELATING TO
SITE HA17: MOAT FARM, LOUGHBOROUGH**

Purpose

This statement identifies the areas of common ground between Loughborough University and Charnwood Borough Council in respect of the allocation of Site HA17, Moat Farm, Land south west of 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.

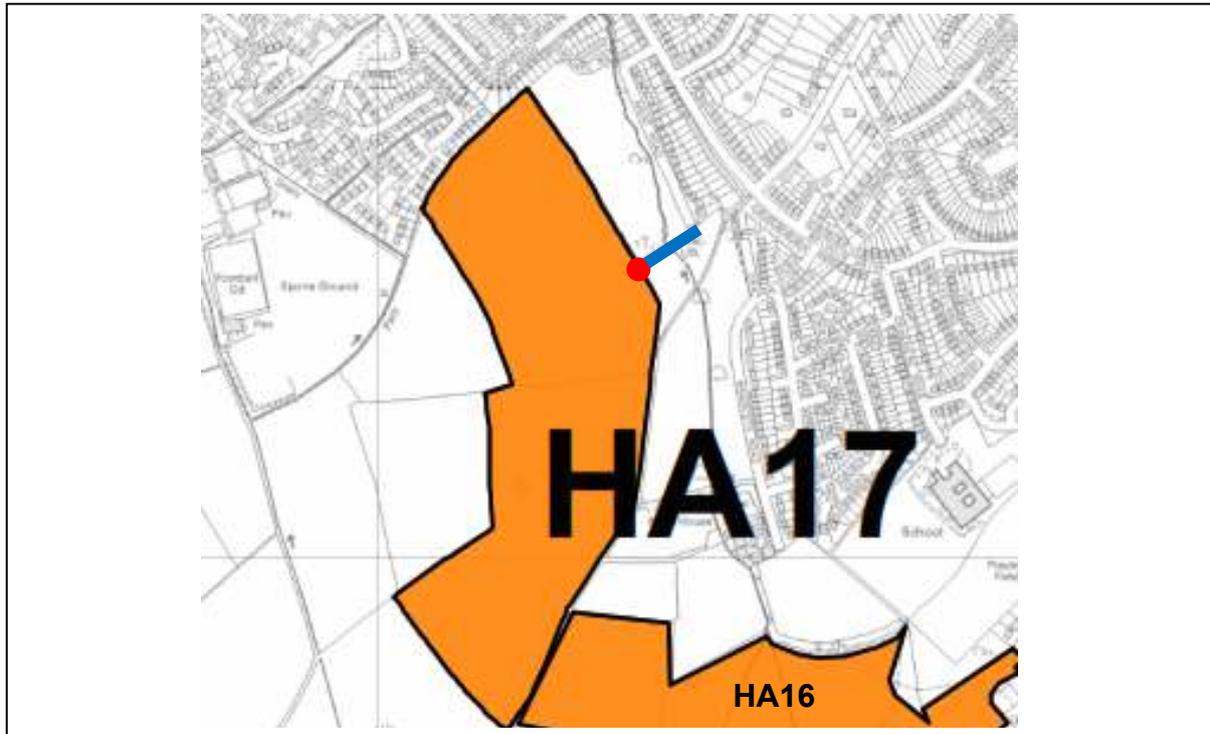
It is made without prejudice to the participation in the formal examination of any participant and the views that may then be expressed.

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 arrangements, involving a route over land not owned by the University (shown in blue), are detailed on the map below. The University is in discussion with the landowner of this access route, Charnwood Borough Council, and is also exploring the scope for other potential access arrangements to the Site.



Ownership of the Site is set out in the table below.

Owner	Promoter	Contact Details
Loughborough University	Loughborough University	Martin Channell (Estates & Facilities Management) Paul Watson (Head of Property Office)

2. Capacity and Trajectory

The Pre-submission Draft Local Plan identifies a capacity of 205 homes for the Site and the following trajectory for the delivery of those homes.

2021/2022	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
									25	40	40	40	40	20

3. Site Specific Policy and Infrastructure

The Pre-submission Draft Local Plan includes a site-specific policy for the Site (DS3(HA17)) 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.

4. Areas of Agreement

There is agreement between Charnwood Borough Council and Loughborough University 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. The land over which a route to the Site will be provided is owned by Charnwood Borough Council. Loughborough University will continue to discuss matters relating to this land with the Council's asset management team and these will be separate from discussions on local plan matters.
- (iv) Notwithstanding the disagreement regarding the overall capacity of the Site, the trajectory set out in section 2 provides a realistic timetable for the beginning of development of the Site.
- (v) Charnwood Borough Council and Loughborough University are actively engaged with the Environment Agency in relation to the relationship between the Site and the Loughborough Wood Brook & Tributaries Flood Risk Management Scheme.
- (vi) The objectives of the requirements in Policy DS3(HA17) in relation to landscape and tree planting are supported.
- (vii) The objectives of the requirements in Policy DS3(HA17) in relation to green infrastructure and biodiversity, and the mechanisms proposed for achieving them, are supported.
- (viii) 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 no current agreement on the most appropriate quantum of development for the Site. However, it is the view of Charnwood Borough Council and Loughborough University that this does not affect the appropriateness of the allocation.

Both Charnwood Borough Council and Loughborough University is willing to undertake further discussion on this matter, some of which may take place through the planning application process. In particular this will involve how evidence from ecological and landscape assessments and masterplanning work could inform the most appropriate quantum of development on the Site.

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.

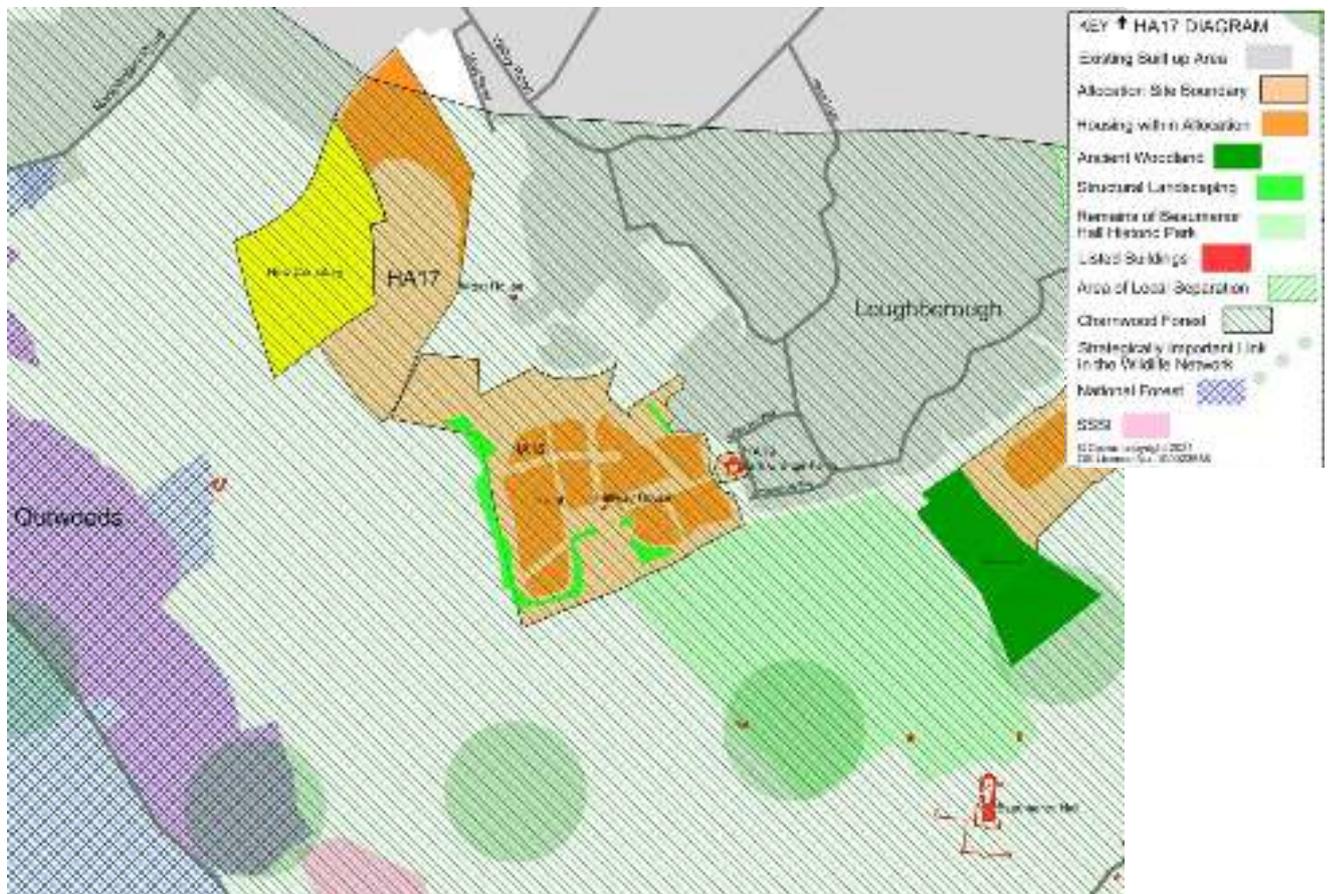
Signed on behalf of Site Owner/Promoter	Signed on behalf of Charnwood Borough Council
Name: Graham Howard	Name: Richard Bennett
Position: Director of Estates and Facilities and Management	Position: Head of Planning and Regeneration
Date: 24 May 2022	Date:

Annex – Site Specific Policy – HA17 Moat Farm, Land south west of Loughborough

Site HA17 Moat Farm, Land south west of 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 can be viewed 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 is also located close to a listed building, Moat House and 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(HA17) Moat Farm, Land south west of Loughborough

We will support development proposals at site HA17 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 these 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 setting including making use of tree planting to screen Moat House from the development and an appropriate design and layout to maintain, and where possible enhance, its setting;**
- **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, as necessary.**

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.**