

**CHARNWOOD LOCAL PLAN 2021-37
STATEMENT OF COMMON GROUND BETWEEN
CHARNWOOD BOROUGH COUNCIL, DAVIDSONS DEVELOPMENTS LIMITED,
AND WILLIAM DAVIS LIMITED AND CHAPMAN ESTATES (LEICESTER)
LIMITED RELATING TO SITE HA43: LAND WEST OF ANSTEY**

Purpose

This statement identifies the areas of common ground between William Davis Limited, Chapman Estates (Leicester) Limited and Davidsons Developments Limited (the Promoters) and Charnwood Borough Council (the Council) in respect of the allocation of Site HA43, Land west of Anstey (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 Site's constraints can be satisfactorily addressed.

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.

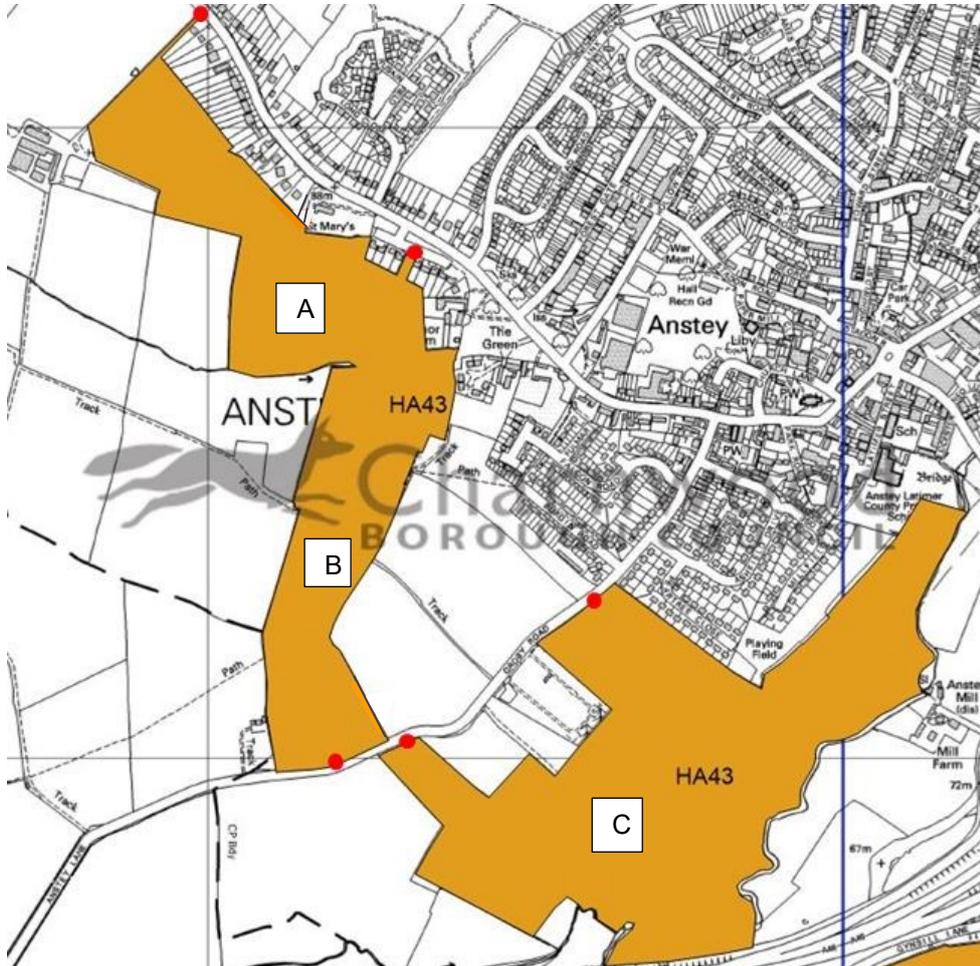
It is made without prejudice to the participation in the formal examination of any participant and the views that may then be expressed.

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 and Ownership

The extent of the Site as identified in the Pre-Submission Draft Charnwood Local Plan and potential access points are shown on the map below.



Ownership of the part of the Site under the Promoters' control is set out in the table below.

Parcel	Owner	Promoter	Contact Details
A	Chapman Estates (Leicester) Limited	William Davis Limited and Chapman Estates (Leicester) Limited	Bob Woollard Planning and Design Group
B and C	Col R Martin; Elizabeth Martin; Simon Downing De-Lacy Adams; Robert Boyle	Davidsons Developments Limited	Guy Longley Pegasus

2. Capacity and Trajectory

The Pre-submission Draft Local Plan identifies a capacity of 600 homes for the Site as a whole and the following trajectory for the delivery of those homes.

Year	2021/ 2022	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	31/ 32	32/ 33
Homes	0	0	0	36	75	90	90	90	75	75	50	19

The Promoters of Parcel A, (William Davis Limited and Chapman Estates (Leicester) Limited submitted a hybrid application for 500 homes in February 2022 which extends further westward and south-westward than the boundaries of the allocation on land within the Promoters' control.

The Promoter of Parcels B and C, (Davidsons Developments Limited) has submitted three outline planning applications covering the part of the Site within its control. Two of these applications, for 220 homes combined, were submitted in December 2020, and the third application, for 200 homes, was submitted in December 2021.

3. Site Specific Policy and Infrastructure

The Pre-submission Draft Local Plan includes a site-specific policy for the Site (DS3(HA43)) which is set out in Appendix A 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 identified as 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 provide the site for a new 1 form entry primary school, located within Parcel A. This requirement is based on the scale of growth set out in the Pre-submission Draft Local Plan. The scale of growth that triggers the requirement for a new 1 form entry primary school is 700 homes. The growth directed to Anstey in the allocations set out in the Pre-submission Draft Local Plan is 649 homes. However the applications submitted by the Promoters are for more than 700 homes. Should the submitted planning applications be granted permission the provision of education and other facilities would, subject to evidence at the time, need to be commensurate with the increased scale of growth.

As set out in Policy DS3(HA43), it is expected that the reasonable costs of providing the school will be shared amongst the developments that it would serve, ie the Site and site HA44 (Fairhaven Farm, Anstey). This includes both the build costs and land costs for the school. The land and build costs will be shared equally on a per dwelling basis between the developments that it will serve.

Policy DS3(HA43) includes a number of requirements in relation to landscape and green infrastructure. These requirements relate to a number of interlinked issues including the protection of landscape character, settlement identity and separation, active travel, and the connectivity of open space for landscape, amenity, recreation and biodiversity reasons. These are due in part to the previous designation of the southern part of the site as part of the Green Wedge adjoining Leicester¹. The policy's requirements include the preparation of a strategy that demonstrates how Green Wedge functions will be maintained.

The policy also requires the provision of a Country Park on the south-eastern part of Parcel C which is a strategic response to mitigate the overall impacts of the Site in relation to these interlinked issues. The land and build/landscaping costs will be shared equally on a per dwelling basis between the developments that it will serve.

4. Areas of Agreement

There is agreement between the Council and the Promoters with respect to the following matters:

- (i) The allocation of a housing site in this location is appropriate and justified.
- (ii) The extent of the Site as identified in the Pre-Submission Draft Charnwood Local Plan is as shown on the plan in section 1.
- (iii) Access can be achieved to all parts of the Site and the Promoters are continuing to explore options for connectivity through the Site
- (iv) The trajectory set out in section 2 provides a realistic timetable for the development of the Site.
- (v) The Site will provide the site for, and contribute to the build costs of, a new 1 form entry primary school. The costs of the school will be shared proportionately between all 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.
- (vi) The Site will provide a new Country Park along the Rothley Brook corridor and the costs of its provision will be shared proportionately between the Promoters. Arrangements for the timing and funding of the new Country Park will be set out in a separate delivery strategy document.
- (vii) The assessment and allocation of the Site was informed by the benefits in terms of landscape, design, active travel and infrastructure associated with a cohesive approach to development of the Site. Although there is not agreement on the precise mechanism for doing so, the principle set out in Policy DS3 of the need to ensure a cohesive approach to development of the whole of the Site is supported.
- (viii) The objectives and requirements in Policy DS3(HA43) in relation to landscape, open space, green infrastructure, biodiversity, settlement identity, active travel and heritage are supported.

¹ The functions of Green Wedges are to:

- guide development form
- provide a green lung into an urban area
- ensure that as an urban area grows it is accompanied by open areas for people and wildlife, and
- safeguard community identity.

- (ix) The southernmost part of the Site is crossed by an overhead transmission line and the Promoter of Parcel C is aware of the guidance issued by National Grid in relation to infrastructure of this type.
- (x) Policy DS3 should provide clarity regarding how to interpret the quantum of development identified for each allocation.
- (xi) The Promoters are committed to working collaboratively and with the Council in relation to the promotion of the Site.

5. Areas of Disagreement and for Further Discussion

There is not current agreement on the exact capacity of the site.

There is not current agreement between the Promoter of Parcel A and the Council regarding the most appropriate western boundary of the Site.

Both the Council and the Promoters are willing to undertake further discussion on these matters, some of which may take place through the planning application process.

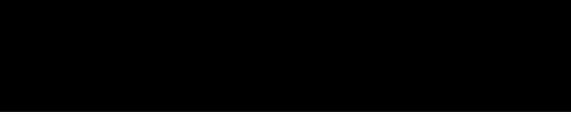
6. Review of Statement of Common Ground

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.

7. Signatures

Signed on behalf of Davidsons Developments Limited Site Owner/Promoter	Signed on behalf of Charnwood Borough Council
Name: Guy Longley	Name: Richard Bennett
Position: Director	Position: Head of Planning and Regeneration
Date: 7th June 2022	Date: 10 th June 2022
Signed on behalf of William Davis Homes Ltd Site Owner/Promoter	Signed on behalf of Chapman Estates (Leicester) Ltd Landowner
Name: Bob Woollard	Name: Caroline Jackson
Position: Director of Planning and Design Group (UK) Ltd, Agent for William Davis Homes	Position: Director
Date: 9 th June 2022	Date: 9 th June 2022

Signed on behalf of Chapman Estates
(Leicester) Ltd
Landowner



Name: Valerie Jinks

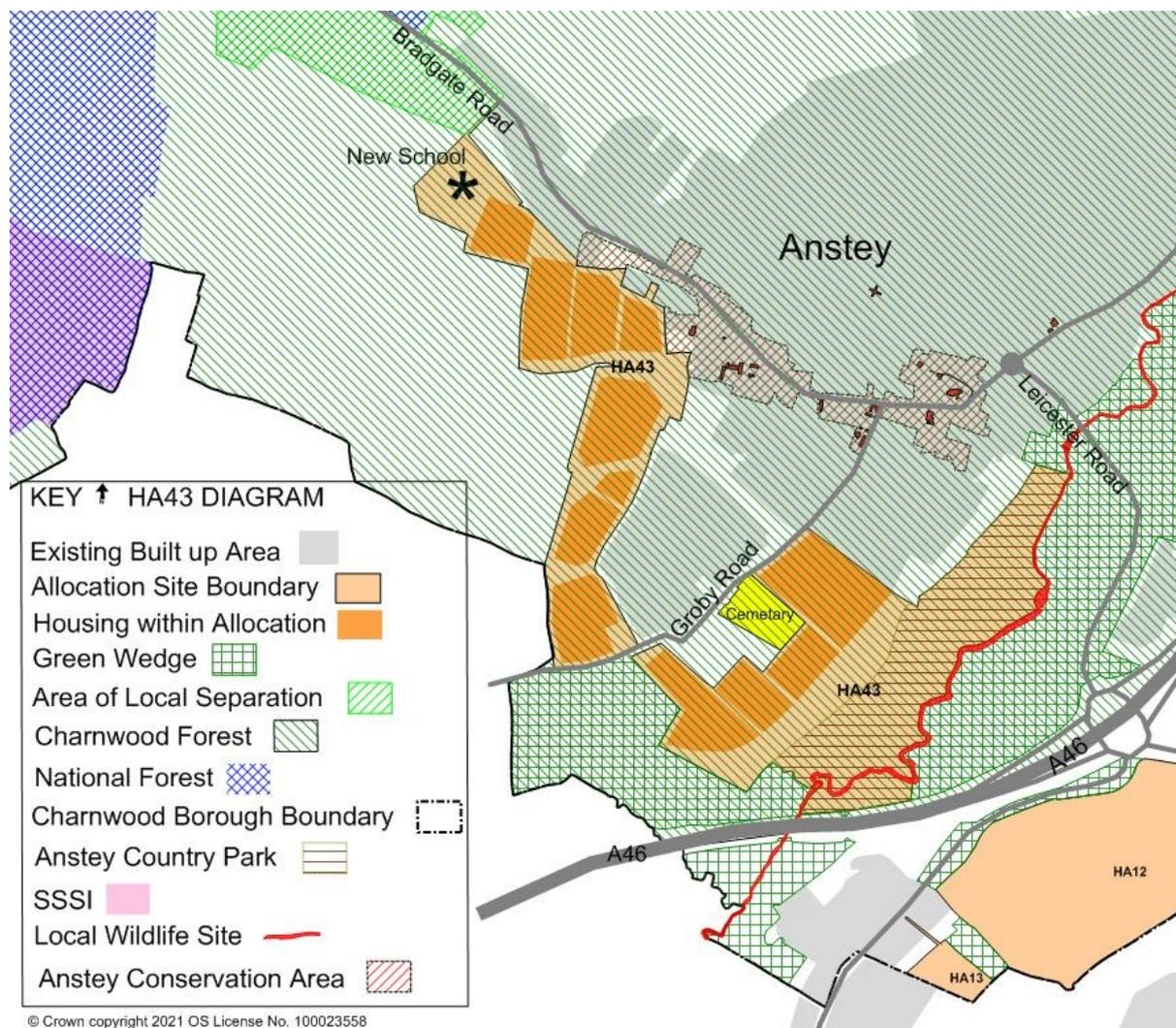
Position: Director

Date: 9th June 2022

Appendix A – Site Specific Policy

Site HA43 Land west of Anstey includes an area, in the southern part of the site that was previously designated as part of a Green Wedge adjoining Leicester, and also land to the north which is within a sensitive Charnwood Forest landscape. Part of the site is adjacent to the Anstey Conservation Area. The development will provide a site for a new primary school that will meet the needs of this development and other development in Anstey.

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(HA43) Land west of Anstey

We will support development proposals at site HA43 that:

- **retain existing hedgerows and add high canopy trees and other planting to create a softer appearance to the development, particularly at its edges, that provides a greater sense of separation between the development and other settlements and reduces the urbanising effects of the development when viewed from the wider landscape;**
- **provide a network of open spaces, including a country park to the south of the site, and active travel routes that serve the development and which link to significant locations outside the site;**
- **are supported by a Green Infrastructure strategy, prepared in consultation with the local planning authority, Hinckley and Bosworth Borough Council, and Leicester City Council, that demonstrates how Green Wedge functions will be maintained as part of the development of the site, including ensuring that the effect upon the separate identities and landscape setting of distinct settlements is mitigated, and linked areas of open space into the urban area of Leicester are maintained;**
- **provide the site for a new 1 form entry primary school located on land within the allocated site boundaries and of a size and specification which meets Leicestershire County Council's requirements and adopt a co-ordinated approach to development across the three land parcels that make up the site to ensure that it provides land for the school and the other infrastructure necessary to support the development as a whole. We will expect the reasonable costs of making this provision to be shared amongst the developments that it would serve;**
- **facilitate delivering a design for the school that complements its Charnwood Forest setting and minimises its impact on the landscape; and**
- **are accompanied by a Design and Access Statement, or similar document, that sets out how the development will preserve and enhance the character, appearance and setting of the Anstey Conservation Area including through screening and/or by providing an appropriate relationship between new dwellings and existing dwellings along Bradgate Road.**

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.**