



HA43 – Briefing Note on Landowner and Public Authority Collaborative Working

8th February 2023

This briefing note is prepared in the context of the ongoing Charnwood Local Plan Review Examination in Public, and specifically in relation to the agenda item on 15th / 16th February for Matter 6, which asks for an update on collaborative working between developers. In addition to identifying the collaborative approach being taken by the two sole landowners, being Chapman Estates (Leicester) Ltd and the Trustees of the R & E Martin 2007 Discretionary Trust, the note sets out the collaborative approach being taken with relevant public authorities and stakeholders, to ensure a comprehensive and coordinated strategy for growth and infrastructure delivery can come forward. Davidsons Developments and William Davis have experience of working together on strategic sites including Thorpebury in Charnwood Borough and land to the west of Market Harborough in Harborough District.

The NPPF seeks a coordinated approach to the provision of infrastructure as a key objective in delivering sustainable development. It highlights that good quality engagement enables better coordination between public and private resources and improved outcomes for the community.

The development strategy for the Leicester Urban Area notes that the *'The delivery of growth in the Leicester Urban Area will be supported by continued coordination between the Borough Council, the two Highway Authorities, Highways England and the two Education Authorities to ensure the provision of the necessary infrastructure.'* Para 9.6 of the plan acknowledges that *'the development strategy will require significant new and expanded primary school provision which cannot be achieved without a coordinated approach.'* Draft Policy for LUA1 and SC1 supports development that:

'ensures the timely and coordinated delivery of infrastructure to support sustainable communities'

The draft Policy for HA43 states that:

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.*

In this context, Chapman Estates (Leicester) Ltd, their development partners, William Davis Homes and the Trustees of the R & E Martin 2007 Discretionary Trust and their development partners Davidsons Development Ltd, in combination as the sole landowners of the HA43 allocation, have sought to work collaboratively with each other and the relevant public authorities (e.g. Charnwood Borough Council, Leicestershire County Council – Highways and Education, National Highways, and Anstey Parish Council). The approach has been to engender a collaborative and coordinated approach to identifying the infrastructure requirements associated with the allocation as a whole, and to ensure that any mitigation needs, strategic green infrastructure, sustainable transport improvements including public transport infrastructure, and education facilities, are delivered in a planned, and coordinated way, at the point when they are needed.

In respect of **highways matters** this has involved agreement to a joint modelling exercise by Chapman Estates (Leicester) Ltd, William Davis Homes and Davidsons Development Ltd, that will consider the whole of the allocation and other committed developments and proposed allocations at both a strategic network level through PTRM modelling, and at a micro level through VISSIM modelling. The landowners have agreed to share information and data to ensure that a full and comprehensive understanding of potential impacts on relevant national network junction local junctions is understood. The scope of this modelling work has been agreed in conjunction with the County Council, and National Highways. Various scenarios are being tested including the higher numbers contained within the collective planning applications. Once completed and analysed a comprehensive package of any necessary mitigation will be coordinated along with a package of sustainable transport measures which correspond with local initiatives such as the Leicester Transforming Cities agenda and move to encourage active travel. These latter points have informed the collaborative approach to master planning set out below.

In respect of **master planning**, the attached collated master plan and parameters plans demonstrate how a collaborative approach is being taken between landowners to ensure that a consistent and high quality design approach is taken, with particular attention to ensuring a natural interface between separate phases/areas of the scheme. The collated plan places the allocation within its strategic context, ensuring that infrastructure requirements are delivered appropriately to best serve the settlement as a whole, and coordinated across the allocation. In particular, the collated master plan illustrates the potential for a

vehicular link from Bradgate Road through to Groby Road, ensuring high levels of connectivity, accessibility and public transport penetration. The attached movement framework plan supports the collaborative approach to delivering attractive and well-designed walking and cycling networks as advocated by para 106 of the Framework. The master plans enclosed includes an allocation compliant approach, as well as an enhanced delivery approach which reflects the development contained in the collective applications relating to the site.

In respect of **Green Infrastructure**, the landowners and CBC have taken a strategic approach to the delivery of Green Infrastructure Networks as advocated by paragraph 20 of the Framework. All parties recognise the importance of delivering a comprehensive and connected network of tranquil off-road green infrastructure, that links key green stepping stones radiating from the city. The master planning has been combined to ensure a consistent framework of interconnected routes and spaces that will facilitate leisure and active travel journeys as well as providing coherent and resilient ecological networks. Through the kinetic linkage of the Country Park and key green spaces and infrastructure, the allocation will make it possible to walk or cycle from Leicester to Bradgate Park, and to connect to the wider web of green corridors and leisure routes. In turn this will help to reduce vehicle pressure on key natural destinations around the city. The GI plans enclosed include an allocation compliant approach, as well as an enhanced delivery approach. The latter reflecting the development contained in the collective applications relating to the site and provides for additional strategic GI delivery, responsive to Green Wedge functionality.

In respect of **Education**, the landowners have agreed to develop a delivery framework in full conjunction with the LEA. This will be based broadly on the template established in relation to other settlements (i.e Barrow on Soar), demonstrating a commitment to the delivery and handover of serviced land to the LEA and a coordinated funding mechanism to ensure the delivery of a functioning school early in the site delivery process. The landowners have taken a coordinated approach to identifying the most appropriate and beneficial location for the school through an optioneering exercise, that pays close regard to the location identified in the emerging allocation. The two landowners have agreed to proportionately sharing land and build costs for the provision of the school, along with other relevant allocations and applications. Similarly there is agreement to proportionately share the costs of providing the Country Park on the basis of the allocated site. The land use parameters plans enclosed include an allocation compliant approach, as well as an enhanced delivery approach which reflects the development contained in collective applications relating to the site and locates the school in a more accessible location.

Beyond the original site promotion and informal discussions, the table below give a flavour of formal coordination and collaboration meetings that have taken place to ensure a joined-up approach. These formal meetings are supplemented by extensive telephone, email and Teams communications that are consistently taking place between relevant parties and consultants within the development teams to ensure appropriate sharing of information, and iterative approach to master planning, and a coordinated approach to delivery of necessary infrastructure. Multiple meetings have also taken place between respective transport consultants with each other and with LCC and National Highways.

Meeting Date	Purpose	Attendees
29/03/17	Officer Meeting	CBC, DDL
08/01/18	Officer Meeting	CBC, DDL
05/07/19	Officer Meeting	CBC, DDL
02/08/19	Officer Meeting	CBC, DDL
16/08/19	Update meeting	DDL and APC
07/02/20	Update meeting	DDL and APC
13/10/20	Officer meeting	DDL, CE, CBC
18/11/20	Officer meeting	DDL, CE, CBC
30/11/20	Update meeting	DDL and APC
22/07/21	Officer meeting	DDL, CBC
07/05/21	Officer meeting	WD, CE, CBC
15/11/21	Update meeting	DDL and APC
17/05/22	Strategic Planning	CE, WD, CBC,
21/09/22	Plan coordination	CE, WD, CBC
03/10/22	Strategic Highways	CE, WD, CBC, LCC
17/10/22	Infrastructure Delivery	WD, CBC, Ward Cllrs
08/12/22	Project coordination	WD, CE, DDL
08/12/22	Project coordination	WD, CE, DDL, CBC
20/12/22	Project coordination	WD, CE, DDL
21/12/22	Project coordination	WD, CE, DDL, CBC
04/01/23	Highways modelling	CE, WD, LCC
05/01/23	Project coordination	WD, CE, DDL
05/01/23	Update meeting	DDL and APC
13/01/23	School provision	WD, CE, DDL, CBC, LCC
18/01/23	HA43 Strategy Meeting	WD, CE, DDL, CBC, LCC
26/01/23	HA43 update and coordination	WD, CE, DDL, CBC, LCC (Highways and Education)

CE – Chapman Estates (Leicester) Ltd; WD – William Davis Ltd; DDL – Davidsons Development Ltd; CBC – Charnwood Borough Council; LCC – Leicestershire County Council; APC – Anstey Parish Council.

As sketched out above, the process of identifying, promoting and considering the HA43 allocation, is an exercise in collaborative understanding, and a coordinated approach to infrastructure and delivery. As with any process of this scale and complexity, involving multiple parties, with a need to ensure that their particular interests and requirements are addressed, there have been areas that have needed to be worked through, negotiated and compromises that need to be made. The collective team have shown themselves to be fully capable of working through issues arising, with the common aim of delivering a comprehensively planned scheme comprising high quality, sustainable development with a coordinated approach to infrastructure delivery to meet the needs of the settlement as early in the delivery phase as possible. In this way, the on-going collaborative process will ensure that this part of the plans housing delivery is **positively prepared** and **effective**.

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Director

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Enc: Collaborative master plan (allocation based)
Collaborative master plan (plus additional land)
Coordinated Parameters Plan (allocation based)
Coordinated Parameters Plan (plus additional land)
Strategic Green Infrastructure Plan (allocation based)
Strategic Green Infrastructure Plan (plus additional land)
Strategic movement plan (allocation based)
Strategic movement plan (plus additional land)

NOTES
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- LEGEND**
-  Allocation Site Boundary (HA34 Emerging Charnwood Local Plan)
 -  Potential Green Infrastructure Links Within Development Areas
 -  Potential Green Infrastructure to Existing Open Space / Countryside
 -  Existing Public Rights of Way
 -  Proposed Public Open Space
 -  Proposed Country Park
 -  Application Sites by Others
 -  Existing School
 -  Existing Cemetery
 -  Existing Areas of Parkland
 -  Existing Non Developed Land (Agricultural Fields)

D	Logos added	10 Feb 23
C	Labels added	09 Feb 23
B	Amended with Client Comments	08 Feb 23
A	Layout update	06 Feb 23
-	First Issue	02 Feb 23
rev	details	date



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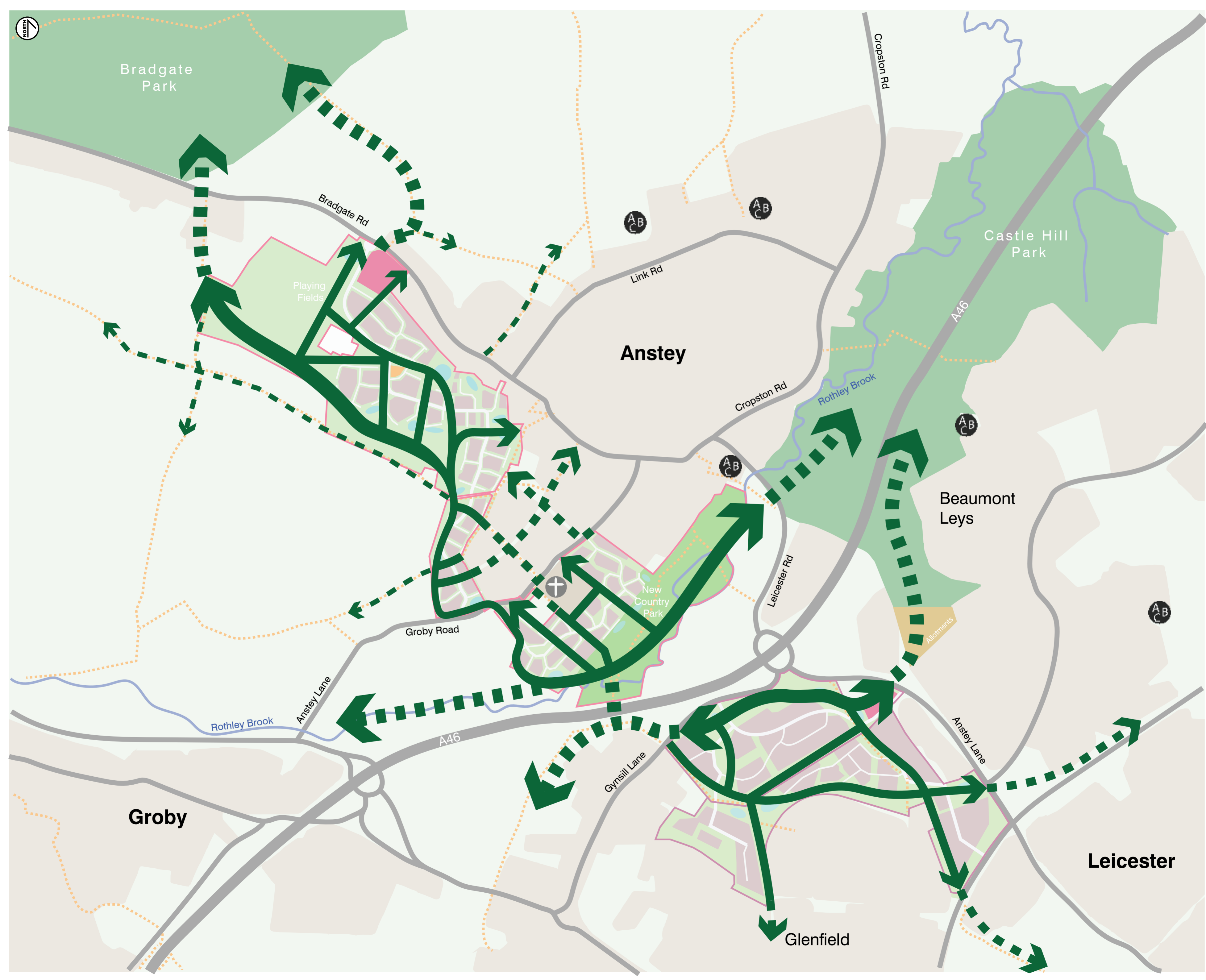


project
 ANSTEY / LEICESTER

drawing title
 GREEN INFRASTRUCTURE STRATEGY (APPLICATION SITE)

drawing status
 FOR PLANNING

drawn by	checked by	date
CH / AK	NE	02 Feb 23
scale		paper size
1:5000		A2
job/dwg no.		rev.
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- LEGEND**
- Allocation Site Boundary (HA34 Emerging Charnwood Local Plan)
 - Proposed Areas of Development
 - Proposed School
 - Proposed Public Open Space
 - Proposed Country Park
 - Application Sites by Others
 - Existing School
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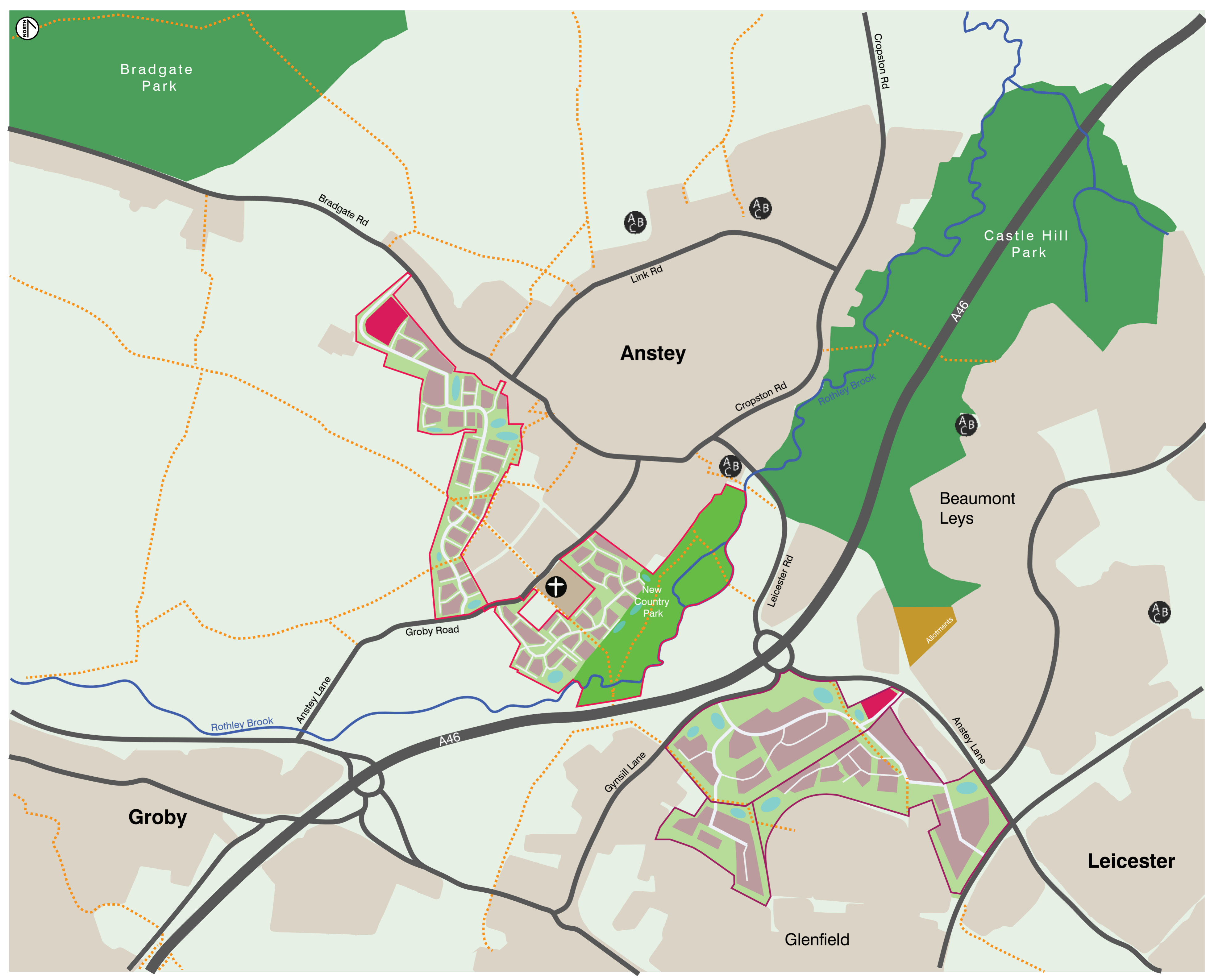


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drawing title LAND USE (ALLOCATION SITE)		
drawing status FOR PLANNING		
drawn by CH / AK	checked by NE	date 02 Feb 23
scale 1:5000	paper size A2	
job/dwg no. 468-UW-SK-006	rev. C	



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- LEGEND**
- Allocation Site Boundary (HA34 Emerging Charnwood Local Plan)
 - Proposed Areas of Development
 - New Strategic Pedestrian/ Cycle Infrastructure
 - New Footpaths
 - - - - Existing Public Rights of Way
 - - - - 74 Bus Route [Existing Route]
 - - - - 74 Bus Route [Diverted Route]
 - Indicative Proposed Bus Stop c.300m apart
 - Existing bus stops (no.74 Route)
 - Proposed Public Open Space
 - Proposed Country Park
 - Application Sites by Others
 - Existing School
 - Existing Cemetery
 - Existing Areas of Parkland
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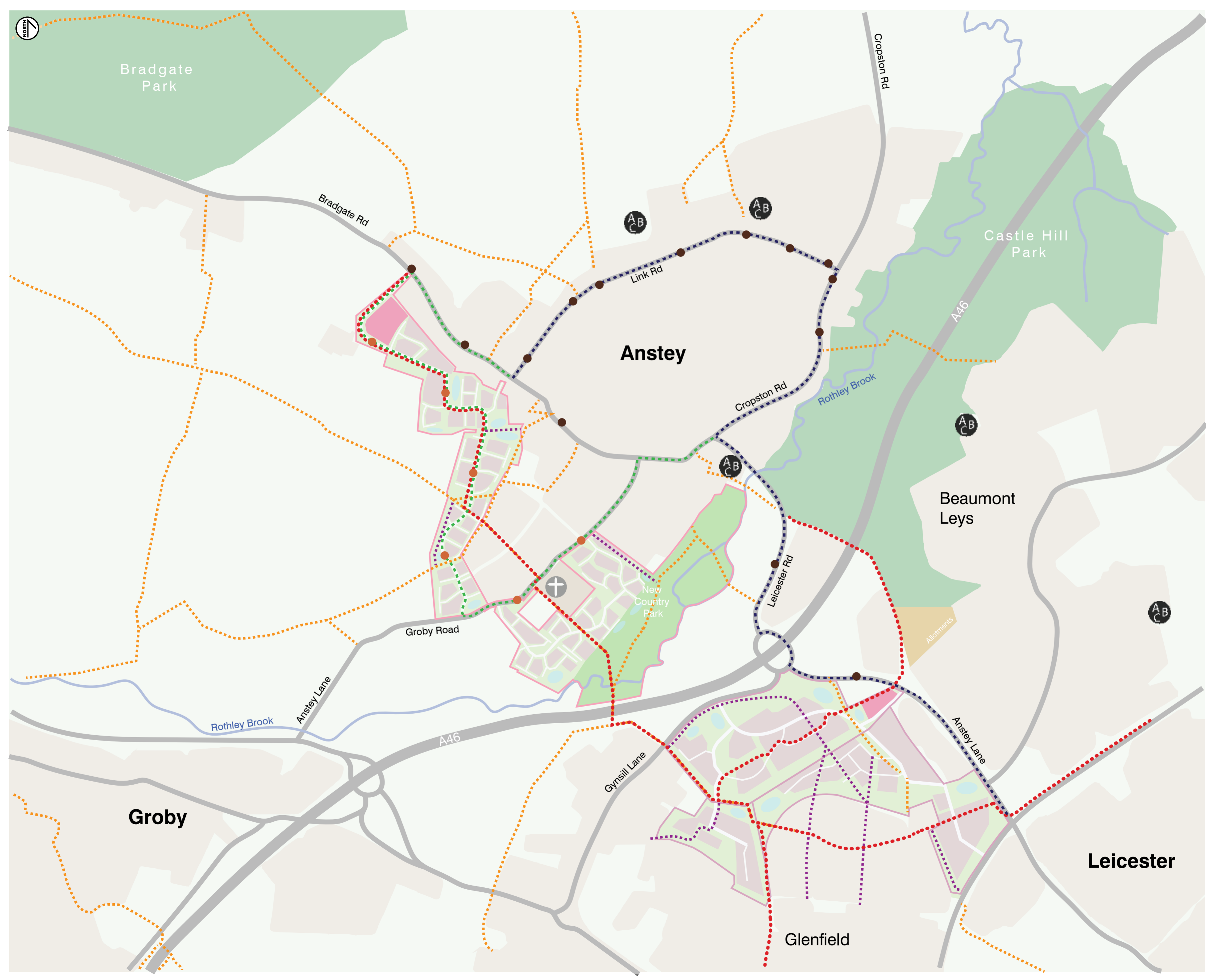


project
 ANSTEY / LEICESTER

drawing title
 CONNECTIVITY PLAN (ALLOCATION SITE)

drawing status
 FOR PLANNING

drawn by	checked by	date
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- LEGEND**
- Allocation Site Boundary (HA34 Emerging Charnwood Local Plan)
 - Potential Green Infrastructure Links Within Development Areas
 - Potential Green Infrastructure to Existing Open Space / Countryside
 - Existing Public Rights of Way
 - Proposed Public Open Space
 - Proposed Country Park
 - Application Sites by Others
 - Existing School
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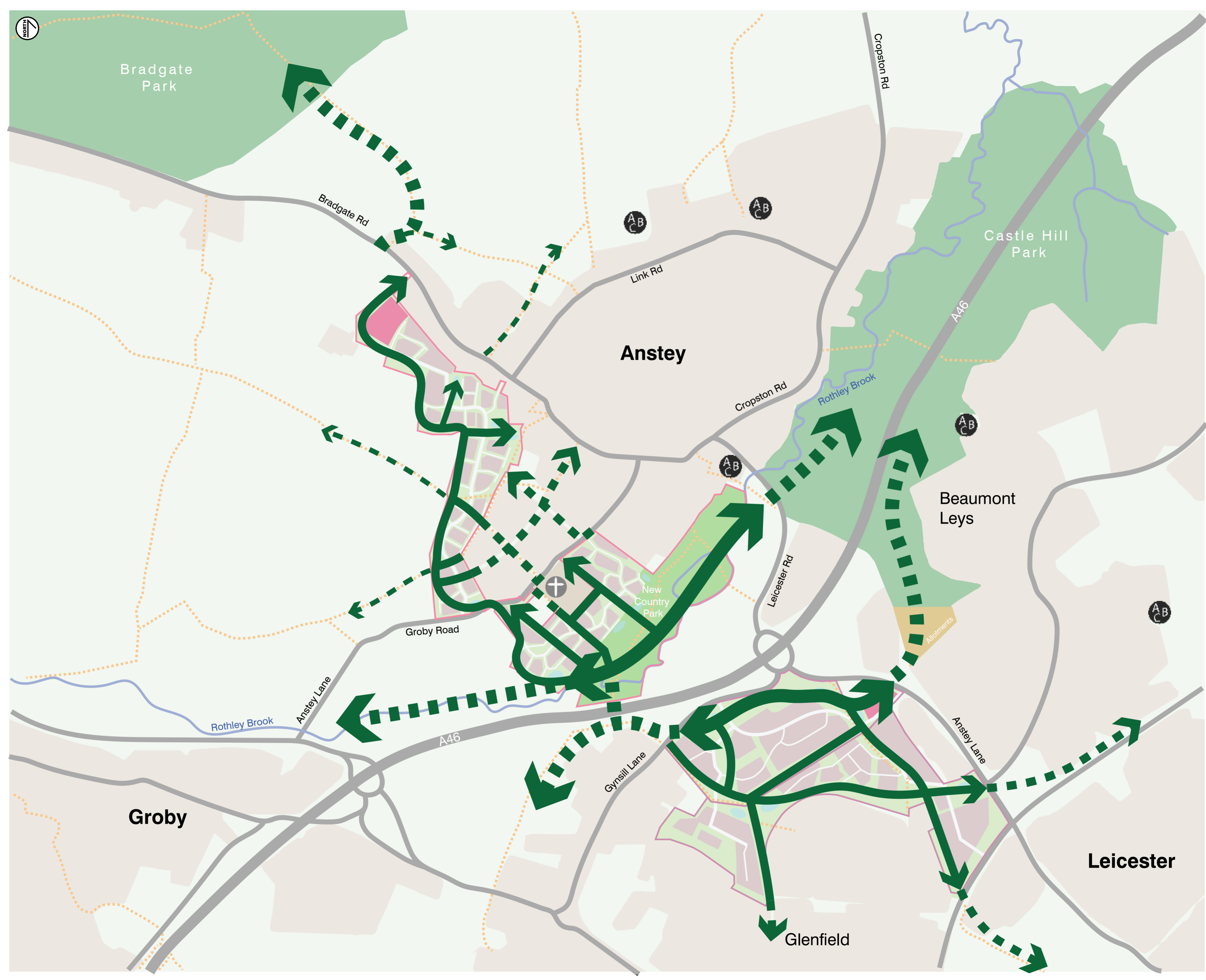


project
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drawing title
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LEGEND

- Application Site Boundary
- Proposed Areas of Development
- Proposed School
- Proposed Community Hub
- Proposed Public Open Space
- Proposed Country Park
- Application Sites by Others
- Existing School
- Existing Public Right of Way
- Existing Cemetery
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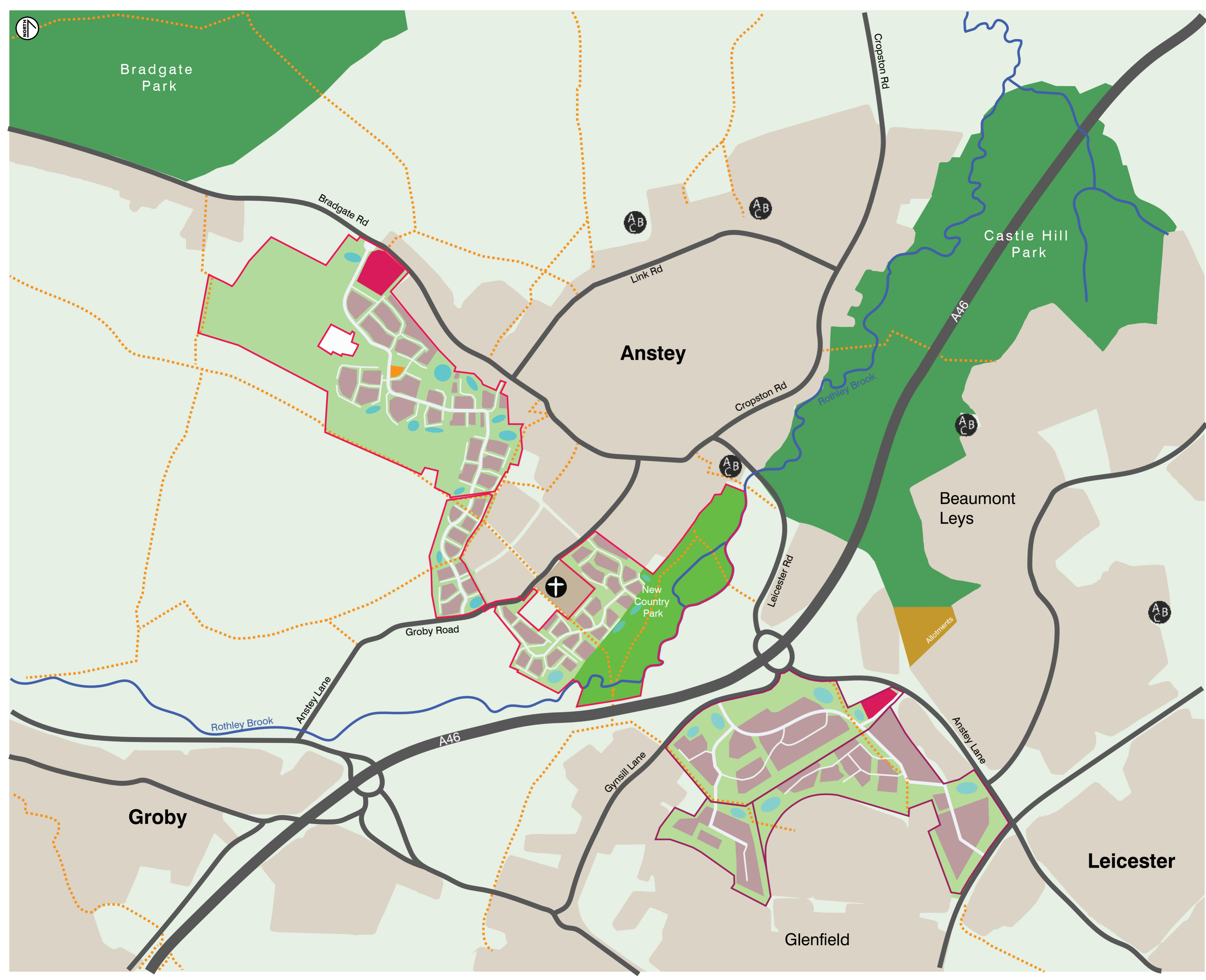


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drawing title LAND USE (APPLICATION SITE)		
drawing status FOR PLANNING		
drawn by CH / AK	checked by NE	date 02 Feb 23
scale 1:5000		paper size A2
job/dwg no. 468-UW-P-009		rev. C



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LEGEND

- Application Site Boundary
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- ⋯ New Footpaths
- ⋯ Existing Public Rights of Way
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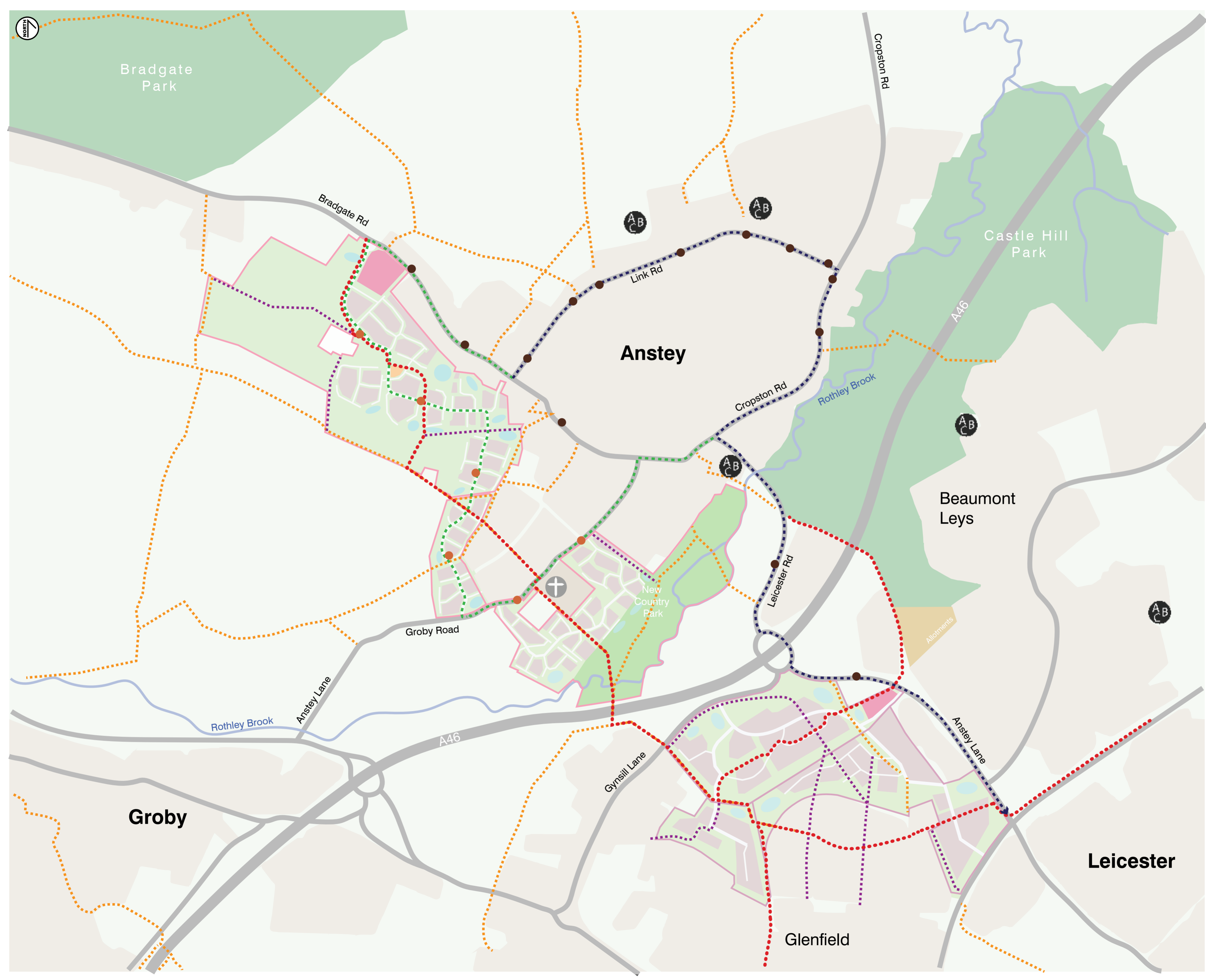


project
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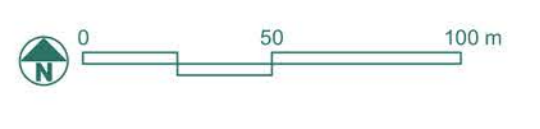
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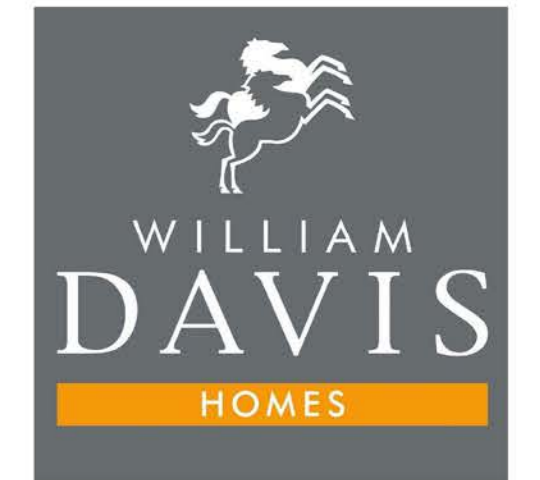
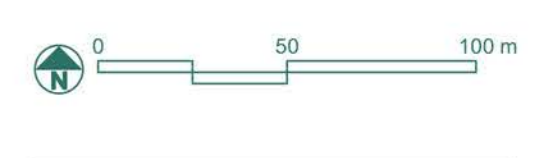
- Key**
- Application site boundary
 - Existing (retained) trees & hedgerow
 - Indicative proposed planting
 - Existing Public Right of Way
 - Proposed pedestrian/cycle link
 - Open space (inc SuDS & Play)
 - Surface water attenuation
 - Proposed area of Children's Play
 - Residential development land
 - Potential locations of landmark buildings



GROBY ROAD, ANSTEY
 Masterplan - Whole Site (Allocation)
 Project Code: n2092_005 B | 1:2,000 @ A0



- Key**
- Application site boundary
 - Existing (retained) trees & hedgerow
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CHARTERED TOWN PLANNERS & URBAN DESIGNERS
 Project: Groby Road, Anstey
 Drawing Title: Masterplan - Whole Site
 Project Code: n2092_005_B | Drawing Scale: 1:2,500 @ A0