

**CHARNWOOD LOCAL PLAN 2021-37  
STATEMENT OF COMMON GROUND BETWEEN  
CHARNWOOD BOROUGH COUNCIL AND  
WILLIAM DAVIS LIMITED RELATING TO  
SITE HA32: LAND OFF TICKOW LANE (SOUTH), SHEPSHED**

Purpose

This statement identifies the areas of common ground between William Davis Limited (the Promoter) and Charnwood Borough Council (the Council) in respect of the allocation of Site HA32, Land off Tickow Lane (South), Shepshead (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.

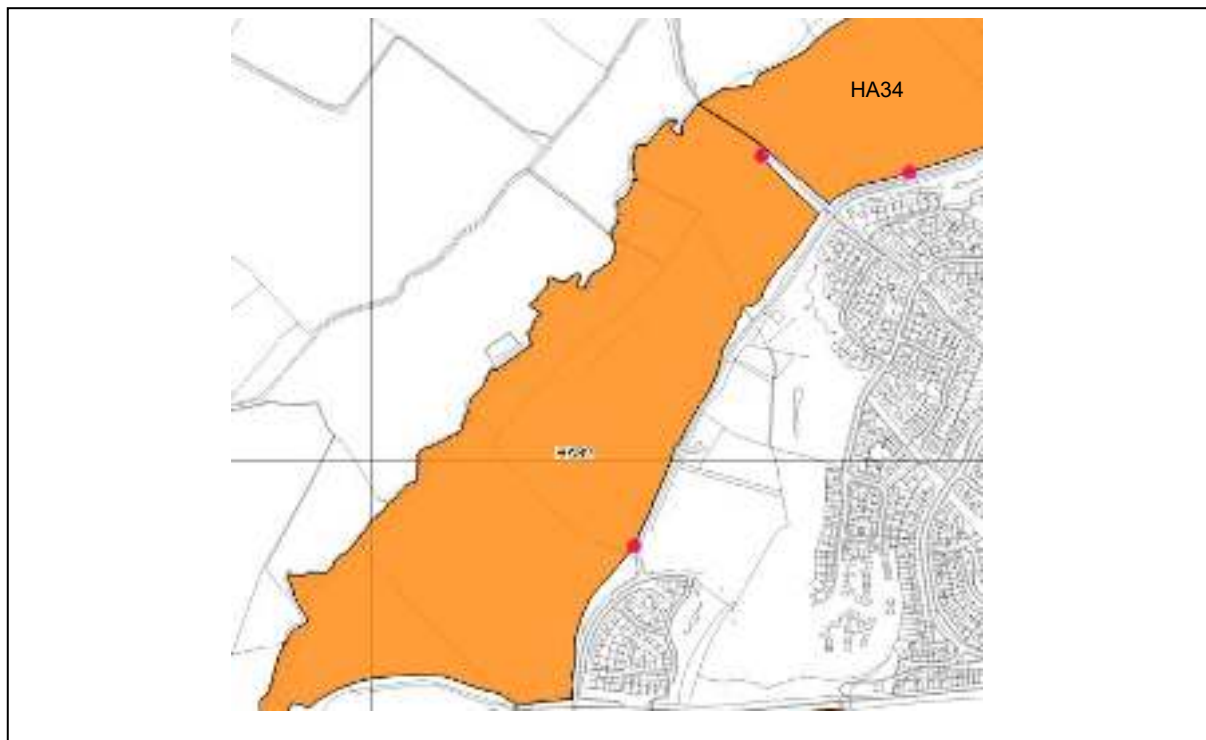
It is made without prejudice to the participation in the formal examination of any participant and the views that may then be expressed.

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.



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

<b>Owner</b>	<b>Promoter</b>	<b>Contact Details</b>
De Lisle Estate	William Davis Limited	Forest Field, Head Office, Forest Rd, Loughborough LE11 3NS

2. Capacity and Trajectory

The Pre-submission Draft Local Plan identifies approximately 300 homes for the Site and the following trajectory for the delivery of those homes.

Site Ref and Location	2021/ 2022	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	31/ 32
HA32: Land off Tickow Lane (South)	0	0	0	22	44	44	44	44	44	44	14

The Promoter has prepared a masterplan for the delivery of approximately 325 homes on the Site.

The following revised trajectory has been agreed based on the submission of a hybrid planning application in Summer 2022. The Promoter considers that, on the basis of their past performance, it could be possible for completions to be achieved more quickly.

Site Ref and Location	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
HA32: Land off Tickow Lane (South)	0	0	0	0	25	44	44	44	44	44	44	11

### 3. Site Specific Policy and Infrastructure

The Pre-submission Draft Local Plan includes a site-specific policy for the Site (DS3(HA32)) 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 provide the site for a new 3 form entry primary school. 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(HA32), 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 William Davis 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) 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. The Promoter intends to submit a hybrid planning application, with first phase of residential development in detail, in June 2022.
- (v) Unless further evidence indicates otherwise, the Site will provide the site for, and contribute to the costs of, a new up to 3 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.
- (vi) The objectives and requirements in Policy DS3(HA32) in relation to the preparation of a biodiversity strategy for the Black Brook are supported.
- (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 or whether the evidence currently supports the need for a 3 form entry primary school. However, it is the view of Charnwood Borough Council and William Davis Limited that this does not affect the appropriateness of the allocation.

Both Charnwood Borough Council and William Davis Limited 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.

Signed on behalf of William Davis	Signed on behalf of Charnwood Borough Council
Name: Tom Dillarstone	Name: Richard Bennett
Position: Senior Planner	Position: Head of Planning and Regeneration
Date: 19.05.2022	Date:

## **Annex – Site Specific Policy**

Site HA32 Land off Tickow Lane (south), Shepshed is one of four sites located in close proximity to the Black Brook which is a strategically important link in the wildlife network. The other three sites are HA33, HA34 and HA35. The development will provide a site for a new primary school that will meet the needs of this development and other development in Shepshed.

### **Policy DS3(HA32) Land off Tickow Lane (south), Shepshed**

**We will support development proposals at site HA32 that:**

- **are accompanied by a biodiversity strategy, that is produced jointly by the promoters of all four sites in close proximity to the Black Brook, that sets out how biodiversity net gain can be achieved in accordance with Policy EV6, including how water flow will be managed to enhance biodiversity and reduce flood risk; and**
- **provide the site for a new 3 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. We will expect the reasonable costs of making this provision to be shared amongst the developments that it would serve.**