

GARENDON PARK - DELIVERY STATEMENT

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1.0 Introduction

This Delivery Statement has been prepared by William Davis and Persimmon Homes (the “Garendon Park Consortium”) to accompany the submission of site wide Phasing Condition 9, to help explain the key measures and responsibilities regarding the delivery of Garendon Park Sustainable Urban Extension (GPSUE). It demonstrates the deliverability of housing, employment and associated infrastructure that support the planning approval for Garendon Park application reference P/14/1833/2.

This Statement will demonstrate what will be delivered, where it will be delivered, when it will be delivered, and how it will be developed in respect of the planning application. It should be read in conjunction with the following:

- [Green Infrastructure Plan Ref 7394-GI-Ph1-9 Rev E](#)
- [Phasing Plan Ref 7394-L-Ph1-9 Rev E](#)
- Garendon Park [Site Wide Housing Delivery Plan Rev A](#)
- [Recreational Routes Phasing 7394-R1-9A RevA](#)
- Green Infrastructure Biodiversity Management Plan ([Part 1](#); [Part 2](#) and [Part 3](#))
- [Master-Plan 1005/L/04 Rev E](#)

1.1 Development Proposal

The Development proposal is set out within the Planning Statement and comprises the following description.

“Outline planning permission for residential development up to 3,200 dwellings; up to 16ha of employment land of B1/B2 and B8 uses; a mixed-use Community Hub of up to 4ha comprising a local convenience retail unit (2,000 sqm); up to 1,000 sqm of other A1 retail, A2 financial and professional services, A3 food and drink, B1 business and D1 uses; sites for Gypsies, Travellers and Travelling Showpeople totalling 1 ha; two primary schools up to 2 ha each; strategic open space including allotments; access roads and new Strategic Link Road; open space / landscaping and associated works; principal means of access; restoration of Garendon Park and assets; all other matters to be reserved.”

2.0 New Homes

Garendon Park; (formerly known as West of Loughborough) will deliver 3200 new homes. New homes which will be delivered over 15yrs at an average build out rate of between 120-240 dwellings per annum. New homes within the SUE will be delivered initially through a northern phase that will have multiple developer outlets of both

Persimmon Homes and William Davis to maximise the delivery of dwellings. The southern phase will then complement this northern phase providing a further access and multiple developer outlets to the SUE as a whole. The opportunity to provide multiple developer outlets from a number of accesses will enable the development to step up to rates of 240 dwellings per annum across its delivery period.

Further information on phasing arrangements can be seen on [Phasing Plans ref:7394L-PH1-9 rev e](#).

2.1 Affordable Homes

Affordable housing will be delivered in accordance with provisions set out within Schedule 8 of the s106 agreement. The Garendon Park Site Wide Housing Delivery Plan provides a forecast for the delivery of the different forms of various affordable product across Garendon Park including details where fluctuations in the % affordable delivered arise however when combined achieve the approved 25% affordable housing target sort.

Further information can be found within the Garendon Park, Site Wide [Housing Delivery Plan Rev A](#) (Nov 18).

2.2 Travellers & Travelling Showpeople

The provision of a Gypsy and Travellers site and a Travelling Showpeople site covering a combined area measuring 1ha is identified on the approved Masterplan (Rev E). The delivery of the Gypsy and Traveller and Travelling Showpeople sites will follow the completion of the Strategic Link Road (SLR) within phases 4 & 6 and will be linked to infrastructure provision to this location of the site. The land for the sites will be provided by the Garendon Park Consortium and will be secured through clauses 6 & 7 of Schedule 3 of the S106.

The location of the proposed Travelling Showpeople site enables direct and convenient access to the highway network for the typically larger vehicles used by Travelling Showpeople as part of their business. The Gypsy and Traveller site is located with good accessibility to the proposed Community Hub and within the acceptable distances for accessible recreational facilities. The Masterplan illustrates suitable soft landscaping to provide the community with the residential amenity that it requires in accordance with national policy. This will be secured through detailed design at reserved matters stage and appropriate planning conditions to ensure that there is no detriment to residential amenity from the nearby employment uses, particularly from noise and dust.

2.3 Employment

Initially jobs will be generated naturally as market driven businesses establish themselves within the Community Hub within phase 5 (2025). The employment land component of the development proposal (16ha) will be provided upon completion of the SLR across Phases 6 and 7 in accordance with relevant controls as set out within Schedule 3 of the s106 agreement.

The Employment land will be actively marketed from the 600th occupation and if necessary employment briefs will be prepared by the Garendon Park Consortium to ensure that the land is capable of delivery against a range of specific needs and requirements.

The Garendon Park Consortium will take the lead role in the promotion of the employment land and liaise with local agents, Chamber of Commerce and Councils to ensure that the land is actively marketed and delivered.

Further employment will be provided through other uses and opportunities across the site including the Visitor's Centre programmed for delivery by Phase 9 and the management of Garendon Park. While the Garendon Park Consortium will be responsible for reserving and making land available for the Visitors Centre, the operation of the Visitors Centre will be the responsibility of the Management Company.

2.4 Garendon Park and Listed Buildings

The restoration and opening up of Garendon Park is a key component of the development and will be delivered as set out below.

2.41 Public Access

In accordance with Schedule 5 of the s106 agreement public access to parts of Garendon Park will be provided within 6 months of 1st occupation. In conjunction with the [Recreation Routes Phasing Plan](#) the following works to Garendon Park will be completed **as part of Phases 1 & 2**.

- R1 proposed footway cycleway along estate road through Garendon park
- R2 proposed footpath linking estate road and national cycle route
- R3 proposed footpath cycleway linking Coach Road and Estate Road
- R4 proposed footpath cycleway along disused railway
- R5 proposed bridleway route along linking Coe Avenue to Booth Wood and Ravensthorpe Drive.

2.42 Hermitage Grassland

In conjunction with objectives set out within the Green Infrastructure Biodiversity Management Plan; the process of taking green hay cut from the LWS site to the receptor site Hermitage Grassland (see [Site Wide Green Infrastructure Plan](#) ref:7394GI-Ph1-9 RevE) shall also commence as part of Phases 1&2.

2.43 Tree Planting

Tree planting work within Garendon Park will commence in conjunction with Phases 1 & 2 in accordance with the Detailed Sort Landscaping General Arrangements Plan Ref:1005DL-01.

2.44 Restoration of the Park and Listed Buildings

The restoration of Garendon Park is an important component of the planning application and extensive discussions have taken place with CBC and English Heritage (EH) on the restoration of the Park and its listed buildings.

The restoration of the Park and consolidation of the listed buildings will take place on a phased basis in accordance with controls outlined within Schedule 6 of the s106 agreement.

Individual listed building consent will be sought for each asset. Consolidation works will be undertaken to the following assets:

- Temple of Venus;
- Triumphal Arch
- Wrought Iron Gate and Screens
- Gateway Railings to Hall
- Obelisk
- Entrance Archway to Hall
- Barn
- Cowhouse Outbuildings
- Dovecote
- Boundary Wall
- Stonebow Bridge.

Consolidation work to these assets is scheduled to be concluded prior to the 200th occupation.

The long-term maintenance and stewardship of the heritage assets will be secured and implemented through the Management Company subsidised from the residential component of the development. Further information on the WoL Management Company is contained within the [Estate Plan](#).

2.45 Reuse of Buildings and the Visitors Centre

As part of the long-term maintenance and use of a number of the listed buildings it is proposed that a Visitor Centre will come forward. This same area may also provide suitable office premises for the Management Company.

Where buildings have the capacity to deliver alternative uses, and where this can be done sensitively and in keeping with their heritage, it will be implemented through the Management Company. This will assist in ensuring that not only are the buildings reused, but that there is a potential revenue stream from them. Where buildings that are the responsibility of the Garendon Park Consortium are inappropriately used at present for storage of material or equipment that is of detriment to their continued heritage, action will be taken to remove any areas of risk as part of consolidation work.

2.5 Green Infrastructure, Open Space, Recreation and Sport

The development will deliver considerable opportunities for enhancing and providing new areas of open space, recreation, leisure and sport as set out below.

2.51 Green Infrastructure

Site-wide Green Infrastructure (GI) will be delivered on a phased basis in accordance with the relevant Phasing Plan. In accordance with the [s106 schedule 5](#), the completion of Green Infrastructure associated with each phase will be completed prior to 60% occupation of that phase with transfer to the Management Company prior to 80% occupation.

The nature of GI as part of the proposal is extensive and it will be delivered as part of the residential development, and through enhancements to Garendon Park. Within the development area, public open space and amenity grassland will be provided with some areas maintained for biodiversity benefits.

Furthermore, a total of 28.5ha of new woodland planting will be provided outside of the park (15.8ha within the red line boundary and 12.7ha outside of it). This will combine with 12.5ha of existing woodland outside of the Park. Within the Park an additional 5ha of woodland will be provided in addition to the 39.4ha of existing woodland. In addition there would be 7ha of existing woodland outside of the red line boundary (by Baileys Plantation, and elsewhere adjacent to Lindisfarme Drive, Buckingham Drive and Pitsford Drive). This provides a total of 33.5ha of new woodland and 58.9ha of existing woodland (92.4ha in total). This will be delivered by the Consortium and maintained through the Management Company proposals.

The delivery of GI will be led by the Garendon Park Consortium. The long-term maintenance and stewardship of the GI will be secured through the proposed Management Company, in perpetuity.

2.52 Open Space, Recreation and Play

The importance of providing active community spaces for informal and formal recreation and play is a key component of healthy communities, and the development recognises this. A substantial amount of open space and recreation will be provided as part of the development.

The development will deliver a total of six onsite and 1 offsite facilities for children and play for all ages, as set out within the [Children and Young Persons Strategy](#) to be submitted to the Council in conjunction with reserved matters.

To ensure that there is sufficient play and recreational facilities for early phases of the development a contribution to the off-site play area South of Pear Tree Lane will be paid prior to the 200th occupation. This sum is secured through the S106 Agreement in conjunction with [Schedule 5](#).

2.53 Allotments

Allotments form a component of the community infrastructure and will be delivered as part of the development in accordance with the S106 agreement specification set out within Annex 1 schedule 5. In total 2 ha of allotment will be provided by the Garendon Park Consortium within Phase 7 of the development.

2.54 Sport and Recreation

It has been agreed with the Council that the policy requirement will be met by a comprehensive recreation package including the provision of sports pitches (9ha), an artificial all weather courts/pitch within the Community Hub, 3 court indoor sports hall, in conjunction with off road cycling and trim/trail.

The delivery of outdoor sports and recreation will be phased alongside the delivery of the developments residential phasing programme. **Please review the Site Wide Phasing Plan in conjunction with the Green Infrastructure Biodiversity Management Plan for details.**

2.6 Highways

The initial land parcels will be served from a new junction onto the existing A6 Derby Road. This junction will be provided through Section 278 Agreement and in place prior to occupation of the first dwelling in Phase 1. It is proposed this will be delivered in 2019.

At 600 dwellings, there is a requirement for improvements to Junction 23 of the M1 to be complete, alongside the signal controlled roundabout access on the A512 to serve the southern phase 3 of the development. At this stage the A512 dualling will also be implemented between Snells Nook Lane and M1 Junction 23. As part of later Phase an improved site access at Hathern Road will be provided.

On the basis of current housing delivery trajectory, the proposal seeks to deliver completions from Southern Phase 3 by 2020/21. It is proposed that the works to M1 Junction 23, the A512 dualling and provision of other site accesses will be undertaken by the Consortium as part of a S278 Agreement.

2.61 Strategic Link Road (SLR)

The provision of the SLR within the Garendon Park proposal will be delivered through a phased approach, linked to the delivery of the residential development. The first phase will be provided as part of the access to the northern Phase 1&2 residential component. The southern component is required to serve the first occupancy of dwellings from Phase 3 and will be provided in advance of this.

The central component of the SLR will be provided upon occupancy of 1,200 dwellings across the site. This indicatively comprises 600 dwellings from the northern phases and 600 dwellings from the southern phases. The SLR and the Hathern Link on-site infrastructure will be provided and funded in its entirety by the WoL Consortium as part of the development, with adoption sought through a Section 38 Agreement. The junction with Hathern Road will be provided through a S278 Agreement.

2.62 Walking and Cycling Improvements

There is a number of important walking and cycling routes within the site that offer linkages to a range of locations such as educational facilities at Charnwood Academy and Loughborough University, employment at Bishop Meadow Industrial Estate, the town centres of Loughborough and Shepshed and a local district centre at Gorse Covert District Centre. It is therefore proposed that a range of walking and cycling routes are provided within the site and these form part of the Masterplan and are detailed within the approved [Design and Access Statement](#) and [Transport Assessment](#). In respect of internal walking, cycling routes and equestrian route improvements a comprehensive suite of improvements are illustrated within the Transport Assessment to improve the existing permeability of the site. These will be provided through a combination of adopted routes and management company maintained routes dedicated as public rights of way and informal public rights of way, as illustrated on [Recreational Routes Phasing plan ref7394-R1-9 revA](#).

In respect of off-site improvements to walking and cycling routes contributions will be made in accordance with the s106 to fund improvements to routes:

- K70, K73, K76, K77, K79, K80, K81

In addition to these payments works / payments will also be made to:

- Clowbridge Drive Cycleway;
- Black Brook footpath from Wesley Close

2.7 Community Hub

Provision for a community hub is incorporated within the masterplan making provision for a local convenience retail unit of 2,000sqm and smaller commercial units as set out in the approved Design and Access Statement.

The nature and composition of the Community Hub will comprise a local convenience retail unit (2,000sqm); up to 1,000 sqm of other A1 retail. A2 financial and professional services, A3 food and drink, B1 business and D1 uses. This will be delivered by Phase 5 unless market demand support early delivery.

The Community Hub will be market led with the Garendon Park Consortium offering parcels of land to the market and identifying preferred development partners to deliver components of the Community Hub.

The southern primary school will be provided alongside additional land adjacent to it next to the Community Hub available for joint community use. This will be provided by the Garendon Park Consortium through reserved matters with a development partner. While the Garendon Park Consortium will provide the indoor sports facility, the long term stewardship of the indoor sports facility will be the responsibility of the proposed Management Company or developer partner.

2.71 Community Facilities

The NHS has identified the contribution required to expand existing facilities and this will be provided through the early phases of the development by Garendon Park Consortium. During the later phases of the development when the provision of a Community Hub is provided, the NHS has identified that there may be an opportunity to provide a health facility within the Community Hub. A review mechanism is incorporated within the S106 agreement to support such an eventuality.

2.72 Education

The Garendon Park Consortium will provide for a total of two new primary schools on site on the basis of the following:

- Northern School core facilities equivalent to a 1 form entry by 301 dwellings; The remainder of the northern school will comprise a further 0.6 Form Entry to be completed prior to 901st occupation.
- Southern School will comprise a 2 FE school to be delivered in phases subject to an education review procedure conducted at regular intervals between the Garendon Park Consortium, Leicestershire County and Charnwood Borough Council in accordance with the s106 agreement schedule 2.
- Land will also be reserved by the Garendon Park Consortium to extend the northern school to a full 2 form entry to accommodate the educational requirements of other developments in the area.

3.0 Phasing Summary

3.1 Phases 1 & 2

Transport

- A6 Roundabout
- Preliminary Section of Strategic Link Road
- Subsidiary estate roads

Drainage

- Cell 1a surface water detention basin
- Cell 1b & 1c surface water detention basin

Homes

- Market Housing comprising a range of sizes totalling circa 470 homes
- Affordable Housing comprising a range of types totalling 25%

Child Young Person Recreation

- Bellevue Hill onsite linear play area comprising 0.25ha of amenity open space containing a range of equipment to challenge a wide range of children and young people.
- Offsite contribution to Borough Council

Visitor Carpark

- A visitor car park located near the junction between Pear Tree Lane and Hathern Drive to support a limited number of vehicles wishing to access Garendon Park.

Garendon Park

- Consolidation works to heritage assets in conjunction with listed building consent
- Public access via identified routes
- Hermitage Grassland green hay work
- Ancillary footpath signage and lighting works
- Security measures (where necessary) for heritage assets
- Off site footpath improvement contribution paid

Green Infrastructure

- Avenue Tree Planting
- Wildlife underpasses and hop-over's
- Bird & Bat Boxes

3.2 Phases 3-9

Section 2 signposts which phase additional large infrastructure elements are forecast to be delivered in. Further details on these elements are contained within the approved outline documentation alongside the plans referenced within section 1 of this statement. This delivery statement will not replicate the available information submitted under condition 9.

4.0 Conclusion

The Garendon Park SUE will meet an important element of CBC's identified development needs and will be able to commence delivery early.

As clearly demonstrated within this statement, the works will be delivered in the short, medium and longer term and demonstrate a strong commitment by the Garendon Park Consortium to take a lead role on this key development project with CBC. It will lead to a high quality deliverable development to provide a lasting legacy for the Borough and Loughborough Town.