





Statement of Common Ground.

Between Leicester City Council, David Wilson Homes, University Hospitals of Leicester NHS Trust, Leicestershire Partnership NHS Trust, William Davis, Charnwood Borough Council and Blaby District Council.

Date: 29 August 2024 | Pegasus Ref: P21-1643

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Date: 06/09/2024	Date: 04/09/2024	Date: 30/08/2024	Date: 30/08/2024

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Date: 05/09/2024	Date: 06/09/2024	Date: 03/09/2024

* Signed to agree areas of common ground, insofar as relevant to Blaby District, and subject to the clarification that Blaby District Council is in the early stages of preparing a new Local Plan. The District Council has made no decisions about the locational strategy or site options to be included in its Local Plan. The part of the site falling within Blaby District will be considered alongside other options being promoted for consideration. However, it is recognised that if development is to take place on the land within Blaby District, then a comprehensive approach will be required to address the cross boundary impacts of residential development.



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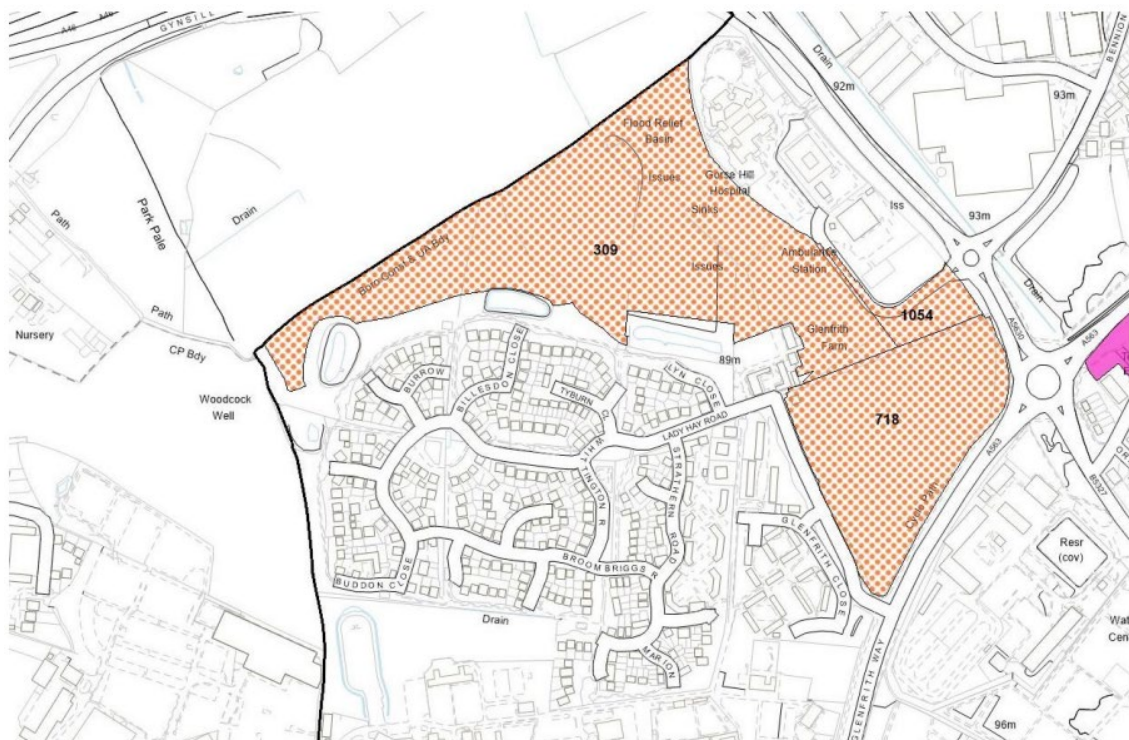
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1. Purpose of this Statement

- 1.1. This Statement of Common Ground has been prepared by Pegasus Group on behalf of the signatories Leicester City Council, David Wilson Homes, University Hospitals of Leicester NHS Trust, Leicestershire Partnership NHS Trust, William Davis, Charnwood Borough Council and Blaby District Council, in respect of Land West of Anstey Lane ("the site"). Figure 1 shows the extent of the site (below). The site is wholly within Leicester City, but it forms part of a wider strategic development area which is explained in Section 2.
- 1.2. The purpose of this Statement is to identify areas of common ground between all parties insofar as relevant to their specific land interests, on matters which pertain to the allocation of the part of the site within the Leicester Local Plan 2020 – 2036. For completeness, this Statement will also record areas where there is no consensus (uncommon ground).
- 1.3. The aim of this Statement is to provide greater certainty in response to the Inspectors specific request for further information as regards the deliverability of the site and confidence that there are no insurmountable issues that might obstruct or preclude the development coming forward over the Plan period.
- 1.4. This Statement has been prepared with reference to the definition set out in Annex 2 of the National Planning Policy Framework of a deliverable and developable site. It aims to clearly provide the expected level of evidence to demonstrate the deliverability or developability of a housing site as set out in the Planning Practice Guidance (Paragraphs: 007 Reference ID: 68-007-20190722 and 020 Reference ID: 68-020-20190722).

Figure 1 – Land West of Anstey Lane, Leicester



2. Site Context

- 2.1. The site is a component part of a wider, strategic development, which straddles the administrative boundaries of Charnwood Borough Council, Leicester City Council and Blaby District Council, the wider area is shown below in Figure 2. The wider strategic development is being considered through the Local Plan processes for each respective authority; enabling a comprehensive strategy. Each Plan is at a different stage of site allocation. The site in question, however, falls wholly within the administrative boundaries of Leicester City Council.
- 2.2. The site extends to approximately 15.5 hectares and is located northwest of the City of Leicester. The site is currently identified as a draft allocation in the Leicester City Regulation 19 Draft Local Plan for 336 dwellings (Policy SLO5 Strategic Site 4: Land West of Anstey Lane). However, the Council will be considering a Main Modification to change this to a 'minimum of 336 dwellings'. The Draft Local Plan was submitted to the Secretary of State in September 2023 for Examination in Public, with hearing sessions scheduled for October and November 2024.
- 2.3. The site is located in the Anstey Lane Green Wedge. The impact on the Green Wedge has been considered through the Local Plan process and has been found by the Council to be outweighed by the strategic opportunity of the site, as a natural extension to the existing residential estate served by Hallgate Drive and Lady Hay Road, to help meet the City's strategic housing needs during the Local Plan period.¹

Figure 2 – Strategic Development Area



¹ Strategic Sites Proposed for Allocation in the Draft Leicester Local Plan (2023). [strategic-sites-proposed-for-allocation-2022.pdf](https://www.leicester.gov.uk/strategic-sites-proposed-for-allocation-2022.pdf) (leicester.gov.uk)

3. Other Agreed Matters

Land Ownership

- 3.1. As regards land ownership, the site is under the control of three landowners as set out below (Figure 2). The site is, however being promoted exclusively by David Wilson Homes on behalf of the three landowners.
- 3.2. There remains ongoing collaboration between the three landowners, and it remains the objective to deliver a formal landowner agreement by autumn 2024.

Figure 3 – Land Ownership

Parcel	Owner	Promoter
309	David Wilson Homes	David Wilson Homes
718	University Hospitals of Leicester NHS Trust	David Wilson Homes
1054	Leicestershire Partnership NHS Trust	David Wilson Homes

Wider Cross Boundary Strategic Development

- 3.3. To avoid a piecemeal approach to the wider, strategic development, Leicester City Council has worked collaboratively with Charnwood Borough Council and Blaby District Council through their respective Local Plan processes to ensure the sites within each authority area are comprehensively planned, where they are identified as a preferred option.
- 3.4. This included ensuring that the emerging policies set out the need for integrated and comprehensive development across the sites and, in terms of infrastructure, led to the authorities to identify how strategic infrastructure needs can be delivered cross boundary including the safeguarding of land for a new 1 form entry primary school, to serve the wider strategic development. The draft Charnwood Local Plan, which is currently going through an Examination process, safeguards land within the adjacent allocation for a primary school to meet needs. This is outlined in Policy HA12.
- 3.5. David Wilson Homes has also worked collaboratively with William Davis, who are responsible for the promotion of the land to the north and to the west. This has included recently instructing joint transport modelling, sharing the outcomes of technical assessments and the preparation of a joint Phasing Plan (Appendix A). A joint promotional document² has also been produced on behalf of all landowners which explains the rationale and logic of delivering sustainable development around Anstey Lane/Gynsill Lane.

² Document Reference: P21-1643_200E (August 2022).



- 3.6. The land promoted by William Davis falls into three distinct phases (as shown on the Phasing Plan, Appendix A). Phases 1 and 2 fall within the administrative boundaries of Charnwood Borough Council and align with the proposed allocation HA12 (Land at Gynsill Lane and Anstey Lane, Glenfield) in the Draft Charnwood Local Plan and Phase 3 occupies land within Blaby, being promoted through the Local Plan process.
- 3.7. As regards Phases 1 and 2, a planning application was validated by Charnwood Borough Council on the 1st of June 2023, and assigned the reference P/23/O659/2. The application seeks outline consent for development comprising c.375 dwellings and a reserve site for a 1FE primary school (in lieu of c.35 dwellings) as required by Draft Policy DS3 (Housing Allocations). This application is pending consideration.
- 3.8. Without prejudice to any future submission, the Parameters Plan³ submitted by William Davis intimates the development of the site and has implemented measures to avoid prejudicing a more comprehensive scheme.
- 3.9. A Statement of Common Ground between Charnwood Borough, Leicester City and Blaby District Councils, and the landowners was agreed in July 2023 to inform the Charnwood Local Plan Examination ([Charnwood Local Plan Examination Document 63](#)), demonstrating the on-going joint working⁴.

Infrastructure

- 3.10. The Infrastructure Delivery Plans supporting the emerging Leicester and Charnwood Local Plans identifies joint infrastructure, this includes the need for a new primary school to serve the wider strategic developments proposed cross boundary. As part of this infrastructure, and to help serve the whole strategic development site, coordinated connections would facilitate access to the new school, as well as providing larger benefits to the site as a whole.
- 3.11. Land is safeguarded for a new 1 form entry primary school within the William Davis planning application site currently pending determination by Charnwood Borough Council.
- 3.12. The precise size and specification of the land for the 1 form entry primary school will be driven by evidence of the requirement for school places and will be agreed with Leicestershire County Council and Leicester City Council.
- 3.13. Leicestershire and Leicester Local Education Authorities, the County and City Councils, have been consulted on the William Davis application and will assess in the first instance whether a primary school is required, taking account of the wider site, or whether the pupil yield can be accommodated with extensions to existing schools.
- 3.14. If a new school is required, David Wilson Homes and William Davis will work with the Local Education Authorities to agree an appropriate funding and delivery mechanism to ensure the land and build costs associated with delivering the school on the reserve site are apportioned between the relevant sites that the school would serve.

³ Drawing No. 004 Rev B.

⁴ The version included within the Examination Library did not include all the signatures due to time pressures to publish the Statement, but all parties did sign the Statement.

Phasing Plan

- 3.15. In order to promote a legible scheme which responds well to the wider strategic development, David Wilson Homes has worked with William Davis to produce a Phasing Plan shown in Appendix A. The Phasing Plan delineates developable areas from public open space, shows access from Anstey Lane and Hallgate Drive. It also depicts a hierarchy of streets and network of pedestrian and cycle routes.
- 3.16. The Phasing Plan is intended to ensure the development of the site is co-ordinated across the wider strategic development, particularly in relation to infrastructure, highway access, site layout, and landscaping to deliver a comprehensive development framework.
- 3.17. The Phasing Plan is indicative and will be refined through the respective planning application processes. It has been informed by a suite of technical reports which will be updated, as necessary to inform a planning application.

Timescales for a Planning Application and Trajectory

- 3.18. A pre-application enquiry was submitted to Leicester City Council on the 22nd of May 2024 for the development of the site to discuss the details of the draft concept masterplan through the Development Management process.
- 3.19. A full suite of technical assessments will be instructed over the coming months, informed by the pre-application advice. The ecology updates and joint transport modelling with William Davis are instructed.
- 3.20. David Wilson Homes anticipates that a planning application will be submitted before the end of the calendar year (2024).
- 3.21. The application will be timed so that determination can be informed by the newly adopted Local Plan in 2025. As an emerging allocation, the intention is therefore to submit the application in full, rather than in outline. This will shorten the time required to implement the decision as no reserve matters application will be needed.
- 3.22. Following determination of the full application and the signing of the Section 106, it is anticipated that David Wilson Homes will be on site within six months and following six months of site preparation and infrastructure works, will start to deliver the first homes.
- 3.23. On this basis, the Council’s housing trajectory for the site is shown below (Figure 3), which anticipates delivery commencing in 2029/30.

Figure 4 – Housing Trajectory

Year	Number of Dwellings
2029/30	42
2030/31	62



2031/32	62
2032/33	62
2033/34	57
2034/35	51

- 3.24. The trajectory is informed by experience of delivery rates in the Leicester and Leicestershire Housing Market Area. The site is large enough to be dual branded with both David Wilson Homes and Barratt Homes sales outlets. The two brands offer different products and address different needs, Barratt Homes offering smaller more affordable starter homes and David Wilson Homes offering larger family homes.
- 3.25. It is also the intention to "front-load" the affordable units, this provides a guaranteed income from the site and will assist with cash flow supporting delivery. The site will deliver 30% affordable homes, a minimum of 101 affordable homes.

Proven Track Record

- 3.26. In 2007, Barratt Developments acquired Wilson Bowden plc, comprising David Wilson Homes, Ward Homes and Wilson Bowden Developments. Since its inception in 1958, Barratt Developments has delivered over 500,000 homes and is recognised as the nation's largest housebuilder.
- 3.27. Specifically, the David Wilson Homes brand is synonymous with Leicestershire, having originated in Ibstock in the 1960's and has continued to build aspirational homes across the County.
- 3.28. The community is familiar with the David Wilson Homes brand and values, and David Wilson Homes are equally familiar with the character and nature of the area and the local markets. As such, David Wilson Homes has every confidence in the ability to continue to deliver successful schemes in and around Leicester City.
- 3.29. David Wilson previously delivered 323 homes on the adjacent Lady Hay Road development to the immediate south of the site, the subject of this Statement of Common Ground, which remains both aspirational and well regarded, and would facilitate an element of continuity of design philosophy to enable comprehensive development.
- 3.30. Below are three recent, local, examples of Barratt/David Wilson Homes developments which are testament to the promoter's knowledge and to their commitment to delivering high-quality design.

Figure 5 – Local Build Rate Examples

Site	Comments
New Lubbesthorpe	Strategic site located on the edge of Leicester within Blaby District. The site is being delivered solely by David Wilson Homes who have completed a total of 450 homes on the site at an average build out rate of 40 homes per annum.
Thorpebury	Strategic site located on the edge of Leicester within Charnwood District. David Wilson Homes have completed a total of 190 homes on the site at an average build out rate of 45 per annum.
Newton Lane, Wigston	Strategic development adjacent to the Leicester urban area within Oadby and Wigston District. Delivery of 520 dwellings on Phase 1 where David Wilson Homes and Barratt Homes have achieved a combined average build out rate of 70 and with a peak build out rate of 77.

Financial Appraisal

- 3.31. A viability assessment was undertaken in May 2023. David Wilson Homes are confident that this site represents a viable development opportunity with regards to acquisition costs and generating a reasonable return of 20%, taking into account section 106 contributions and any abnormal development costs. This is driven by the anticipated level of development being deliverable, combined with the strong open market revenues achieved in the locale.
- 3.32. David Wilson Homes has confirmed that the viability assessment undertaken has a reasonable degree of built-in flexibility to withstand an increase in construction costs.
- 3.33. The full extent of the requisite developer contributions will emerge as the pre-application/formal submission progress. However, until such time, and for viability purposes, David Wilson Homes has assumed a cost of c.£10,000 per plot. This assumption is informed by recent applications for housing development considered by the Leicester City Council Planning Committee where total S106 contributions have totalled between £1,330 – £7,085.90 per plot:
- £3,505.60 per plot at Hinckley Road, Western Park Car Park (ref: 20221507) for a development comprising 20 houses;
 - £1330.73 per plot at Lanesborough Road (ref: 20200789) for a development comprising 37 houses; and
 - £7,085.90 per plot at Barkbythorpe Road (ref: 20190377) for a development comprising 18 houses.



- 3.34. There are limited examples of housing developments in the city but this information has been considered in the context of local knowledge of the potential requirements for strategic infrastructure and mitigation given the scale of housing proposed. This has led to the assumed higher figure of £10,000 per plot.

4. Matters Not Agreed

- 4.1. The necessity for a highway connection between the land within Charnwood Borough Council and Leicester City Council is not agreed. Transport modelling is being commissioned jointly by David Wilson Homes and William Davis to provide the appropriate evidence on whether such a link is needed. The scope of the modelling will be agreed with Leicestershire County Council, Leicester City Council and National Highways.
- 4.2. The exact capacity of the site, timeframes for delivery and build out rates set out in this Statement of Common Ground are agreed as realistic and achievable, but David Wilson Homes consider they are conservative estimates.
- 4.3. The process of preparing the Phasing Plan has highlighted the opportunity to deliver more than the 336 homes included in the draft allocation. Taking account of a policy compliant level of affordable housing, 30%, and the provision of a range of tenures, types, and sizes of homes including family homes, David Wilson Homes has identified that the site is capable of delivering between 350–370 homes. It is agreed between David Wilson Homes and Leicester City Council that a Main Modification to the policy to state ‘a minimum of 336 homes’ could be considered as part of the Examination to address this area of disagreement.
- 4.4. David Wilson Homes consider it is possible to deliver homes on the site before 2029/30 and deliver at a higher rate than in set out in the Council’s draft trajectory set out in this Statement. The site would be brought forward through a detailed application in line with the emerging Local Plan and it would therefore be possible to start building on site from 2027/28.
- 4.5. As set out in the Statement, the site is large enough to be dual branded and therefore deliver up to 65 homes a year and potentially more in the first year if the affordable housing is front loaded.
- 4.6. 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.



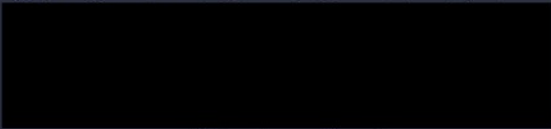
Appendix A – Phasing Plan

- Key
- Phase 1 - 188 Dwellings
 - Phase 2 - 187 Dwellings
 - Potential 1FE primary school in lieu of dwellings
 - Phase 3 - 171 Dwellings
- David Wilson Homes
- Phase 1 - 154 Dwellings
 - Phase 2 - 80 Dwellings
 - Phase 3 - 111 Dwellings
- Open Space Areas
 - Existing Public Right of Way
 - Redirected Public Right of Way
 - Proposed pedestrian/cycle link



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Planning and Compulsory Purchase Act 2004

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