

LEICESTER LOCAL PLAN 2020 – 2036
STATEMENT OF COMMON GROUND
BETWEEN
LEICESTER CITY COUNCIL (LOCAL PLANNING AUTHORITY) AND
PARKER STRATEGIC LAND
RELATING TO
LAND TO THE NORTH OF A46

1. Purpose of the Statement of Common Ground

- 1.1 This Statement of Common Ground (SoCG) identifies the areas of agreement between Parker Strategic Land (PSL) the 'Promoter' and Leicester City Council (Local Planning Authority) the 'LPA' in respect of the proposed allocation of Strategic Site 261/ SL04 (Land to the North of A46) the 'Site' in the Leicester Local Plan 2020 to 2036 Submission (Regulation 19 publication) Plan January 2023 the 'LLP'.
- 1.2 The aim of this SoCG is to demonstrate delivery of the Site within the LLP plan period and to outline the work undertaken by the Promoter.

2. Site Boundary & Land Ownership

- 2.1 The Site comprises 261/ SL04 site(s) references in the published document, Strategic Sites Proposed For Allocation In The Draft Leicester Local Plan (2022). The site is within the Leicester Diocesan Board of Finance and Leicester City Council's land ownership and available for development. Parker Strategic Land are promoting the whole of the allocation.

3. Technical Studies and Masterplanning

- 3.1 The Promoter has prepared extensive technical studies to demonstrate the deliverability of the Site. This includes:
- Preliminary Arboricultural Assessment and Arboricultural Impact Assessment
 - Landscape and Visual Appraisal
 - Initial Transport Impact Assessment and Transport Appraisal
 - Archaeological desk-based assessment
 - Geophysical survey
 - Phase 1 Geo-environmental Assessment
 - Soils and Agricultural Report
 - Preliminary Ecological Appraisal and suite of ecology surveys
 - Biodiversity Impact Appraisal
 - Air Quality Constraints Report
 - Flood/ Hydraulic Modelling
 - Design analysis and conceptual masterplanning

- 3.2 The promoter has provided a high-level indicative land use masterplan (Appendix 1) for the following proposed quantum of development;

Gross site area – 26.05 ha

Approximately 14.92ha of residential use

Open space of approximately 11.9 ha

Approximately 0.2ha for local centre/retail use

Elderly accommodation

4. Promoter Track Record

- 4.1 Parker Strategic Land is a family-owned company who promote, manage and develop new places to live, work and enjoy around the country. We have extensive experience in land development and a proven track record for bringing forward and delivering strategic developments throughout the Midlands, South, East and West of England. Our parent company Parkers of Leicester Limited is over 100 years old and owns over 12,000 acres throughout England.

- 4.2 We currently own and promote over 30 sites throughout the country, ranging from 100 dwellings through to large strategic sites of over 5,000 dwellings.

5. Financial Viability Assessment

- 5.1 TBC - A financial viability assessment has not been completed to date.

Viability Assessment Date

- 5.6 TBC - See above

Development Mix & Density

- 5.7 The site is anticipated to accommodate an appropriate mix of sizes, housing types and tenures to meet a range of housing needs in line with Policy CS6 of the Core Strategy and emerging Local Plan Policy Ho03, including a policy compliant affordable housing provision. There is potential to provide an element of elderly care and/or retirement living.

Development Values

- 5.8 TBC -We do not have this information at this stage.

Development Costs

5.9 TBC - We do not have this information at this stage.

Section 106 Developer Contributions

5.10 It is anticipated that planning obligations will be required to be secured under Section 106 of the Town and Country Planning Act to mitigate the impact of the development and provide the necessary infrastructure provision in accordance with the policies of the development plan. A pre-application planning enquiry was submitted on 23rd May 2023 to seek confirmation of the likely contributions required as part of the development.

Developer Returns

5.11 TBC - We do not have this information at this stage.

Summary

5.12 The site has the capacity to deliver a policy compliant housing mix, a local convenience store, elderly accommodation, new vehicular and pedestrian access, public open space, drainage, and other associated works that would form a logical and sustainable extension to Leicester City, being adjacent to the Ashton Green SUE. Ongoing technical studies and analysis indicate the site is deliverable and developable in the near future, and ongoing design work will confirm the site's capacity.

5.13 Parker Strategic Land have submitted a formal pre-application enquiry, and are continuing to work with the local planning authority to identify the strategic infrastructure requirements for the site, any necessary mitigation requirements and produce a master plan and delivery strategy.

6. Delivery Strategy

6.1 Indicative delivery timescales and projected outputs are outlined in the table below, as provided within the Leicester Local Plan (consultation January 2023).

Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
Homes			30	50	80	80	80	80	20		

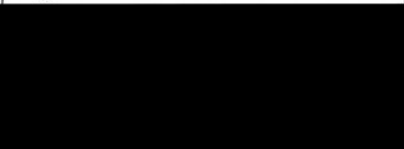
7. Agreed Matters

7.1 The availability of the Site within the Promoter's control and the intention of the promoter and landowners to bring the Site forward for delivery.

7.2 The ability of the Promoter to deliver the development outputs within the LLP plan period in accordance with the proposed trajectory in 6.2.

7.3 That the Financial Viability of the Site is sufficient for the Promoter to secure viable return from the development opportunity.

Signatories

Name & Position	Signature	Date
'the Promoter'		26-9-2023

Appendix 1 – High-Level Indicative Land Use Masterplan

Appendix 2 – Development Appraisal

TBC we do not have such information to submit at this stage.