



STATEMENT OF COMMON GROUND

Land to the North of A46

Leicester City Council
Charnwood Borough Council
Parker Strategic Land

August 2023

Statement of Common Ground

Land to the north of A46

- 1.1. A site has been allocated for housing to the north of the A46 in Leicester City Council borders. This site lies adjacent to the administrative boundary of Charnwood Borough.
- 1.2. Agreement exists between the relevant Local Planning Authorities that this proposed development is in broad compliance with the spatial strategy of the adopted Strategic Growth Plan for Leicester and Leicestershire. The site is also consistent with the new Local Plans for Leicester and Charnwood.
- 1.3. The purpose of this document is to set out the nature of the development being promoted at the site. The reason for doing so is to establish a clear basis for collaborative working between promoters and the local planning authorities, and to demonstrate deliverability.

2. The Land North of A46 Site

- 2.1. The map in Appendix A shows in red the extent of the site within Leicester City Council borders, and in blue the land within the Promoter's control which falls within the administrative boundary of Charnwood Borough Council. This includes the site of the former Rectory (Site HA69).
- 2.2. The promoter and owner of the land within Leicester City Council, which pertains to this Statement of Common Ground, can be seen below.

SHELAA/Local Plan Reference	Owner	Promoter	Administrative Area
261: Land North of A46	The Leicester Diocesan Board of Finance and Leicester City Council	Parker Strategic Land	Leicester City Council

3. Promotion of the Site

- 3.1. Following discussions between the promoter, owners and the Councils, the following matters have been established as common ground regarding how both sites are being promoted to the Councils.
 - 3.1.1. Both sites within Leicester City and Charnwood Borough are being promoted by a single promoter on behalf of the landowners.
 - 3.1.2. The sites are to be brought forward separately, but sites 261 and HA69 will be expected to be compatible with each other. Infrastructure, highway access, site layout, and landscaping should be considered as part of any planning applications coming forward. The relevant Councils will continue to

liaise with County Highways authorities as part of the larger masterplanning process on these sites.

3.1.3. Leicester City and Leicestershire County council education authorities met in late 2022 to discuss the need for a school on the site. The site was deemed to not require a new primary or secondary school at this stage. The councils will continue to engage with the local education authorities to assess any changing needs, and this Statement of Common Ground will be updated if it is in the future found necessary to deliver a school on the site or a need to contribute towards nearby education provision offsite. If a future need is identified this will be agreed with Leicestershire County Council, Leicester City Council and any additional developers involved in bringing the site forward.

3.1.4. There are designated heritage assets and archaeological value on and adjacent to the site. Therefore, development must ensure that any impact upon the heritage assets and landscape settings are mitigated.

3.1.5. The site will require a masterplan having regard to the housing and green infrastructure, open spaces, heritage and sustainable urban drainage systems (SuDS).

3.1.6. The capacity of the site, taking into account heritage, landscape, ecological and hydrological constraints, would be approximately 420 homes (final capacity subject to technical evidence, density and relevant policies). In addition, it is anticipated that the site could accommodate complimentary uses, including a Care Home and convenience retail.

3.1.7. The Charnwood Local Plan has identified a small site adjacent to this strategic site for approximately 31 homes (Site policy HA69). This site has been subject to a planning application for 19 dwellings at the time of this Statement of Common Ground being signed.

3.1.8. For the portion that is within Leicester City Council borders The Leicester Local Plan (consultation January 2023) identifies the following trajectory for the site:

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		

4. Review of Statement of Common Ground

4.1. This statement will be reviewed, and where necessary updated, if there is a material change in circumstances that affects any of the items identified above.

5. SIGNATORIES TO THE STATEMENT

Signed on behalf of: Leicester City Council
Name: Position: Date:

Signed on behalf of: Charnwood Borough Council
Name: Position: Date:

Signed on behalf of: Parker Strategic Land
Name: Position: Date:

Appendix A

