



*The information in this document has been used to support the preparation of the Local Plan. If you need assistance reading this document, or require it in a different format, please contact us via [email planning.policy@leicester.gov.uk](mailto:planning.policy@leicester.gov.uk) or call on 0116 454 0085.*

# STATEMENT OF COMMON GROUND

Land to the East of Ashton Green

Leicester City Council  
Charnwood Borough Council

July 2023

# Statement of Common Ground

## Land to the East of Ashton Green

- 1.1. A site has been allocated for housing to the east of Ashton Green Road which is an extension to the existing development at Ashton Green. This site lies within Leicester City Council and borders onto Charnwood Borough Council.
- 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 emerging Local Plans for Leicester and Charnwood.
- 1.3. The purpose of this document is to set out the nature of the development being promoted. 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 Ashton Green Site

- 2.1. The extent of the site is shown on the plan in Appendix A.
- 2.2. The Leicester Local Plan reference is as follows.

SHELAA/Local Plan Reference	Owner	Promoter	Administrative Area
Policy SL03: Strategic Site 2: Land to the east of Ashton Green (Sites 262 and 579)	Leicester City Council	Leicester City Council	Leicester City Council

### 3. Promotion of the Site

- 3.1. Leicester City Council are promoting the Ashton Green site as both promoters and landowners of the site. Further development in the area in Charnwood is being promoted by a private developer.
- 3.2. Following discussions between the promoter, owner and the Councils, the following matters have been established as common ground regarding how the site is being promoted by the Councils.
  - 3.2.1. Promotion and development of the site is expected to be co-ordinated by the promoter and any additional developers who are involved with bringing the site forward, particularly in relation to infrastructure, highway access (including cycle infrastructure), site layout, and wildlife corridor (to the east of the site in Leicester, and west in Charnwood) to deliver a comprehensive development framework for the site, to be agreed with all parties.

3.2.2. The Councils, landowner and promoters will work together to ensure coordinated green infrastructure through design layout and mitigation. The developer will be expected to prepare a Green Infrastructure Strategy, in consultation with the local planning authorities that demonstrates the provision of open space and how the impact of the release of the land from the Green Wedge will be mitigated as part of the development.

3.2.3. The site has been deemed to require a secondary school to accommodate pupil yields from the development. The city council allocation includes a safeguarded location for a secondary school. This has been agreed with the relevant education authorities and the promoter.

3.2.4. All land and build costs associated with delivering the school will be apportioned between all the relevant sites that the school would serve, including those that do not form part of the site, unless they are contributing to alternative, agreed school provision. Arrangements for the timing and funding of the new secondary school will be set out in a separate delivery strategy document to be prepared in collaboration with Leicestershire and Leicester City Local Education Authorities.

3.2.5. The capacity of the site, taking into account landscape, ecological and hydrological constraints, would be approximately 670 homes in Leicester City. An addition of around 35 homes has been allocated adjacent to this site within Charnwood's Local Plan (Site HA14).

3.2.6. The site is also promoted to provide 2.4ha of employment land for industrial uses and an extension of existing employment land along Ashton Green Road.

3.2.7. The Leicester Local Plan (consultation January 2023) identifies the following trajectory of 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						150	150	150	150	70	

#### 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: Grant Butterworth

Position: Head of Planning

Date: 6<sup>th</sup> September 2023

Signed on behalf of: **Charnwood Borough Council**



Name: Richard Bennett

Position: Head of Planning & Growth

Date: 5<sup>th</sup> September 2023

# Appendix A

