

LEICESTER LOCAL PLAN 2020 – 2036
STATEMENT OF COMMON GROUND
BETWEEN
LEICESTER CITY COUNCIL (LOCAL PLANNING AUTHORITY) AND
DAVID WILSON HOMES EAST MIDLANDS
RELATING TO
LAND WEST OF ANSTEY LANE, GLENFIELD

1. Purpose of the Statement of Common Ground

- 1.1 This Statement of Common Ground (SoCG) identifies the areas of agreement between David Wilson Homes East Midlands the ‘Promoter’ and Leicester City Council (Local Planning Authority) the ‘LPA’ in respect of the proposed allocation of Strategic Site SL05 Land West of Anstey Lane 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 is comprised of three land parcels, references 309 (land north of Billesdon Close), 718 (The Paddock, Hallgate Drive) and 1054 (land west of Anstey Lane/South of Gorse Hill Hospital) in the published document, Strategic Sites Proposed For Allocation In The Draft Leicester Local Plan (2022). Site 309 is owned by The Promoter David Wilson Homes East Midlands. Site 718 is currently within the land ownership of the University Hospitals of Leicester NHS Trust, however David Wilson Homes is working collaboratively with them to bring the site forward for residential development subject to a satisfactory planning permission. The Promoter is confident this can be achieved. Site 1054 is currently within the land ownership of the Leicestershire Partnership NHS Trust, and is being promoted care of David Wilson Homes on the basis of an agreement to purchase the site subject to receipt of an implementable planning permission. All three land parcels are available for development.

3. Technical Studies and Masterplanning

- 3.1 The Promoter has undertaken extensive preliminary technical studies to demonstrate the deliverability of the site. Studies undertaken include Ground Investigation, Ecology surveys including Biodiversity Impact Assessment, Arboricultural Survey, Preliminary Drainage Strategy with SUDs and Flood Risk Assessment. The studies undertaken have informed the preparation of the masterplan.
- 3.2 A Biodiversity Net Gain Baseline Assessment has been produced for the site. A 10% biodiversity net gain can be achieved either on site, via off-setting on nearby land within the Promoters ownership/control or via a financial contribution to the Local Planning Authority or biobank scheme.

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

DWH & Leicestershire Partnership NHS Trust Land

Gross site area – 11.4 ha

Circa 227 residential units within circa.6.55 ha (35 dph)

Circa 3.6 ha of public open space

UHL NHS Trust Land

Gross Site Area - 4.8 ha

Circa 118 residential units within c.3.49 ha (34 dph)

Circa 1.26ha of public open space

The technical studies have demonstrated that the sites could yield circa 345 dwellings in total. The site has previously been promoted for 336 dwellings, therefore the Promoter is confident a minimum of 336 dwellings can be achieved on this strategic site.

4. Promoter Track Record

- 4.1 Barratt Developments as a Group, encompassing both Barratt and David Wilson Homes, has delivered over 500,000 homes since its inception in 1958. Moreover, 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 ever since.
- 4.2 This trend has continued following David Wilson Homes joining the Barratt family, with recent developments having been successfully delivered throughout Leicester City and Leicestershire. Accordingly, the community is familiar with the DWH brand and values, and DWH are equally familiar with the character and nature of the area and the local planning authorities. As such, DWH has every confidence in their ability to continue to deliver successful schemes in the Borough, in accordance with the timescales envisaged at Section 6 below.
- 4.3 Below are recent case studies of Barratt/DWH developments within the local area which serve to illustrate the promoter's knowledge of the local area and high quality design approach.

Blackbird Road, Leicester City – Delivery of 306 dwellings by Barratt developments. Full planning permission achieved in July 2018 with the development due to complete in FY 23/24.

New Lubbesthorpe – David Wilson Homes completed delivery of parcels R8 in April 2019 and R9.1 in December 2022. Reserved Matters approval for Parcel R10 achieved in October 2021 for 137 dwellings. R10 is currently in build, due to complete FY 26/27.

New Lubbesthorpe – Barratt Developments have recently completed delivery of parcels R1, R3.2, R3.3 and R4 which began build in 2016 with a total of 264 dwellings. Parcel R5.1 (60 dwellings) is currently in build and due to complete FY 23/24.

Newton Lane Wigston, Oadby & Wigston Borough Council - Delivery of 520 dwellings on Phase 1 of the Wigston Direction for Growth due to complete in FY 24/25. Outline planning permission was secured in February 2016 with reserved matters approval following in April

2017. Additional dwellings were permitted in October 2022 bringing the total to 520 dwellings.

Outline planning permission secured for 650 dwellings on Phase 2 of the Wigston Direction for Growth in February 2023, with a reserved matters application submitted in March 2023.

Cossington Road Sileby. Outline planning permission secured for 170 dwellings in June 2022. Reserved matters application submitted in December 2022 and is pending determination.

David Wilson also delivered between 2001 and 2010 the adjacent Lady Hay Road development to the immediate west, which remains both aspirational and well regarded, and so would facilitate an element of continuity of design philosophy to enable comprehensive development.

5. Financial Viability Assessment

- 5.1 A viability assessment for all three sites was undertaken in May 2023. The Promoter has confirmed that, based on their current understanding of the site, they are confident that it represents a viable development opportunity in terms of both funding acquisition costs and generating an appropriate level of developer's return (of circa 20%) for this strategic site, taking into account S.106 contributions and any abnormal development costs. This is driven by the level of development anticipated as being deliverable combined with the strong open market revenues being achieved in the locale - the average sold price being circa £233,000 across all property types during the last 6-months of published data.

Viability Assessment Date

- 5.6 May 2023.

Development Mix & Density

- 5.7 The current Masterplan for the site envisages a scheme of circa 345 residential dwellings, designed to deliver an appropriate mix of 2-5 bed open market homes, and 30% affordable dwellings, at a density of circa 35 dwellings per hectare. The open market dwellings reflecting the local need and demand, with the 1-4 bed affordable homes in line with local plan policy.

Development Values

- 5.8 The promoter expects to achieve appropriate development values on the site. The average sold price in the local area is circa £233,000 across all property types during the last 6-months of published data.

Development Costs

- 5.9 The Promoter has confirmed that the viability undertaken has a reasonable amount of flexibility built in to withstand increases in build costs.

Section 106 Developer Contributions

- 5.11 No S106 developer contributions have been sought for this strategic site as neither a pre-application request or planning application has been submitted at this stage. For the purposes of our viability, we have assumed a cost of circa £10,000 per plot. This assumption is based on the Promoter and the Council's experience and local knowledge of past and present sites and the requirements for strategic infrastructure and mitigation. Developer contributions will be

sought through the appropriate channels once a pre-application request / planning application / has been submitted.

Developer Returns

- 5.12 The promoter would expect to achieve a reasonable developers' profit on a Greenfield site, taking into account S106 contributions and the anticipated abnormal development costs associated with bringing the site forward.

Summary

- 5.13 The promoter has confirmed that the site is viable, deliverable and achievable within the Leicester Local Plan timeframe. The site can deliver circa 345 residential dwellings and public open space.

6. Delivery Strategy

- 6.1 The promoter intends to submit a planning application for the site in early 2024 and, thereafter, begin delivery of the site as soon as practicable following the grant of planning permission. The target trajectory is in accordance with the signed Statement of Common Ground, however the Promoter considers there is potential for delivery to commence earlier subject to planning permission being achieved in a timely manner.


- 6.2 Indicative delivery timescales and projected outputs are outlined in the table below.

Year	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35
Homes			77	65	65	65	64			

7. Agreed Matters

- 7.1 The availability of the Site within the Promoter's land ownership and the Promoter's intention 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
David Wilson Homes East Midlands 'the Promoter'		22nd September 2023
	Antony/Rowan	Development Director

Appendix 1 – High-Level Indicative Land Use Masterplan



CHARNWOOD

LEICESTER

BLABY

- KEY**
- Land promoted by David Wilson Homes
 - Land promoted by William Davis
 - Existing PRoWs
 - Borough Boundary
 - Park Pale
- PROPOSED**
- Vehicular access
 - Pedestrian/cycle access
 - Vehicular, pedestrian and cycle access
 - Development blocks
 - Indicative road infrastructure
 - Pedestrian links
 - Pedestrian and cycle link
 - SUDs
 - Community garden
 - Recreational Greenspace
 - Habitat
 - Play Area
 - Existing and proposed tree structure
 - Existing and proposed hedgerow structure