



STATEMENT OF COMMON GROUND

Land at Gynsill Lane/Anstey Lane, Glenfield

Charnwood Borough Council
Leicester City Council
Blaby District Council
William Davis Ltd and Chapman Estates (Leicester) Ltd
David Wilson Homes East Midlands
University Hospitals of Leicester NHS Trust
Leicestershire Partnership NHS Trust

January 2023

Statement of Common Ground

Land at Gynsill Lane/Anstey Lane, Glenfield

- 1.1. A number of sites in the vicinity of Gynsill Lane and Anstey Lane, Glenfield have been promoted for development. These sites lie variously within the administrative boundaries of Charnwood Borough, Leicester City and Blaby District.
- 1.2. Unless otherwise stated, this Statement refers to ‘The Site’ as constituting the collection of sites in the three administrative areas as set out at Appendix A.
- 1.3. 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 City, and Charnwood.
- 1.4. 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.
- 1.5. 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 Gynsill Lane/Anstey Lane, Glenfield Site

- 2.1. The extent of The Site is shown on the plan in Appendix A.
- 2.2. It comprises land being promoted by those parties as shown on the plan in Appendix B.
- 2.3. From north to the south the promoters and owners are as follows.

SHELAA/Local Plan Reference	Owner	Promoter	Administrative Area
HA12: Land at Gynsill Lane and Anstey Lane	Chapman Estates (Leicester) Ltd	William Davis Ltd and Chapman Estates (Leicester) Ltd	Charnwood Borough
GLE030: Land Rear of County Hall	Chapman Estates (Leicester) Ltd	William Davis Ltd and Chapman Estates (Leicester) Ltd	Blaby
SL05: Site 309: Land North of Billesdon Close	David Wilson Homes East Midlands	David Wilson Homes East Midlands	Leicester City

SHELAA/Local Plan Reference	Owner	Promoter	Administrative Area
SL05: Site 718: The Paddock, Hallgate Drive	University Hospitals of Leicester NHS Trust	University Hospitals of Leicester NHS Trust	Leicester City
SL05: Site 1054: Land West of Anstey Lane/South of Gorse Hill Hospital	Leicestershire Partnership NHS Trust	Care of David Wilson Homes East Midlands	Leicester City

3. Promotion of the Site

- 3.1. Following discussions between all of the promoters, owners and the Councils, the following matters have been established as common ground regarding how The Site is being promoted to the Councils.
- 3.1.1. The Site is being promoted collectively by all promoters on behalf of all four landowners.
- 3.1.2. Promotion and development of The Site would be co-ordinated by the promoters and any additional developers who are involved with bringing the site forward, particularly in relation to infrastructure, highway access, site layout, and landscaping to deliver a comprehensive development framework for The Site, to be agreed with all parties.
- 3.1.3. Initial discussions were made in Spring 2022 regarding a Planning Performance Agreement to ensure cross boundary cooperation around necessary infrastructure such as highways and landscaping. Should the need for this arise, further discussions will be held.
- 3.1.4. The Councils, landowner and promoters will work together to ensure coordinated green infrastructure between the corresponding sites.
- 3.1.5. The Site will provide a safeguarded location for a new 1 form entry primary school, to serve the Site, at a location to be jointly agreed with the Local Education Authorities. 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 would be agreed with Leicestershire County Council and Leicester City Council by the promoters and any additional developers who are involved with bringing the site forward.
- 3.1.6. All land and build costs associated with delivering the school would 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 primary school will be set out in a separate delivery strategy document to be prepared in collaboration with Leicestershire and Leicester City Local Education Authorities.

3.1.7. The capacity of the site, taking into account landscape, ecological and hydrological constraints and the requirement to provide the location for a potential new primary school, would be approximately 780 homes comprising:

- At least 260 homes within Charnwood (final capacity subject to technical evidence and density)
- Approx. 185 homes within Blaby
- At least 336 within Leicester City (final capacity subject to technical evidence and density)

3.1.8. For the portion that is within Leicester City Council borders, the Publication Leicester Local Plan (consultation January 2023) identifies the following housing trajectory for a minimum of 336 homes:

Year	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
Homes			77	65	65	65	64				

3.1.9. For the portion that is within Charnwood Borough Council borders, the Charnwood Local Plan identified the following housing trajectory for a minimum of 260 homes during its Examination:

Year	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
Homes		40	40	40	40	40	40	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: Charnwood Borough Council	
Richard Bennett	
Name:	Richard Bennett
Position:	Head of Planning and Growth
Date:	10/2/22

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

Signed on behalf of: Blaby District Council	
Name:	
Position:	
Date:	

Signed on behalf of: [David Wilson Homes East Midlands](#)

Name:

Position:

Date:

Signed on behalf of: [University Hospitals of Leicester NHS Trust](#)

Name:

Position:

Date:

Signed on behalf of: [Leicestershire Partnership NHS Trust](#)

Name:

Position:

Date:

Signed on behalf of: [William Davis Ltd and Chapman Estates \(Leicester\) Ltd](#)

Name:

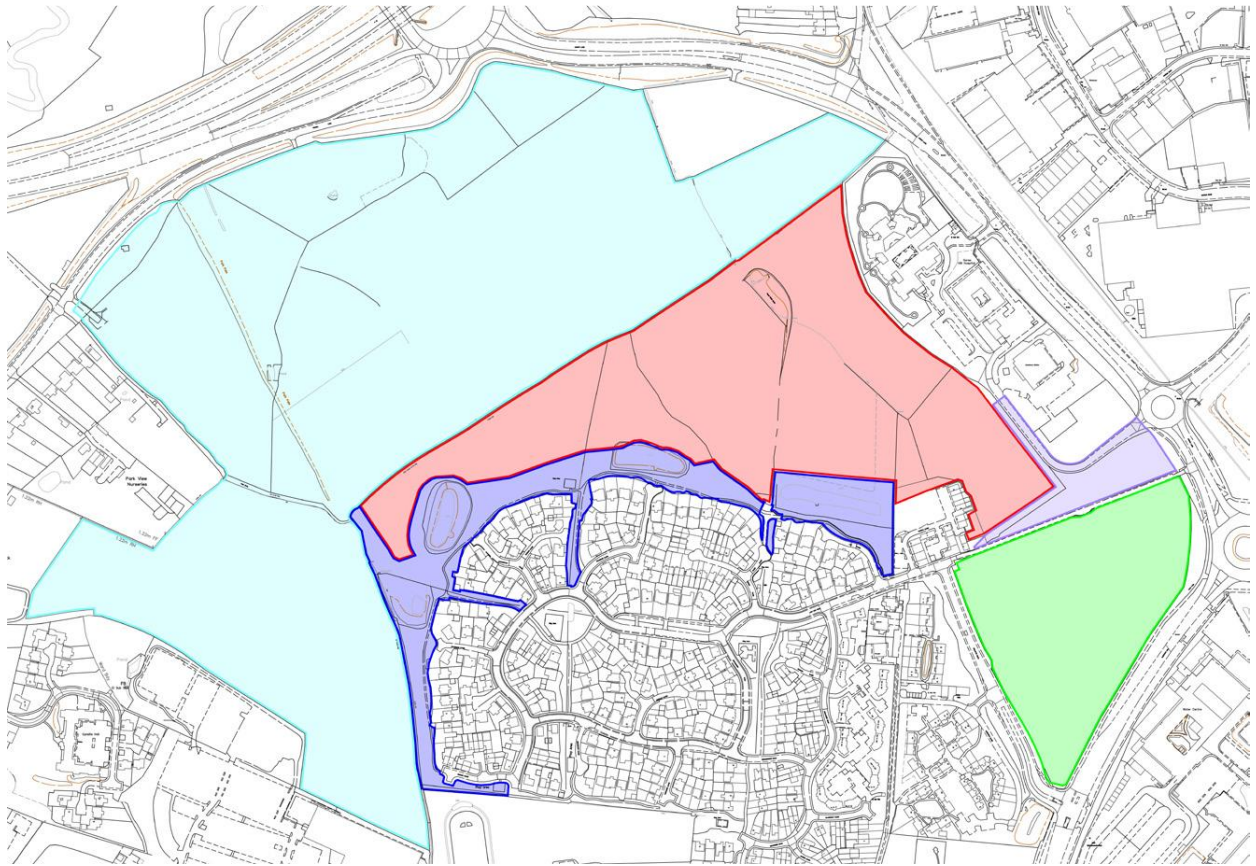
Position:

Date:

Appendix A



Appendix B



LAND OWNERSHIP

-  Chapman Estates ownership. Under control of William Davis Homes
-  Owned by David Wilson Homes
-  Leicester Partnership NHS Trust owned
-  University Hospitals of Leicester NHS Trust owned
-  Separately owned by Greenbelt Energy Ltd. Under control of David Wilson Homes