
Briefing Note

Jelson Homes – Response to Examination Queries Land South of Markfield

Avison Young is instructed by Jelson Homes to provide town planning advice in connection with its land to the South of London Road, Markfield. The purpose of this briefing note is to respond to a series of questions which have been raised during the examination of the Markfield Neighbourhood in relation to Jelson's land.

1. Is Jelson committed to developing the permitted layout 20/01283/FUL?

- 1.1 Yes, Jelson is committed to delivering the layout to be approved as part of 20/01283/FUL. Jelson is an experienced housebuilder and already owns the entirety of the site. It has chosen to progress a detailed application rather than outline planning application specifically so that it can proceed directly to delivery of the development quickly without the need for further reserved matters submissions. The scheme has been designed with input from specialist technical experts, Jelson's engineers and construction team such that no significant variations to the permitted layout are anticipated.
- 1.2 Whilst we do not anticipate any significant alterations to the layout, it would in Jelson's view be logical for the settlement boundary to cover the full extent of the application site boundary. This would provide some flexibility around the edge of individual development blocks should any amendments be required at a later stage given that the scheme is likely to be developed out in phases over a period of years.

2. What timetable do Jelson have for starting on site and completion?

- 2.1 Following the resolution to grant outline planning permission a draft Section 106 agreement was circulated by Jelson's solicitors on 6th April. The draft agreement reflects the agreed Heads of Terms set out in the Officer's Report to Committee. The S106 agreement is in circulation between Jelson, the Borough Council and the County Council with the aim of this being finalised as soon as possible.
- 2.2 In the meantime, Jelson is already starting to prepare information required to discharge pre-commencement conditions once the decision has been issued by the Borough Council to allow it to make a start on site quickly.
- 2.3 Jelson intends to make a start on site later this year with the first completions expected in the third quarter of 2022. It is anticipated that around 20 dwellings would be delivered in the first year with approximately 45 dwellings per annum delivered thereafter. It is, therefore, anticipated that Jelson's application proposals could be complete by 2028/2029.

3. Will Jelson be developing the site alone or will there be other house builders involved?

- 3.1 Jelson will deliver the scheme alone. As a local housebuilder, Jelson has a good, recent track record of delivery on similar scale sites in Leicestershire including at its sites in:
 - Broughton Astley, Harborough District (c. 300 dwellings);

- Mountsorrel, Charnwood (c. 200 dwellings); and
- Barrow on Soar, Charnwood (c. 300 dwellings).

Avison Young

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