

Note on Green Wedge designation over land south of Evington Lane and north of Leicestershire Golf Course

The purpose of this note is to provide a history and context for the Green Wedge designation over part of the site lying south of Evington Lane and north of Leicestershire Golf Course. The issue was discussed during the Leicester Local Plan 2020-2036 examination at the hearing on Matter 12. Open Space, Sports, and Recreation and it was requested by the Inspectors that this note be provided by the Council.

The site and background

A plan of the site is depicted in Figure 1 below. The boundaries of the site are outlined in blue. The areas shown shown as green in Figure 1 are part of the city's current Green Wedges, as set by City of Leicester Local Plan 1996-2016, adopted in 2006 (the '2006 CLLP'), and mapped in the adopted 2006 Proposals Map. Primarily residential areas are shown as yellow in Figure 1.

Figure 1. Outline of land south of Evington Lane and north of Leicestershire Golf Course (adopted 2006 Proposals Map)



As can be seen in Figure 1, the relevant site currently lies mostly within the Green Wedge. The northern part of the site and the road leading into the site off Evington Lane are within the primarily residential area.

Figure 2, below, depicts the site in the proposed Policies Map which accompanies the Leicester Local Plan, 2020-2036, currently under examination. As can be seen, the Policies Map proposes to designate the entirety of the site as Green Wedge, except for the road leading into the site off Evington Lane.

The reasons for revising the boundaries of the Green Wedge so that they will cover the entire site are outlined in pp. 4-5 of EXAM 17 'Cartographic Revisions to Green Wedges in the Proposals Map 2006'. In summary, the proposed revisions are to correct technical mapping errors in the adopted 2006 Proposals Map where the green wedge boundary is shown as a straight line dividing the land south of Evington Lane and north of Leicestershire Golf Course into green wedge and non-green wedge land.

Figure 2. Outline of land south of Evington Lane and north of Leicestershire Golf Course (Proposed Policies Map 2024)

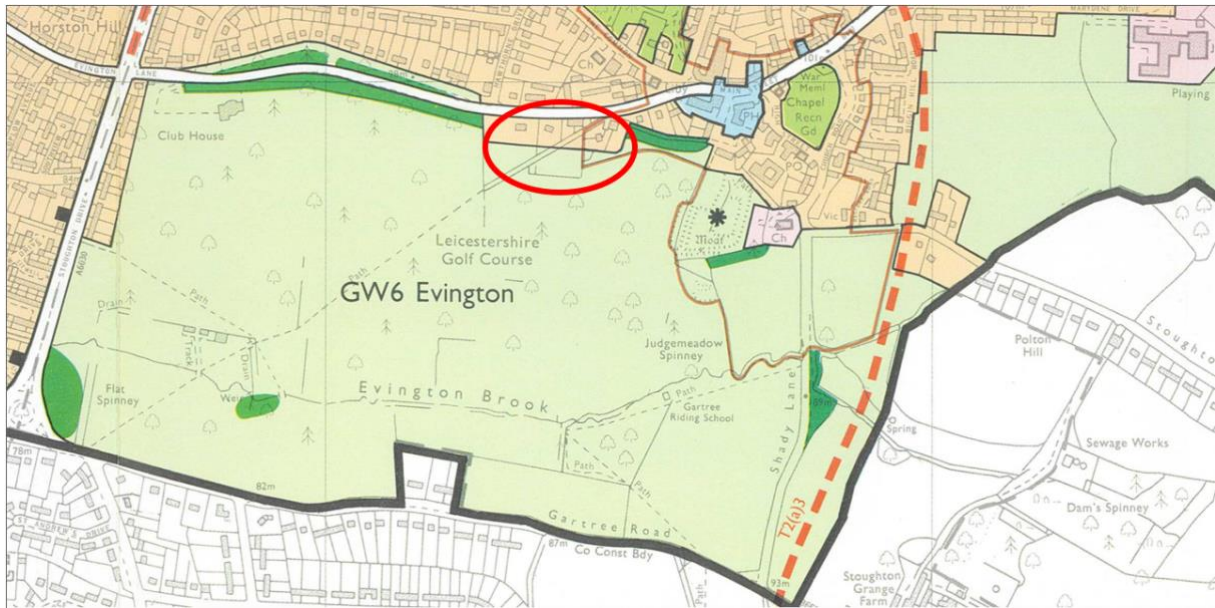


History of green wedge designation relating to the site

Green Wedge policies were introduced to Leicester by the Leicestershire Structure Plan in 1987. City Council approval was given to undertake a formal consultation exercise on the suggested Green Wedge boundaries involving the County Council, landowners, public agencies, and other interested parties. Comments received as part of this exercise and those received during the Local Plan process resulted in the defined boundaries of Green Wedges in the City of Leicester Local Plan, 1991-2001, adopted in 1994 (the '1994 CLLP').

Figure 3 below depicts an extract of the adopted 1994 CLLP Proposals Map focused on the Evington Green Wedge. The green wedge is depicted in a light green colour. The red oval shows where the land south of Evington Lane and north of Leicestershire Golf Course lies within Figure 3. As can be seen, the original boundary of the Green Wedge divided the site into green wedge and non-green wedge land.

Figure 3. Original extent and boundaries of Evington Green Wedge, 1994 City of Leicester Local Plan, Adopted Proposals Map



During the preparation of the subsequent 2006 CLLP, careful consideration was given to the value and continued suitability of existing Green Wedge boundaries. Figure 4 below depicts an extract of the 2006 CLLP Proposals Map, again focused on the Evington Green Wedge. The green wedge is depicted in a green colour and the red oval again shows where the land south of Evington Lane and north of Leicestershire Golf Course lies within Figure 4.

Figure 4. Extent and boundaries of Evington Green Wedge, 2006 Adopted Proposals Map



The 2006 Proposals Map made a change to the Green Wedge boundary to the west of the relevant site. This change was made on the basis of an objection submitted at the examination of the City of Leicester Local Plan, 1996-2016. The objection related to the proposed continued Green Wedge designation of two

“11.9.7 I do not agree that the two areas which have now, as I saw, lost any residential use, should be included in the residential area instead of the green wedge. They are plainly overgrown, unused areas of land, separated from residential curtilages, which are seen as part of the wider, open landscape of the golf course.

11.9.8 That the golf course is fringed in part by trees hereabouts makes no difference. The affinity of the areas in question remains with the undeveloped surroundings rather than the nearby residential land. Nor is it of relevance that the objection land once had some residential affinity or status. What matters to green wedge policy is present visual perception of the nature and character of the land.

11.9.9 Nor should Leicester’s housing needs override that conclusion. The development in question [i.e., the flatted development at 189 Evington Lane] appears as an isolated ribbon of buildings to the south of Evington Lane having limited impact on the perception that, overall, the road marks the limit of the wedge. Any further rearward residential development would change the situation from a ribbon to development in depth, significantly increasing the sense of an encroachment into the green wedge. Its integrity should be respected, by the omission, overall, of the additional areas at issue. There are slight qualifications.

11.9.10 The residential curtilage of the flats [at 189 Evington Lane] does in fact extend further to the rear than the Proposals Map suggests. There may possibly be an issue as to how far that accords with the terms of any relevant planning permission, but so far as the green wedge is concerned, it would be harmless, and in the interests of accuracy, to record the position as on the ground. Conversely, since no part of a residential curtilage extends south of the footpath, the land so shown on the Map (which is actually part of the objection land) should be excluded.

11.9.11 In summary, and subject to these adjustments, the northern green wedge does not call for alteration. This Policy outweighs any housing need, though that is otherwise provided for in the Plan anyway, and there is no reason also why the objection sites should not remain subject to the SINC designation for the golf course land. They contribute, if not individually to a major degree, to the ecological value of that land, of which they are effectively part.”

Consequently, the adopted 2006 Proposals Map de-designated part of Parcel A in Figure 5 from the Green Wedge in recognition of the fact that up to that point the Green Wedge had included some of the residential curtilage of the flats at 189 Evington Lane. However, Parcel B, which is the site relevant to this technical note,

remained part of the Green Wedge in the 2006 CLLP Proposals Map in line with the recommendations of the Inspector's Report.