

Leicester Local Plan Examination

Action 47

Summary of Transport and Infrastructure Delivery at Ashton Green

Ashton Green Site wide infrastructure requirements

Table 1 – Schedule of infrastructure that has been delivered since 2012/13

Notes:

1. Ashton Green forms part of the Council's strategic sites programme and a financial modelling process was set up in 2008/09 to secure and manage the budgets associated with planning and delivery of the development including the re-investment of future capital receipts from development land sales into enabling infrastructure as part of the Council's master developer role.
2. The Council's major capital programme expenditure for sums in excess of £1m since 2010 which relate to Ashton Green has been subject to individual Executive Decision notices which are recorded and published on the council's website. Decisions relating to Ashton Green can be viewed via the links attached **at Appendix A** of this Note. (These can also be found via searching 'Ashton Green' via this link: [, 24 October 2010 - 7 November 2024](#). Evidence of expenditure which is less than £1m can also be provided but this is generally held in summary form within capital programme monitoring reports, (and in detail via the accounting records) as opposed to key decisions depending upon the level of expenditure incurred.
3. This process has also included revenue from successful external funding bids from Homes England (£10m), National Highways (£5m) and other sources over the development period. Again, evidence of this expenditure is not subject to Committee approvals or minutes but spend decisions are recorded within the Council's capital and revenue financial monitoring procedures so individual approval documents for expenditure are not easily retrievable for the period of spend on the scheme but can be retrieved if necessary.

4. The Council has funded the internal programme management team and the net cost (after external funding) of enabling infrastructure from phased land receipts and borrowing from the corporate capital programme as appropriate as set out above.
5. Table 1 below lists the completed schemes together with the recorded costs and sources of funding. These completed schemes relate to planning requirements for the development as outlined in the planning conditions of the original site wide outline planning permission (2011) and as subsequently amended in 2014 and 2018.
6. Note the outline planning permissions for which the Council has been landowner do not include a s106 agreement as developer obligations were captured through planning conditions.

No	Infrastructure Requirements	Delivery Timescales	Cost	External Funding	Council Funding
1	Enabling works to support Phase A; new highway frontage & access, traffic calming, cycling & walking improvements to Ashton Green Road	2016/17 to 2021/22	£1,109,687		£1,109,678
2	Beaumont Shopping Centre bus interchange	2013/14	£413,000	£413,000 (Local Sustainable Transport Fund)	
3	Bennion Road cycling improvements	2015/16	£217,000	£217,000 (Local Sustainable Transport Fund)	
4	Bennion Road extension to support Employment Land Phase E1	2012/13 to 2014/15	£982,807		£982,807
5	A46 / Anstey Lane off-site highway scheme – junction improvements and dual carriageway	2018/19 to 2021/22	£11,212,678	£5,215,000 (National Highways)	£5,997,678 [July 2019]
6	New major internal spine roads to access Housing Phases C, D and E and highway improvements to Employment Land Phase E2	2018/19 to 2021/22	£10,736,830	£10,000,000 (Homes England)	£736,830 [Dec 2018]

7	New site wide cycling and walking infrastructure aligned with phased housing delivery – Phase A delivered, Phase B under construction	2017/18 onwards	Developer funded as part of Development Agreement and planning requirements-detailed breakdown of costings not available		
	Totals		£24,672,002	£15,845,000	£7,844,186

Table 2 – Schedule of future infrastructure to be delivered at Ashton Green having regard to the planning conditions of the outline planning permission (2018)

Notes:

1. The detailed breakdown of funding for future phase delivery cannot be provided at this stage, as these infrastructure works have not been costed in detail at this stage in the development process. Delivery will be controlled through contracted delivery procured on a phase by phase basis by developer partners, and secured through discharge of planning conditions which will include relevant trigger points as per the previous approvals, to be updated via the current s73 Planning application.
2. On-site works will be funded by future developers and the cost of these works will be reflected in the development land value and secured through submission of reserved matters and discharge of conditions as each phase of delivery is procured and progressed.
3. Off-site highway works will be funded and delivered by the Council as landowner/promoter and master developer and will be committed in alignment with the Development Agreement process with partner developers at each phase of

development to meet the conditional trigger requirements applied by the Planning authority. The costs will be met from the Council's corporate capital programme which will be primarily funded from future development land sales and external funding where appropriate.

	Highways & Transport Infrastructure Planned				
8	New major spine roads for Phase F	2030/31 onwards	tbc		
9	Employment land east/west spine road	2027/28 onwards	tbc		
10	Greengate Lane traffic calming, cycling & walking improvement scheme	Trigger to be agreed c.2028/29 as part of s73	tbc		
11	Cropston Road, Anstey traffic calming scheme	Trigger to be agreed c.2028/29 as part of s73	tbc		
12	Beaumont Leys Lane bus corridor improvements	Trigger at 1,625 dwellings c.2032/33	tbc		
13	Krefeld Way / Anstey Lane roundabout improvements	Trigger at 1,625 dwellings c.2032/33	tbc		
14	Public transport improvements i.e. new bus provision	Trigger to be agreed as part of s73	tbc		
15	New site wide cycling and walking infrastructure aligned with phased housing	2025/26 onwards	tbc		

	delivery e.g. Phase C1 north/south connections				
	Site Wide Green Infrastructure Delivered				
16	Phase A	2017/18 to 2018/19	Included in 1. above		
17	Phase B under construction	Developer funded - tbc			
	Site Wide Green Infrastructure Planned				
18	Remainder of 42 ha of site wide GI to be aligned with phased housing delivery.	2025/26 onwards	Developer funded - tbc		
	Education Infrastructure Planned				
19	See separate Education Action Note 46	Triggers to be agreed as part of s73			
	Retail, Health & Community Infrastructure Planned				
20	Land reserved within Phase C1 and Phase F	Revised Triggers and s106 contributions to be agreed as part of s73			

2014 approval sets out original conditions applicable- see [Planning Register - Leicester City Council](#).

Current on hand s73 Application will confirm updated requirements and triggers: see [Planning Register - Leicester City Council](#)

Appendix A Executive Decisions made in respect of Ashton Green

08/02/2023 - [SALE OF LAND AT ASHTON GREEN AND CONSTRUCTION OF ESTATE ROAD](#)
ref: 1323 **Recommendations Approved**

- [Find out more about this decision\(item 12\)](#)

To approve the sale of land at Thurcaston Road, Ashton Green for employment use and the addition of funds to the capital programme for the construction of a new estate road.

Decision Maker: City Mayor (Individual Decision)

Decision published: 31/01/2023

Effective from: 16/02/2023

Decision:

- 1) Approve the freehold disposal of 6.36 acres of land at Ashton Green, as detailed in the report, to Walkers Snack Foods Ltd.
- 2) Add a sum of £2.25m to the Capital Programme for the construction of a new estate road to serve the disposal property and adjoining land for future employment development.

Note: Appendix 2 to the report is marked “Not for Publication” because it contains exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 as amended: i.e. “Information relating to the financial or business affairs of any particular person (including the Authority holding that information)”. Appendix 2 will be published on the decision page of the Council’s website once the contracts have been entered into.

Wards affected: Beaumont Leys;

Lead officer: Greg Pollard

16/12/2021 - [Ashton Green - Appointment of a Development Partner](#) ref:
1243 **Recommendations Approved**

- [Find out more about this decision\(item 11\)](#)

To approve the appointment of Morris Homes Limited as Development Partner for a 18.8 ha (46.5 acres) parcel of residential development land known as Ashton Green, Phase C and to enter into a Development Agreement.

Decision Maker: City Mayor (Individual Decision)

Decision published: 16/12/2021

Effective from: 24/12/2021

Decision:

Appointment of Morris Homes Limited as Development Partner and entering into a Development Agreement for the sale of land and development of Phase C, Ashton Green on detailed terms to be agreed by the Strategic Director (City Development and Neighbourhoods).

Wards affected: Beaumont Leys;

Lead officer: Geoff Mee

19/12/2018 - [ASHTON GREEN - HIGHWAY INFRASTRUCTURE PROGRAMME](#)ref:
[1010](#) **Recommendations Approved**

- [Find out more about this decision\(item 10\)](#)

To approve the highway infrastructure programme of works in support of the Ashton Green Development with 100% funding of £10m from the Housing Infrastructure Fund (Homes England).

Decision Maker: City Mayor (Individual Decision)

Decision published: 11/12/2018

Effective from: 01/01/2019

Decision:

- a) Approve a £10m programme of highway infrastructure works in support of the Ashton Green development following confirmation of 100% grant funding from Homes England via the Housing Infrastructure (Marginal Viability) Fund.
- b) Approve the addition of the works to the capital programme, fully funded by Government grant.
- c) Approve the entering into a Grant Determination Agreement with Homes England for the drawn down of funding on a quarterly basis until the grant expires on 31 March 2021.

Wards affected: Beaumont Leys;

Lead officer: Geoff Mee

28/11/2018 - [Ashton Green Road, Ashton Green - Introduction of temporary speed cushionsref: 1003](#) **Recommendations Approved**

- [Find out more about this decision\(item 9\)](#)

The purpose of this report is to seek the City Mayor's approval to the introduction of temporary speed cushions to the frontage of the Morris Homes Glebelands Park development on Ashton Green Road, Ashton Green.

Decision Maker: City Mayor (Individual Decision)

Decision published: 29/11/2018

Effective from: 07/12/2018

Decision:

To approve the installation of a scheme of temporary speed cushions to the frontage of the Morris Homes Glebelands Park development on Ashton Green Road, Ashton Green

Wards affected: Beaumont Leys;

Lead officer: Amy Cooper

29/11/2017 - [Ashton Green - Appointment of a Development Partnerref:](#)

[898](#) **Recommendations Approved**

- [Find out more about this decision\(item 8\)](#)

The purpose of the report is to approve the appointment of Kier Living Ltd as Development Partner for a 15 ha (37 acres) parcel of residential development land (Parcel 4) at Ashton Green and to enter into a Development Agreement.

Decision Maker: City Mayor (Individual Decision)

Decision published: 29/11/2017

Effective from: 07/12/2017

Decision:

Appointment of Kier Living Ltd as Development Partner and entering into a Development Agreement for the sale of land and development of Parcel 4, Ashton Green on detailed terms to be agreed by the Strategic Director (City Development and Neighbourhoods) in consultation with the City Mayor.

Wards affected: Beaumont Leys;

Lead officer: Geoff Mee

22/08/2017 - [ASHTON GREEN HIGHWAY INFRASTRUCTURE:A46/ANSTEY LANE](#)ref:
857 **Recommendations Approved**

- [Find out more about this decision\(item 7\)](#)

To approve capital matching funding of up to £2.9m in support of confirmed grant funding of up to £5m from the Growth & Housing Fund to deliver highway infrastructure in support of the Ashton Green development project.

Decision Maker: City Mayor (Individual Decision)

Decision published: 14/08/2017

Effective from: 31/08/2017

Decision:

Increase in the capital programme of £7.9m funded by grant of £5m and prudential borrowing of up to £2.9m for a major highway infrastructure scheme required as part of the Ashton Green development.

Wards affected: Beaumont Leys;

Lead officer: Geoff Mee

25/08/2016 - [A 3 year lease and an option agreement for the sale of land at Bennion Road, Ashton Greenref: 718](#) **Recommendations Approved**

- [Find out more about this decision\(item 6\)](#)

To dispose of 0.69 hectares of employment land at Bennion Road, Ashton Green.

Decision Maker: City Mayor (Individual Decision)

Decision published: 25/08/2016

Effective from: 03/09/2016

Decision:

1. Approve a 3 year lease and an option agreement for the sale of 0.69 hectares of employment land at Bennion Road, Ashton Green to Samworth Brothers Limited.
2. That the Director of Estates and Building Services is given delegated authority to agree the detailed terms of the lease and disposal via the option agreement.

Note the report is marked "Not for Publication" because it contains exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the local Government Act 1972 as amended: i.e.

"Information relating to the financial or business affairs of any particular person (including the Authority holding that information)".

Wards affected: Beaumont Leys;

Lead officer: Geoff Mee

31/05/2016 - [Sale of Land at Ashton Greenref: 694](#) **Recommendations Approved**

- [Find out more about this decision\(item 5\)](#)

To approve the sale of land at Ashton Green to Morris Homes Limited.

Decision Maker: City Mayor (Individual Decision)

Decision published: 31/05/2016

Effective from: 08/06/2016

Decision:

Sale of Parcel 1, Glebelands Wood, Leicester Road, Ashton Green to Morris Homes Limited.

Note the report is marked "Not for Publication" because it contains exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the local Government Act 1972 as amended: i.e. "Information

relating to the financial or business affairs of any particular person (including the Authority holding that information)".

Wards affected: Beaumont Leys;

Lead officer: Geoff Mee

03/12/2015 - ASHTON GREEN - PHASE A INFRASTRUCTURE

- [Find out more about this decision\(item 4\)](#)

Transport improvements and green infrastructure works in support of the first phase of residential development. Value of the scheme is £1.5million.

Decision Maker: City Mayor/Executive

Decision due date: Not before 01/03/2017

Notice of decision: 03/12/2015

13/02/2015 - [Sale of Land at Ashton Greenref: 554](#) **Recommendations Approved**

- [Find out more about this decision\(item 3\)](#)

To sell a parcel of residential development land at Ashton Green to Morris Homes Limited.

Decision Maker: City Mayor (Individual Decision)

Decision published: 13/02/2015

Effective from: 24/02/2015

Decision:

Sale of Parcel 1, Glebelands Wood, Leicester Road, Ashton Green to Morris Homes Limited

Note the report is marked "Not for Publication" because it contains exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the local Government Act 1972 as amended: i.e. "Information relating to the financial or business affairs of any particular person (including the Authority holding that information)".

Wards affected: Beaumont Leys;

Lead officer: Geoff Mee

26/11/2012 - [Ashton Green Employment Land Sale and Accessref:](#)

[272](#) **Recommendations Approved**

- [Find out more about this decision\(item 2\)](#)

To approve funding for access road and land disposal.

Decision Maker: City Mayor (Individual Decision)

Decision published: 16/11/2012

Effective from: 04/12/2012

Decision:

To approve a one to one sale of 4.54 ha of employment land at Ashton Green and the use of the Growing Places Fund for the construction of a new highway access.

Note the report is marked "Not for Publication" because it contains exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the local Government Act 1972 as amended: i.e. "Information relating to the financial or business affairs of any particular person (including the Authority holding that information)".

Wards affected: Beaumont Leys;

Lead officer: Geoff Mee

17/08/2012 - GROWING PLACE FUND ROUND 1 - ASHTON GREEN EMPLOYMENT LAND ACCESS

- [Find out more about this decision\(item 1\)](#)

Decision Maker: City Mayor/Executive

Decision due date: Between 01/09/2012 and 31/12/2012
