

**Leicester City Local Plan 2020-2036
Matter 2 – Policy SL05**

10th October 2024

At the hearing session on 8th October 2024 there was discussion of the relationship between Strategic Site 4 (Land west of Anstey Lane) in the Leicester City Local Plan and allocations in the emerging Charnwood Local Plan, particularly in relation to Green Wedge functions. The following pages set out extracts from the emerging Charnwood Plan that relate to two allocations: HA12 (Land at Gynsill Lane and Anstey Lane, Glenfield) and HA43 (Land west of Anstey).

As well as showing the spatial relationship between the allocations, the extracts show the policies that would provide for, among other things:

- joint working with neighbouring authorities to maintain Green Wedge functions (Policy DS3(HA12) bullet point 1 and Policy DS3(HA43) bullet point 3),
- an enhancement of the Green Wedge in terms of a country park as part of HA43 (Policy DS3(HA43) bullet point 2),
- an overall approach that seeks for allocations to come forward in a co-ordinated way.

Also included is the policy on Green Wedges more generally.

It should be noted that consultation on main modifications to the Charnwood Plan closed last month. The extracts are from a tracked changes version of the plan showing the effects of the main modifications that were consulted upon.

Housing Allocations

- 2.64. Our spatial strategy has identified the most appropriate locations for development to meet the Borough's housing needs while meeting our other strategic objectives and the wider aims of sustainable development. We have used a site selection process informed by a sustainability appraisal to identify the most suitable housing sites from those that are available to achieve the distribution of development set out in our spatial strategy. That process has also been informed by the need to secure the provision of the infrastructure necessary to support sustainable development.

The design and layout of development can contribute to managing its impact on, and accessibility to, infrastructure. We expect the design and layout of development on our allocated sites to be considered comprehensively with development at nearby sites, especially with regards to the following clusters of adjacent or adjoining sites:

- Syston – sites HA1, HA2, HA3 and HA8
- Loughborough – sites HA15, HA16 and HA17.
- Loughborough – HA18 and LUC3 (Loughborough Science and Enterprise Park)
- Shepshed (West) – HA32 and HA34
- Shepshed (South) – HA39, HA40 and HA41
- Barrow upon Soar – HA45 and HA46
- Queniborough – HA64 and HA65

Proposals should respond positively to opportunities for integrating infrastructure provision between sites, including in respect of site access arrangements, other highways and transport requirements and landscaping and other green infrastructure. For highways and transport, this particularly relates to:

- i. avoiding a proliferation of new site access points and potential deliverability risks (e.g. due to highway safety or capacity issues);
- ii. avoiding duplication and/or conflict between sites in respect of other localised off-site transport requirements (e.g. the installation of new footways, cycleways, crossing facilities, bus stops or passenger transport service provision); and
- iii. facilitating opportunities to provide joint/linked on-site transport infrastructure in those cases where sites directly adjoin, for instance the provision of spine road(s), walking and cycling facilities and/or passenger transport services that connect through/between the sites, which may reduce or negate some of the likely off-site transport infrastructure requirements described through (i) and (ii) above.

- 2.65. For a number of sites, we have included site specific policies that are required to address specific constraints, wider objectives or other issues related to those sites. Site policies should be read in conjunction with the place-based and topic-based policies in the plan. If there is no site policy this means that the issues relating to that site are adequately addressed by applying place-based and topic-based policies in this local plan. Some of the site policies are accompanied by illustrative diagrams to assist with interpreting the policies. In some cases these diagrams show, in darker orange, where housing should be located within the allocation boundary. When development is complete, designations of Countryside, Areas of Local Separation and Green Wedge will extend into the allocation up to the edge of the built form of the development.

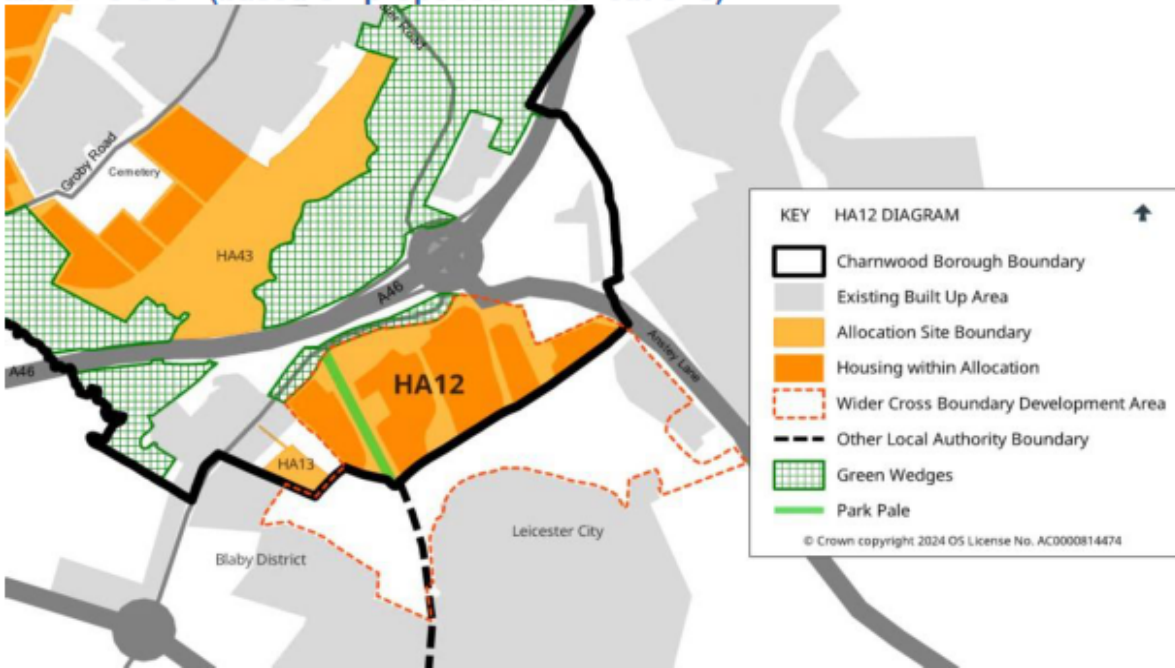
Policy DS3: Housing Allocations

We will make provision for homes in accordance with Policy DS1 and will support housing development on the sites listed in this policy. We will support development that:

- is cohesive and integrated with other allocations set out in this plan including in relation to the provision of new schools and other infrastructure; and
- in accordance with the other policies in this plan and the site-specific requirements set out in this policy below.

HA12 Land at Gynsill Lane and Anstey Lane, Glenfield

- 2.73. Site HA12 Land at Gynsill Lane and Anstey Lane, Glenfield is located in an area that was previously designated as part of a Green Wedge adjoining Leicester, and the capacity of the site has been reduced to enable key Green Wedge functions to be retained as part of the development. Parts of the site are shown by our evidence to be at risk from surface water flooding related to two depressions within the site. The site will contribute to the cost of providing a new primary school that will meet the needs of this development and other development in Glenfield. The school may be located on this site.
- 2.74. The following diagram provides a visual guide to assist with interpretation of the policy below. It also provides a concept masterplan for the site for illustrative purposes. We will work with our partners to refine the masterplan as more detailed evidence is prepared.



Policy DS3(HA12) Land at Gynsill Lane and Anstey Lane, Glenfield

We will support development proposals at site HA12 that:

- are supported by a Green Infrastructure strategy, prepared in consultation with the local planning authority, Blaby District Council and Leicester City Council, that demonstrates how Green Wedge functions will be maintained as part of the development of the site, including ensuring that the effect upon the separate identities and landscape setting of distinct settlements is mitigated, and linked areas of open space into the urban area of Leicester are maintained;
- are accompanied by a Design and Access Statement, or similar document, that sets out how the site layout and planting schemes respond to the site’s topography to minimise the impact of the development on the landscape, retain the Park Pale (an undesignated heritage asset) as open space and maintain and enhance the significance of heritage assets;
- are accompanied by a flood risk assessment which responds to the evidence of flood risk on the site and demonstrates how mitigation of those risks, including securing appropriate site access arrangements, can be satisfactorily achieved so as to meet the Exception Test; and
- provide the site for a new 1 form entry primary school located on land within the allocated site boundaries and of a size and specification which meets Leicestershire County Council’s requirements or contribute to the reasonable costs of the provision

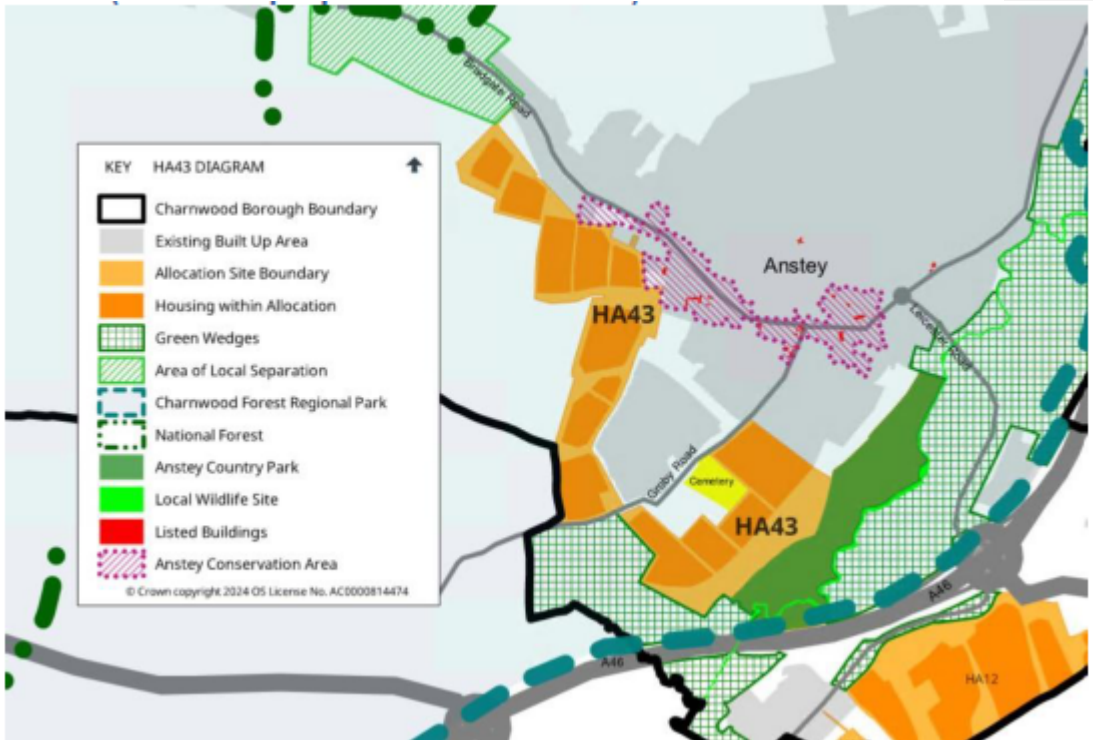
of a new 1 form entry primary school within a safe walking distance from the site. We will expect the reasonable costs of making this provision to be shared amongst the developments that it would serve.

Before outline permission is granted for the site, or any part of the site, we will require:

- A masterplan to be agreed with the Local Planning Authority in consultation with Leicester City Council and Blaby District Council which includes access, landscaping, education provision, delivery and phasing arrangements for the wider cross boundary development area whole allocation, in order to achieve comprehensive development; and
- a development brief, design code or equivalent to be prepared to inform decisions on detailed planning applications or reserved matters applications to ensure a cohesive approach to the design and impacts are satisfactorily mitigated.

HA43 Land west of Anstey

- 2.104. Site HA43 Land west of Anstey includes an area, in the southern part of the site that was previously designated as part of a Green Wedge adjoining Leicester, and also land to the north which is within a sensitive Charnwood Forest landscape. Part of the site is adjacent to the Anstey Conservation Area. The development will provide a site for a new primary school that will meet the needs of this development and other development in Anstey.
- 2.105. The following diagram provides a visual guide to assist with interpretation of the policy below. It also provides a concept masterplan for the site for illustrative purposes. We will work with our partners to refine the masterplan as more detailed evidence is prepared.



Policy DS3(HA43) Land west of Anstey

We will support development proposals at site HA43 that:

- retain existing hedgerows and add high canopy trees and other planting to create a softer appearance to the development, particularly at its edges, that provides a greater sense of separation between the development and other settlements and reduces the urbanising effects of the development when viewed from the wider landscape;
- provide a network of open spaces, including a country park to the south of the site, and active travel routes that serve the development and which link to significant locations outside the site;
- are supported by a Green Infrastructure strategy, prepared in consultation with the local planning authority, Hinckley and Bosworth Borough Council, and Leicester City Council, that demonstrates how Green Wedge functions will be maintained as part of the development of the site, including ensuring that the effect upon the separate identities and landscape setting of distinct settlements is mitigated, and linked areas of open space into the urban area of Leicester are maintained;

- provide the site for a new 1 form entry primary school located on land within the allocated site boundaries and of a size and specification which meets Leicestershire County Council's requirements and adopt a co-ordinated approach to development across the three land parcels that make up the site to ensure that it provides land for the school and the other infrastructure necessary to support the development as a whole. We will expect the reasonable costs of making this provision to be shared amongst the developments that it would serve;
- facilitate delivering a design for the school that complements its Charnwood Forest setting and minimises its impact on the landscape; and
- are accompanied by a Design and Access Statement, or similar document, that sets out how the development will preserve and enhance the character, appearance and setting of the Anstey Conservation Area including through screening and/or by providing an appropriate relationship between new dwellings and existing dwellings along Bradgate Road.

Before outline permission is granted for the site, or any part of the site, we will require:

- a masterplan to be agreed which includes delivery and phasing arrangements for the whole allocation, in order to achieve comprehensive development that is integrated with the delivery of necessary infrastructure across the development as a whole, and so that the timing of the delivery of the new primary school, its location, and transport links to it reduce highway impacts and maximise the potential to use sustainable travel options; and
- a development brief, design code or equivalent to be prepared to inform decisions on detailed planning applications or reserved matters applications to ensure a cohesive approach to the design and impacts are satisfactorily mitigated.

Green Infrastructure

- 8.9. The natural environment and the different types of green spaces that make it up benefit from a connectivity between these spaces. This network of formal and semi-natural green spaces across the Borough is known as Green Infrastructure. It is important for providing habitat and landscape connectivity for wildlife; offering safe and attractive cycling and walking routes for people, including non-motorised users; helping us to manage flooding; and, countering the heat island effect in urban areas by reducing the heat retained in buildings and streets.
- 8.10. Our strategically important areas of Green Infrastructure include the National Forest and the Charnwood Forest Regional Park, River Soar and Grand Union Canal corridor and the Green Wedges which extend from the Leicester urban area. We have therefore developed specific policies for these. However, outside these areas other Green Infrastructure and features of the natural environment continue to play an important role. Other green infrastructure can also be identified in neighbourhood plans.

Green Wedges

- 8.11. Green Wedges are a long-standing policy designation used by the city of Leicester and the districts that surround it. The functions of Green Wedges are:
- to guide development form;
 - to provide a green lung into the City;
 - to ensure that as the urban area grows, it is accompanied by open areas for people and for wildlife and
 - to safeguard the identities of communities within and around urban areas.
- 8.12. Green Wedges are distinct from other types of open space including Areas of Local Separation, in that they provide a continuous corridor of land into urban areas therefore linking town and countryside.

- 8.13. Together with our partners we have a shared methodology for reviewing our Green Wedges and we have used this to consider which of our networks of green spaces perform the functions of a Green Wedge. We have also considered the opportunity for Green Wedges to be provided in association with our new strategic developments.
- 8.14. Our strategy proposes the following Green Wedges as part of our Green Infrastructure network:
- Leicester (Beaumont Leys)/Birstall/Thurcaston/ Cropston/Anstey/ Glenfrith/ Groby (GW1)
 - Birstall/Leicester/Thurmaston (Soar Valley North) (GW2)
 - Leicester Hamilton (GW3).
- 8.15. Our development strategy includes allocations of land within areas of Green Wedge and development proposals for these sites should be considered against the policy for the Leicester Urban Area and policies for specific sites.

Policy EV2: Green Wedges

We will work with our partners to manage the pattern of development to protect areas of Green Wedge defined on the Policies Map to ensure they fulfil their functions to provide a green lung into the City, open areas for people and for wildlife, and to safeguard the identities of communities within and around urban areas.

We will support development in Green Wedges where it:

- **Is small scale and retains the predominantly open and undeveloped character of the Green Wedge;**
- **retains and creates green networks between the countryside and open spaces within the urban areas; and**
- **retains and enhances public access to the Green Wedge, especially for recreation.**