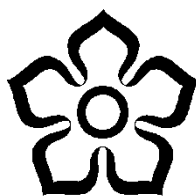


Green Wedge Review Addendum Report February 2020



Leicester
City Council

The information in this document has been used to support the preparation of the Local Plan. If you need assistance reading this document, or require it in a different format, please contact us via [email planning.policy@leicester.gov.uk](mailto:planning.policy@leicester.gov.uk) or call on 0116 454 0085.

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1. Introduction

1.1 Green wedges are a local planning policy designation that have been used in Leicestershire since the 1980s. Their extent and purpose have been defined in various planning policy documents since then, e.g. the Leicester and Leicestershire Structure Plan, Local Plans, East Midlands Regional Plan and Local Development Framework documents, such as the Core Strategy.

1.2 There is a commitment for local authorities to review the extent of green wedges. This was set out in the East Midlands Regional Plan 2009 and recognised in Local Plan documents and Core Strategies. The nature of green wedges means that they often cross one or more district boundaries. Local authorities in the Leicester and Leicestershire Housing Market Area have prepared a joint methodology for green wedge reviews so that the reviews are done in a consistent way.

1.3 Strategic planning is also dealt with by the [Strategic Growth Plan](#) which sets out the aspirations for delivering growth (housing, economic, infrastructure) in Leicester and Leicestershire until 2050.

1.4 Purpose of green wedges

1.5 Green wedges are areas of land designated through the plan making process. They are intended to serve four main strategic planning functions. These are:

1.6 Preventing the merging of settlements

Green wedges will safeguard the identity of communities within and around urban areas that face growth pressures. The coalescence of settlements should be considered in terms of both physical separation and the perception of distance between the settlements.

1.7 Guiding development form

Green wedges will guide the form of new developments as urban areas extend. Consideration will be given to designating new green wedges or amending existing ones where it would help shape the development of new communities such as potential sustainable urban extensions.

1.8 Providing a green lung into urban areas

Green wedges will provide communities with access to green infrastructure and the countryside beyond. They are distinct from other types of open space in that they provide a continuous link between the open countryside and land which penetrates into urban areas. Green wedges also provide a range of uses such as:

- Open space, sport and recreation facilities;
- Flood alleviation measures;
- Improving air quality;
- Protection and improvement of wildlife sites and the links between them;
- Protection and improvement of historic and cultural assets, and the links between them;
- Links to green infrastructure at both a strategic and local level;

- Transport corridors.

1.9 Acting as a recreational resource

Green wedges will provide a recreational resource. This could include informal and formal facilities now and in the future. Public access will be maximised.

1.10 Consultation and Local Plan

- 1.11 The Green Wedge Review (2017) examined the extent and functions of Leicester's green wedges, and forms part of the evidence base for the preparation of the new Local Plan. This Addendum builds on the Green Wedge Review (2017). It provides an update to the development pressures facing each green wedge, summarises the average strength of the green wedge sub areas, and provides a qualitative summary of the overall green wedge, and sub areas.

2. District and Borough Green Wedge Reviews

- 2.1 Each district and borough council is at different stage with producing its local plans and green wedge reviews. Links to their websites are below.

[Blaby District Council](#)

[Charnwood Borough Council](#)

[Harborough District Council](#)

[Hinckley and Bosworth Borough Council](#)

[Oadby and Wigston Borough Council](#)

[North West Leicestershire District Council](#)

3. Methodology

- 3.1 The Leicester and Leicestershire Green Wedge Review: Joint Methodology was produced in July 2011. It was prepared by six Leicestershire Local Authorities, which included Charnwood, Harborough, Hinckley and Bosworth, Leicester City, North West Leicestershire and Oadby and Wigston. The methodology has also been agreed by key stakeholders.
- 3.2 Officers at Leicester City Council carried out a review of each green wedge in Leicester in accordance with the Joint Methodology and published their analysis and evaluation in the Green Wedge Review (2017).
- 3.3 The analysis of the green wedges included comments on location and size of the green wedge, topography and the risk of flooding to areas of the green wedge; current land uses; development pressures and any significant planning applications which would impact the green wedge, air quality and the strength of the existing boundaries of the green wedge. The planning applications identified within the Green Wedge Review (2017) were determined between January 2006 and June 2017.
- 3.4 The Green Wedge Review (2017) involved a desk based analysis of each green wedge, before site visits were undertaken to assess the extent to which a green wedge continued to carry out the four functions. Throughout the analysis, the wedges had been divided into smaller areas defined by natural boundaries such as hedgerows, rivers, footpaths and highways, in order to identify any weaker areas within the wedges. Each area of each wedge has been assessed against the four functions of a green wedge highlighted in the Joint Methodology and given a strength rating of strong, moderate, weak or does not meet purpose.
- 3.5 Officers reviewed each part of the green wedge against a strength based criteria shown below.

Purpose	Criterion	Strength
(1) To prevent the merging of settlements	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, taking into consideration: landscape scale/pattern, topography, development patterns and views.	<p>STRONG: Area provides an essential gap between two or more settlements, restricting development which, as a result of the area's landscape scale/pattern, topography, intervisibility or development patterns, would lead to the merging of these settlements.</p> <p>MODERATE: Provides a gap between two or more settlements, restricting further development which, as a result of the area's landscape scale/pattern topography, intervisibility or development patterns, may lead to the merging of these settlements.</p>

		<p>WEAK: Provides a less critical gap between two or more settlements which, as a result of the area's scale, character, landscape scale/pattern, topography, intervisibility or development patterns is unlikely to restrict coalescence or prevent further coalescence between settlements.</p> <p>DOES NOT MEET PURPOSE: Gap is of sufficient scale or character that the area plays no role in preventing coalescence, or settlements have already coalesced.</p>
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Purpose	Criterion	Strength
(2) To guide development form	Logical, defensible and readily recognisable external and intermediate boundaries guide, rather than restrict the form of future development.	<p>STRONG: Area is bounded by defensible and readily recognisable linear boundary features which guide rather than overly restrict the form of future surrounding developments, whilst ensuring that the integrity of the designation is maintained.</p> <p>MODERATE: Area is largely bounded by defensible and readily recognisable linear boundary features which guide rather than overly restrict the form of future surrounding developments, whilst ensuring that the integrity of the designation is maintained. Some areas with weaker or less logical boundaries restrict development but do not provide clarity on what form development should take.</p> <p>WEAK: While some boundaries are logical, much of the area is bounded by features which are weakly defined or difficult to recognise. Thus, it restricts rather than guides future development form.</p> <p>DOES NOT MEET PURPOSE: The area is bounded by features which are weakly defined or difficult to recognise. The designation restricts rather than guides future development form.</p>

Purpose	Criterion	Strength
(3) To provide a 'green lung' into urban areas	Forms a strongly connected corridor or network of green infrastructure which penetrates into existing or planned areas of built form.	<p>STRONG: Forms a strongly connected corridor or network of green infrastructure which penetrates into existing or planned areas of built form.</p> <p>MODERATE: A fragmented corridor or network of green infrastructure exists with several clearly defined connections remaining.</p> <p>WEAK: A collection of disparate green spaces weakly linked by fragmented corridors, with little penetration into existing or planned areas of built form.</p> <p>DOES NOT MEET PURPOSE: Overall lack of green infrastructure with small areas that remain isolated by intervening built form.</p>

Purpose	Criterion	Strength
(4) To provide a recreational resource	Provides a range of publicly accessible, formal and informal opportunities for recreation.	<p>STRONG: The area is wholly publicly accessible and provides an exemplary range of formal and informal opportunities for recreation.</p> <p>MODERATE: The area is wholly or partially publicly accessible and provides an adequate range of formal and/or informal opportunities for recreation.</p> <p>WEAK: The area is partially publicly accessible and provides a limited range of formal or informal opportunities for recreation.</p> <p>DOES NOT MEET PURPOSE: The area is not publicly accessible or fails to provide a range of formal or informal opportunities for recreation.</p>

3.6 In order to 'rank' the green wedges by strength, a numerical value was applied to each of the four strength ratings (as shown below),

- 3.7 Strength and Rating:
 Strong - 4
 Moderate - 3
 Weak - 2
 Does Not Meet Purpose - 1

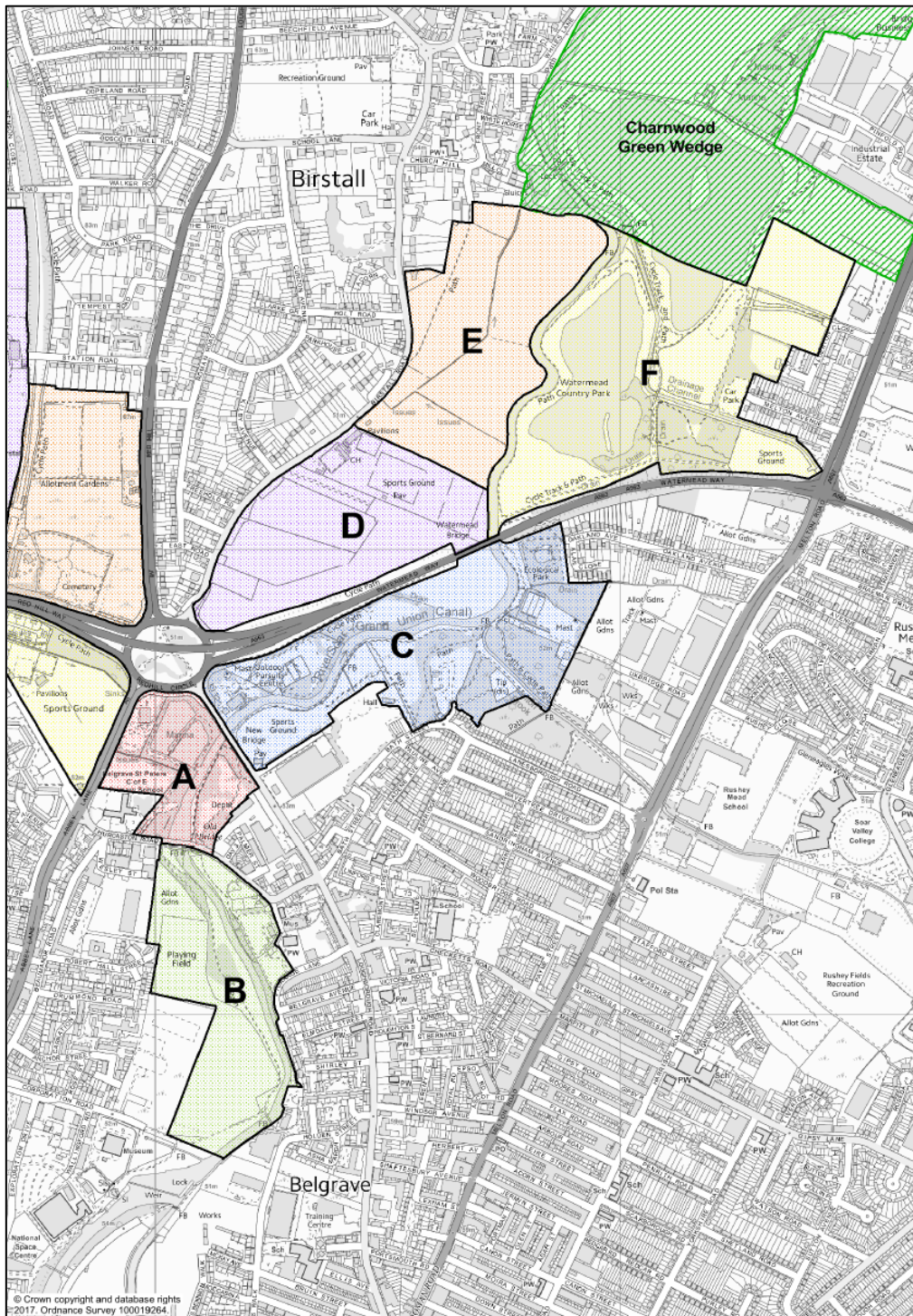
- 3.8 An average was calculated for each green wedge sub area and this was used to determine the average strength for the green wedge, as a whole. The average strength for each green wedge, as a whole, was published in the Green Wedge Review (2017). During the production of this Addendum, it has been noted that the average strength of the Evington Green Wedge, as a whole, should be 3.19 (not 3.25 as identified in the Green Wedge Review, 2017).
- 3.9 Whilst this is a simple and easy way of comparing each green wedge, it should be noted that the figures are not intended to replace the qualitative assessment of each wedge. The criteria and explanations for each sub area should always be considered as the primary method of assessing the strength of each green wedge.
- 3.10 In addition to the Green Wedge Review (2017), the council have produced this Addendum report. This Addendum provides an update to the development pressures facing each green wedge, identifying planning applications determined within the green wedges between July 2017 and December 2019. The addendum also provides the average strength of the green wedge sub areas and provides a qualitative summary of the overall green wedge and sub areas.
- 3.11 It should be recognised that it will be necessary to balance a site's role within the green wedge with wider planning considerations such as the strategic need for employment or housing land in the City. The acceptability of development in a green wedge location will ultimately be decided through the Local Plan process at the Examination in Public.

4. Analysis and Evaluation

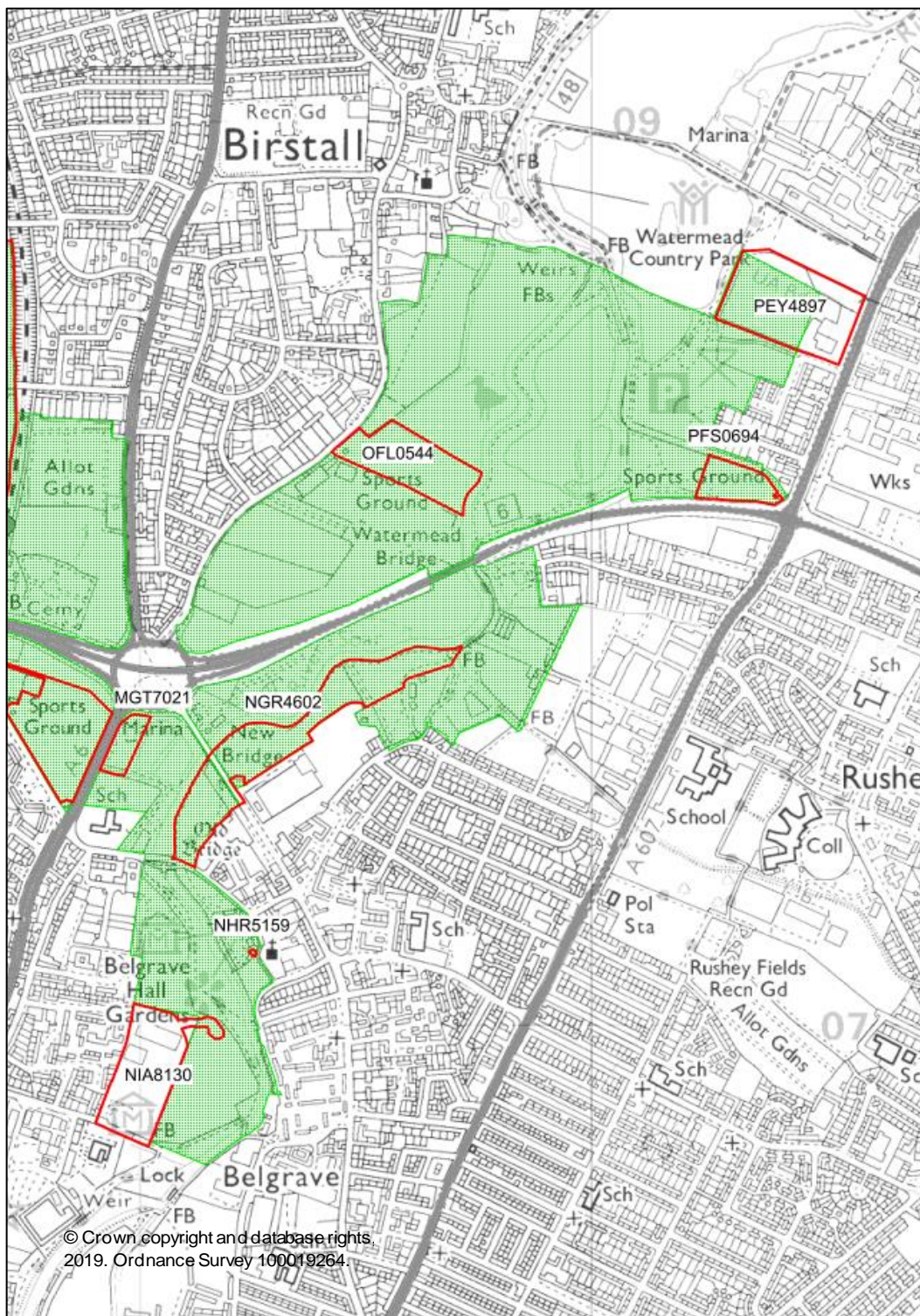
4.1 Watermead Park

4.2 Location and Size

4.3 Watermead Park Green Wedge is located in the north of the city. The green wedge designation continues over the boundary of the city into Charnwood Borough Council's administrative area.



4.4 Development Pressures



Location	PPRN	Proposal	Application Number	Decision
Abbey Lane, Blockbuster Video Adj Macdonalds	MGT7021	Installation of one non-illuminated fascia sign and three vinyl window signs to front of building (class A1); one non-illuminated sign to existing totem sign.	20171453	Conditional Approval
As above	MGT7021	Installation of one non illuminated fascia sign; one totem sign.	20180432	Withdrawn
Loughborough Road Bridge, Land Adjacent	NGR4602	Discharge of condition 7 (construction and ecological management) attached to planning permission 20162352.	20171331	Unconditional Approval
Loughborough Road Bridge, Land Adjacent	NGR4602	Retrospective application for the placement of a dual purpose culvert under Loughborough Road in northern Leicester as part of the ongoing flood defence scheme; ongoing works in the area occurring adjacent to the Loughborough Road bridge.	20182011	Withdrawn
33 Church Road	NHR5159	Construction of single storey extension at rear of house (class C3).	20171828	Refusal (Appeal Dismissed)
33 Church Road	NHR5159	Internal and external alterations to grade ii listed building	20172394	Refusal (Appeal Outstanding)
Corporation Road, John Ellis College Site	NIA8130	Screening opinion as to whether an environmental impact assessment is required for development of former John Ellis College (class C3).	20171743	No Observations
Corporation Road, John Ellis College Site	NIA8130	Screening opinion as to whether an environmental impact assessment is required for development of former John Ellis College.	20180586	No Observations
Corporation Road, John Ellis College Site	NIA8130	Removal of five trees covered by a tree protection order; engineering operations consisting of land excavation, remodelling, drainage and landscaping works to create development platform (amended).	20180059	Conditional Approval
Corporation Road, John Ellis College Site	NIA8130	Discharge of conditions attached to planning permission 20180059: condition 8 (ecology) and condition 10 (TPO trees to be protected from damage).	20181760	Unconditional Approval

Corporation Road, John Ellis College Site	NIA8130	Hybrid application for; full application for the development of a part four, part five storey building to provide 4,629 sqm collaborative research and business floorspace (class B1/D1), associated hard and soft landscaping, car parking and access and outline application of two further phases. [Full proposal description available on the Council's website].	20182094	Conditional Approval
Corporation Road, John Ellis College Site	NIA8130	Removal/variation of condition 9 (lemp) attached to planning permission 20180059; removal of five trees covered by a TPO, land excavation, remodelling, drainage and landscaping works to create a development platform (amended).	20191295	Withdrawn
Corporation Road, John Ellis College Site	NIA8130	Discharge of condition attached to planning permission 20180059: condition 3 (contamination scheme).	20191380	Unconditional Approval
Corporation Road, John Ellis College Site	NIA8130	Discharge of condition attached to planning permission 20182094: condition 19 (construction method statement)	20191600	Unconditional Approval
Corporation Road, John Ellis College Site	NIA8130	Non-material amendment to planning permission 20180059 to allow a proposed temporary change to the development platform levels and alteration to wording of condition 6.	20191617	Conditional Approval
Corporation Road, John Ellis College Site	NIA8130	Discharge of condition attached to planning permission 20182094: condition 22 (employment and skills training plan).	20192020	Unconditional Approval
Birstall Road, Sports Ground	OFL0544	Discharge of condition attached to planning permission 20130904: condition 2 (footway); condition 3 (site lines); condition 8 (landscaping); condition 11 (drainage); condition 12 (archaeology); condition 16 (ecology); condition 17 (ecology mitigation).	20172469	Withdrawn
510 Melton Road, The Watermead	PEY4897	Implementation of planning permissions 20042485 and 20060692 subject to the conditions attached to those permissions.	20181860	Unconditional Approval
Watermead Way, Melton Road Sports Ground	PFS0694	Non-material amendment to planning permission 20150794.	20180380	Withdrawn
Watermead Way, Melton Road Sports Ground	PFS0694	Discharge of conditions attached to planning permission 20150794: 7 (trees protection) and 9 (protected species survey).	20190756	Refusal

Watermead Way, Melton Road Sports Ground	PFS0694	Discharge of conditions 7 (trees protection) and 9 (protected species survey) attached to planning permission 20150794.	20191192	Refusal
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4.5 Sub Areas - Qualitative Summary and Average Strength

Watermead Green Wedge		
Sub Area	Average Strength	Qualitative Summary
Area A	4	Overall, Area A performs strong in all four purposes of the green wedge.
Area B	4	Overall, Area B performs strong in all four purposes of the green wedge.
Area C	3.75	Overall, Area C performs strong in several green wedge purposes, with a moderate contribution to guiding development form.
Area D	3.75	Overall, Area D acts as moderate recreational resource, and contributes strongly to the remaining green wedge purposes.
Area E	3.75	Overall, Area E acts as moderate recreational resource, and contributes strongly to the remaining green wedge purposes.
Area F	3.5	Overall, when considered in conjunction with the adjacent green wedge areas and settlements within Leicester City and Charnwood, Area F performs strong in preventing the merging of settlements and providing a green lung into the urban area, whilst its contributions to guiding development form and acting as a recreational resource are moderate.

4.6 Overall Qualitative Summary

Watermead Green Wedge	
Criteria	Qualitative Summary
To prevent the merging of settlements.	The Watermead Green Wedge prevents the merging of at least four settlements, Birstall to the north (in Charnwood's area of control), development of Troon Way to the east, development of Beaumanor Road to the south west, and Belgrave to the south east. All areas score strongly in this green wedge purpose.
To guide development form.	There are clear, defined boundaries including Birstall Road, Abbey Lane and Red Hill Circle to the west, and Watermead Way to the east. It also bounded by the edge and rear of developments or fence lines towards the south, south east, and north east, whilst the northern boundary adjoins Charnwood's administrative area. Most areas within the green wedge score strongly in this purpose.

To provide a green lung into urban areas.	The Watermead Green Wedge is well connected to other areas of green wedge, both in Charnwood's administrative area and the Thurcaston Road Green Wedge, to form a strongly connected green corridor which penetrates into the existing built form. All areas within the green wedge score strongly in this purpose.
To provide a recreational resource.	The green wedge contains the Grand Union Canal, Watermead Country Park, Ellis Meadows Park, natural green space, and the river/canal to provide a large range of publicly accessible recreational opportunities including fishing, cycling, walking, dog walking, and water based activities. The green wedge areas to the west of the Grand Union Canal also provide recreational opportunities although these are largely through private recreation opportunities.

Watermead Green Wedge	
Summary	Overall, the Watermead Green Wedge achieves all four functions of the green wedge. It is a well connected to other green wedges in Leicester and Charnwood's administrative area, strongly helps to prevent the merging of several settlements, provides a range of recreational resources, and positively contributes to guiding development form.



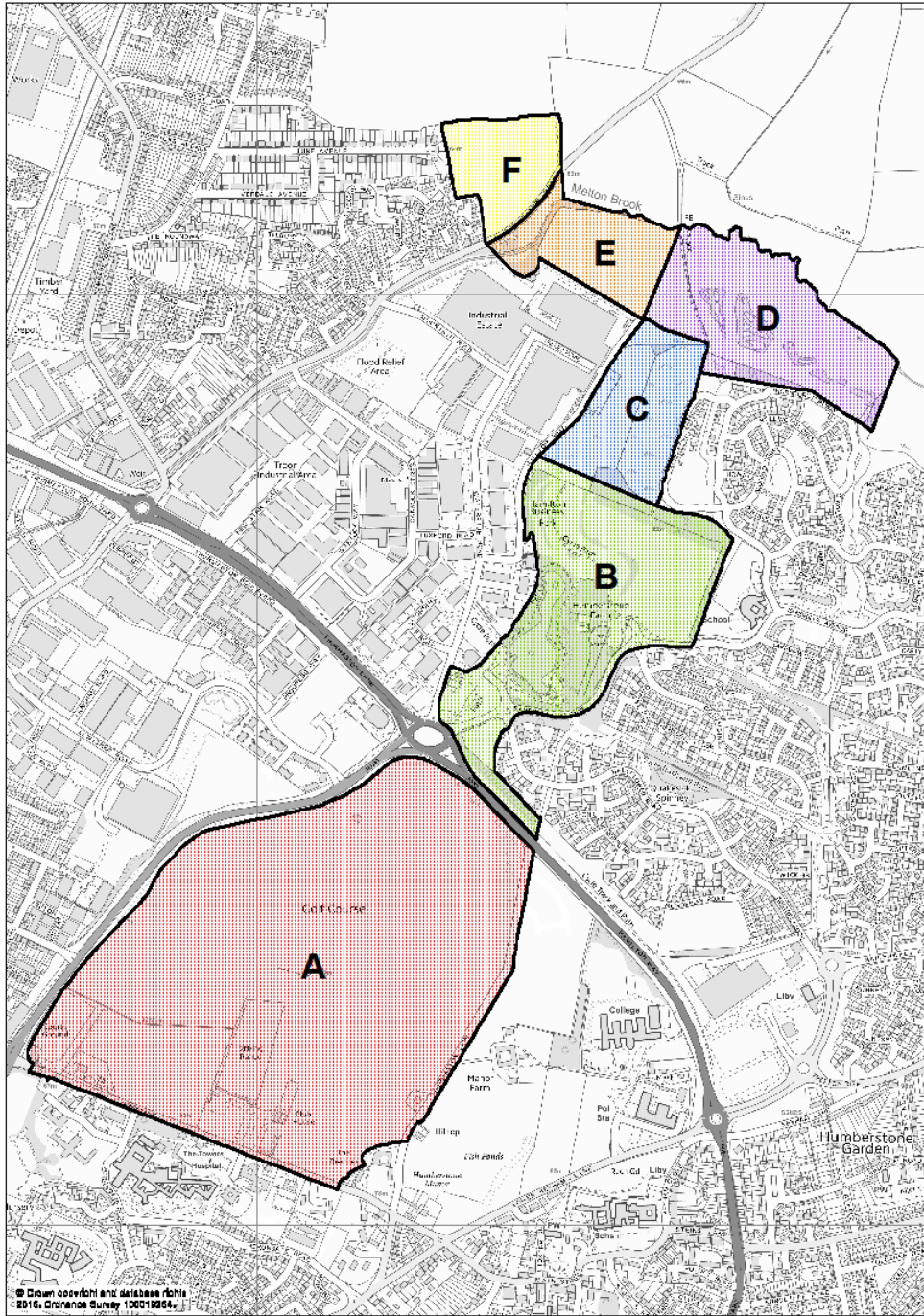
View in Watermead Green Wedge

4.7 Hamilton

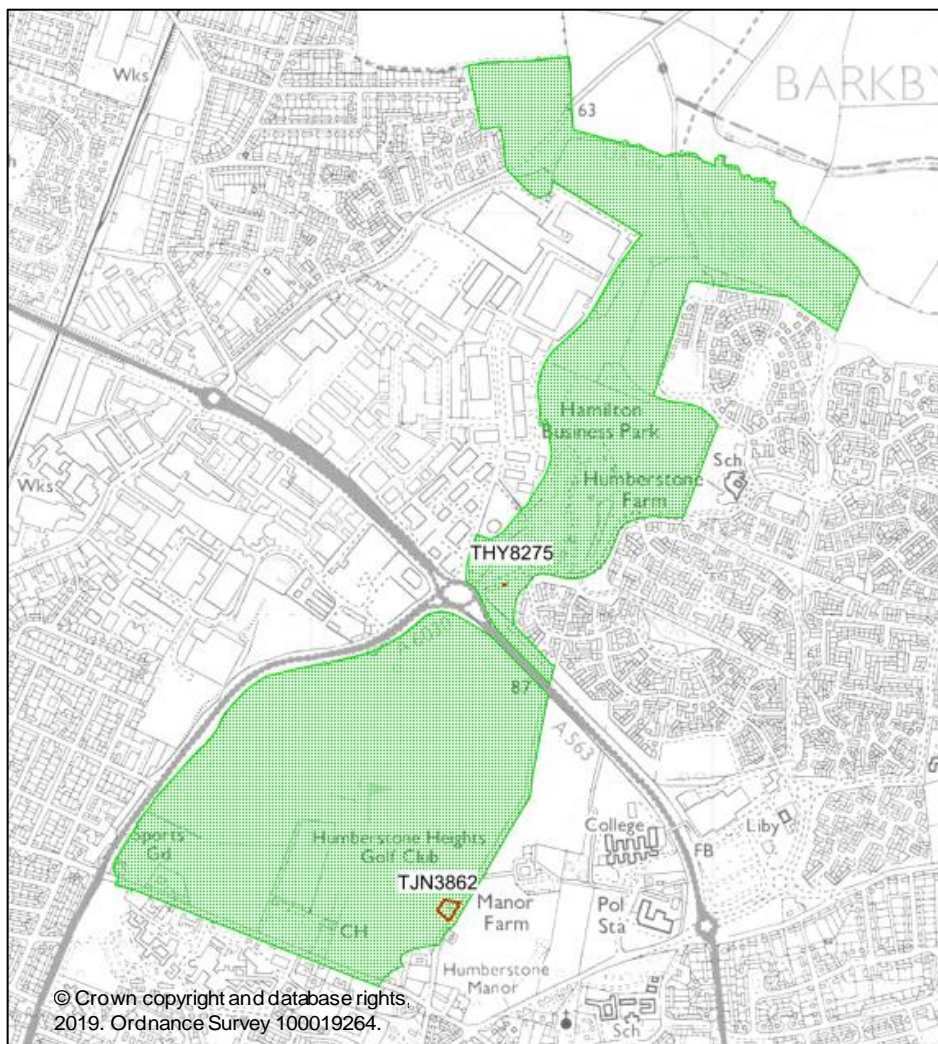
4.8 Location and Size

4.9 Hamilton Green Wedge is located on the north eastern edge of the City. The wedge runs from Humberstone Heights Golf Course to the boundary of the City. The green wedge does not continue over the boundary of the City into Charnwood District Council's administrative area. Charnwood District Council has approved a Sustainable Urban Extension (SUE) to the north east of Leicester. There is potential to extend Hamilton Green Wedge into this area to provide a recreation resource for City residents and residents of the new extension.

4.10



Development Pressures



Location	PPRN	Proposal	Application Number	Decision
Sandhills Avenue, Grass Verge	THY8275	Notification of proposed 17.5 metre high monopole with three antennas, two dishes and two equipment cabinets.	20171591	Prior Approval Not Required
40 Thurmaston Lane, Suite 3, New Humberstone House	TJN3862	Change of use of part of first floor from offices (class B1) to clinic / training and ancillary office (class D1).	20180259	Conditional Approval

4.11 Sub Areas - Qualitative Summary and Average Strength

Hamilton Green Wedge		
Sub Area	Average Strength	Qualitative Summary
Area A	3.75	Overall, Area A acts as moderate recreational resource, and contributes strongly to the remaining green wedge purposes.
Area B	4	Overall, Area B performs strong in all four purposes of the green wedge.
Area C	4	Overall, Area C performs strong in all four purposes of the green wedge.
Area D	3.5	Overall, Area D performs strong in its purpose to provide a green lung into the urban area and acting as a recreational resource and makes a moderate contribution to guiding development form. Taking into consideration the planned SUE to the north, Area D provides a moderate contribution to preventing the merging of settlements. This area may increase in importance as the development is completed.
Area E	2.75	Overall, Area E acts as a weak recreational resource, and contributes moderately to the remaining green wedge purposes. This area may increase in importance as the development is completed.
Area F	1	Overall, Area F has been developed and does not meet the purposes of the green wedge.

4.12 Overall Qualitative Summary

Hamilton Green Wedge	
Criteria	Qualitative Summary
To prevent the merging of settlements.	The Hamilton Green Wedge prevents at least 2 settlements merging which are residential and industrial areas within the City of Leicester. Low lying marshy grounds and arable fields in the areas of the green wedge to the north, stops a settlement in the City of Leicester merging with the planned SUE in Charnwood. This area will increase in importance as the SUE is completed. Area F within the green wedge does not contribute towards this purpose.

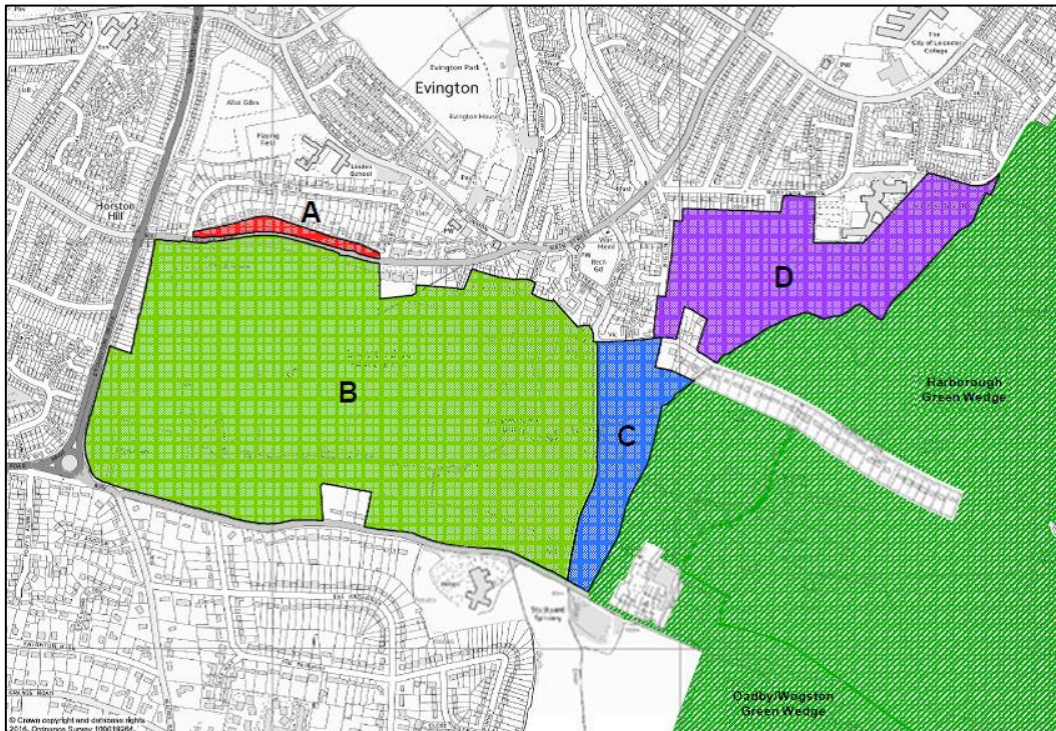
To guide development form.	The Hamilton Green Wedge is largely bounded by several roads, including Barkbythorpe Road, Hilltop Road, Victoria Road East, Thurmaston Lane, Sandhills Avenue, Moulton Road, and Thornborough Way, whilst the northern boundary is defined by Melton Brook. Area F within the Green Wedge has been developed and does not meet this purpose, however the development itself does help to redefine the boundary of the remaining green wedge and guide development form.
To provide a green lung into urban areas.	Overall, Area A, B, C, and D perform strong in their contribution as a green lung, to provide a green corridor of well-connected green spaces that penetrate into the urban area of Leicester, whilst area E provides a modest contribution towards this purpose. The North-East Leicester Sustainable Urban Extension is proposed within Charnwood, with a green wedge being part of the proposal. Therefore, this green wedge may increase in importance as the development is completed. Area F within the green wedge does not contribute towards this purpose.
To provide a recreational resource.	Overall, the Hamilton Green Wedge provides a range of publicly accessible formal and informal opportunities for recreation, including Humberstone Heights Golf Course, Hamilton Park, Nirvana Football Club sports ground/community centre with large outdoor playing fields, Emerald Centre, Playbarn, playing pitches, natural green space, and a children’s play area. This purpose may increase in importance as the proposed North-East Leicester Sustainable Urban Extension is completed. Area F within the green wedge does not contribute towards this purpose.

Hamilton Green Wedge	
Summary	Overall, the Hamilton Green Wedge achieves all purposes of the green wedge, providing a wide range of opportunities for recreation, a strong green lung into the urban area, preventing the merging of at least two settlements within Leicester, and guiding development form. The North-East Leicester Sustainable Urban Extension is proposed within the Charnwood area with a green wedge being part of the proposal. Therefore, this green wedge may increase in importance as the development is completed. Area F towards the north west has been developed for residential development, providing no contribution to the four purposes of the green wedge.

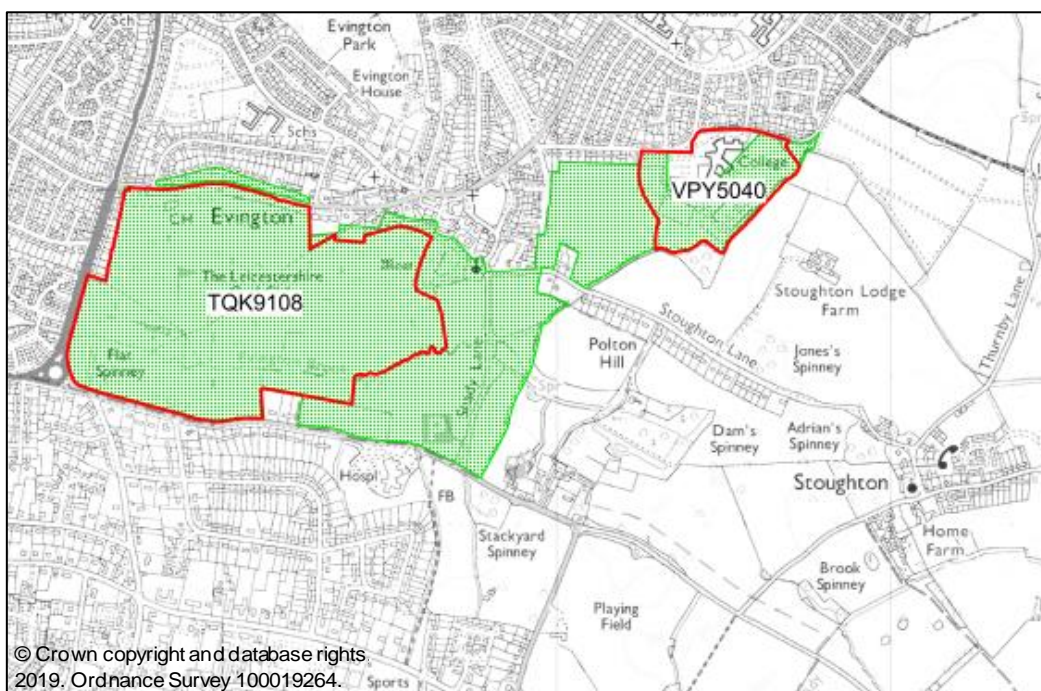
4.13 Evington

4.14 Location

4.15 Evington Green Wedge is located on the eastern side of the city. It continues beyond the City's administrative boundary into the administrative areas of Oadby and Wigston Borough Council and Harborough District Council.



4.16 Development Pressures



Location	PPRN	Proposal	Application Number	Decision
Evington Lane / Stoughton Drive, Land to East, The Leicestershire Golf Club	TQK9108	Application for works to two oak trees (T1 and T2) covered by tree preservation order 445 W1.	20171329	Conditional Approval
As above	TQK9108	Construction of temporary access and use of land for a temporary compound area (6 months) (amended plans received 13/05/2019).	20190360	Conditional Approval
Marydene Drive, Judgemeadow Community College	VPY5040	Construction of one single storey and one two storey building at rear of school (class D1).	20170729	Limited Period Approval
as above	VPY5040	Discharge of conditions attached to planning permission 20170729: condition 3 (travel plan) and condition 4 (construction method statement).	20171549	Unconditional Approval
Marydene Drive, Judgemeadow Community College	VPY5040	Construction of single and two storey extensions at side and rear of college and associated landscaping (class D1).	20172598	Conditional Approval
as above	VPY5040	Discharge of condition attached to planning permission 20172598; condition 2 (construction method statement (for major schemes)).	20181027	Unconditional Approval
Marydene Drive, Judgemeadow Community College	VPY5040	Installation of 2.4 metre high fencing and gate to side of school (class D1).	20181032	Conditional Approval

4.17 Sub Areas - Qualitative Summary and Average Strength

Evington Green Wedge Sub Areas		
Sub Area	Average Strength	Qualitative Summary
Area A	3.25	Overall, Area A contributes strongly towards guiding development form but remains limited in its purpose as a recreational resource. When considered in conjunction with Area B, Area A contributes moderately to preventing the merging of settlements and acts as a strong green lung into the urban area.
Area B	4	Overall, Area B provides a strong contribution to guiding development form, acting as a recreational resource, and preventing the merging of settlements. Whilst parts of the green wedge within the Oadby and Wigston administrative area to the south of Area B and C have been deallocated as green wedge, Area B remains well connected to green wedge areas within Leicester to continue to provide a strong green lung into the urban area.

Area C	2.5	Overall, when considered in conjunction with Area B, and the green wedge within Oadby and Wigston's administrative area to the west, Area C contributes strongly towards acting as a green lung into the urban area, and moderate in its purpose to guide development form. Area C provides limited contributions to preventing the merging of settlements and does not act as a publicly accessible recreational resource.
Area D	3	Overall, Area D performs strong in its green wedge purpose to guide development form, moderate as a recreational resource, and weak in preventing the merging of settlements. Whilst Area D adjoins the green wedge within Harborough's administrative boundary, the connection to the green wedge within Leicester remains limited, resulting in a moderate contribution in its purpose as a green lung into the urban area.

4.18 Overall Qualitative Summary

Evington Green Wedge	
Criteria	Qualitative Summary
To prevent the merging of settlements.	Overall, whilst several individual areas perform weak or moderate in preventing the merging of settlements, taken as a whole, the Evington Green Wedge provides an essential gap between Evington to the north and Oadby in the south.
To guide development form.	The area is bounded by roads including Evington Lane, Stoughton Drive, Gartree Road, and Biggin Hill Road, the rear of several residential developments and Judgemeanow Community College, and Evington Brook, which also forms the City/Harborough boundary. There is not a strong defensible boundary to the south east as it runs through the middle of an agricultural field, but it follows the boundary between the City and Oadby and Wigston administrative area
To provide a green lung into urban areas.	Overall, whilst Area D remains fragmented from the remainder of the Evington Green Wedge, when taken as a whole, all areas are well connected to green wedges within Oadby and Wigston and Harborough administrative areas, to create a strong green corridor which penetrates into the urban areas in Leicester.
To provide a recreational resource.	Overall, the Evington Green Wedge has some publicly accessible recreational opportunities, including Shady Lane Arboretum, St Denys Church Yard, and Piggy's Hollow. The green wedge also provide recreational opportunities which are partially accessible, such as an Artificial Turf Pitch on Judgemeanow Community College which can be booked by the community, and the golf course which is crossed by footpaths.

Evington Green Wedge

Summary	Overall the Evington Green Wedge achieves all functions of a green wedge. The green wedge provides a mixture of fully and partially accessible recreational opportunities provides an essential gap between Evington to the north and Oadby in the south, has well defined boundaries which guide development form, and acts as a strong green lung into urban areas.
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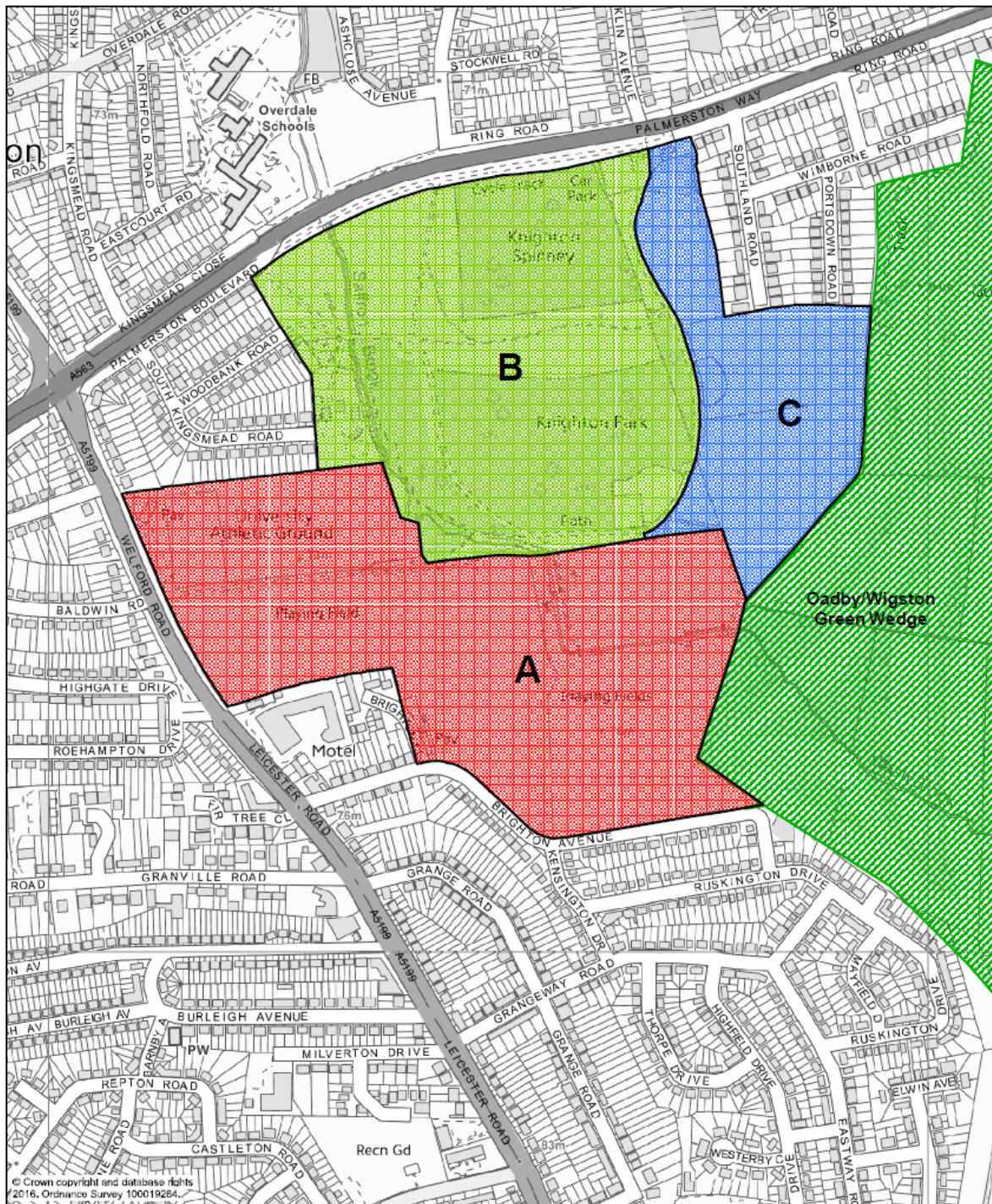


View in Evington Green Wedge

4.19 Knighton

4.20 Location and Size

4.21 Knighton Green Wedge is located close to the south east edge of the city and extends into Oadby and Wigston Borough Council's administrative area.



4.22 Development Pressures

4.23 There were no planning applications determined within the Knighton Green Wedge between July 2017 and December 2019.

4.24 Sub Areas - Qualitative Summary and Average Strength

Knighton Green Wedge		
Sub Area	Average Strength	Qualitative Summary
Area A	3.25	Overall, Area A contributes strongly to guiding development form, and moderate in the remaining purposes of a green wedge.
Area B	4	Overall, Area B performs strong in all purposes of a green wedge.
Area C	3.5	Overall, Area C performs strong in its green wedge function to guide development form, and act as a recreational resource. When considered in conjunction with Area, A, B and Oadby and Wigston's green wedge, Area C contributes moderately to preventing the merging of settlements and providing a green lung into the urban area.

4.25 Overall Qualitative Summary

Knighton Green Wedge	
Criteria	Qualitative Summary
To prevent the merging of settlements.	The Knighton Green Wedge forms a separation between two settlements, development off Palmerston Way in the north, and development off Brighton Avenue within Oadby and Wigston's administrative area in the south.
To guide development form.	The green wedge is bounded by Palmerston Way and the rear of development to the north, Welford Road to the west, Brighton Avenue and development off it to the south, and the rear of development off Southland Road and a hedgerow to the east, which also forms the boundary with Oadby and Wigston Borough Council.
To provide a green lung into urban areas.	Overall, the Knighton Green Wedge consists of well connected green areas within Leicester. In conjunction with the adjoining green wedge in Oadby and Wigston's administrative area, the Knighton Green Wedge provides a strongly connected green corridor which penetrates into the existing built areas in Leicester.

To provide a recreational resource.	The Knighton Green Wedge provides people with access to a good variety of recreational opportunities, including Knighton Park, playing fields, and a children's play area.
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Knighton Green Wedge	
Summary	Overall, the Knighton Green Wedge achieves all purposes of a green wedge. It prevents the merging of settlements of Leicester in the north, and Oadby and Wigston's administrative area to the south. It consists of well defined boundaries that guide development form, acts as a strong recreational resource, and together with the adjoining green wedge in Oadby and Wigston, provides a strong green lung into the urban area of Leicester.

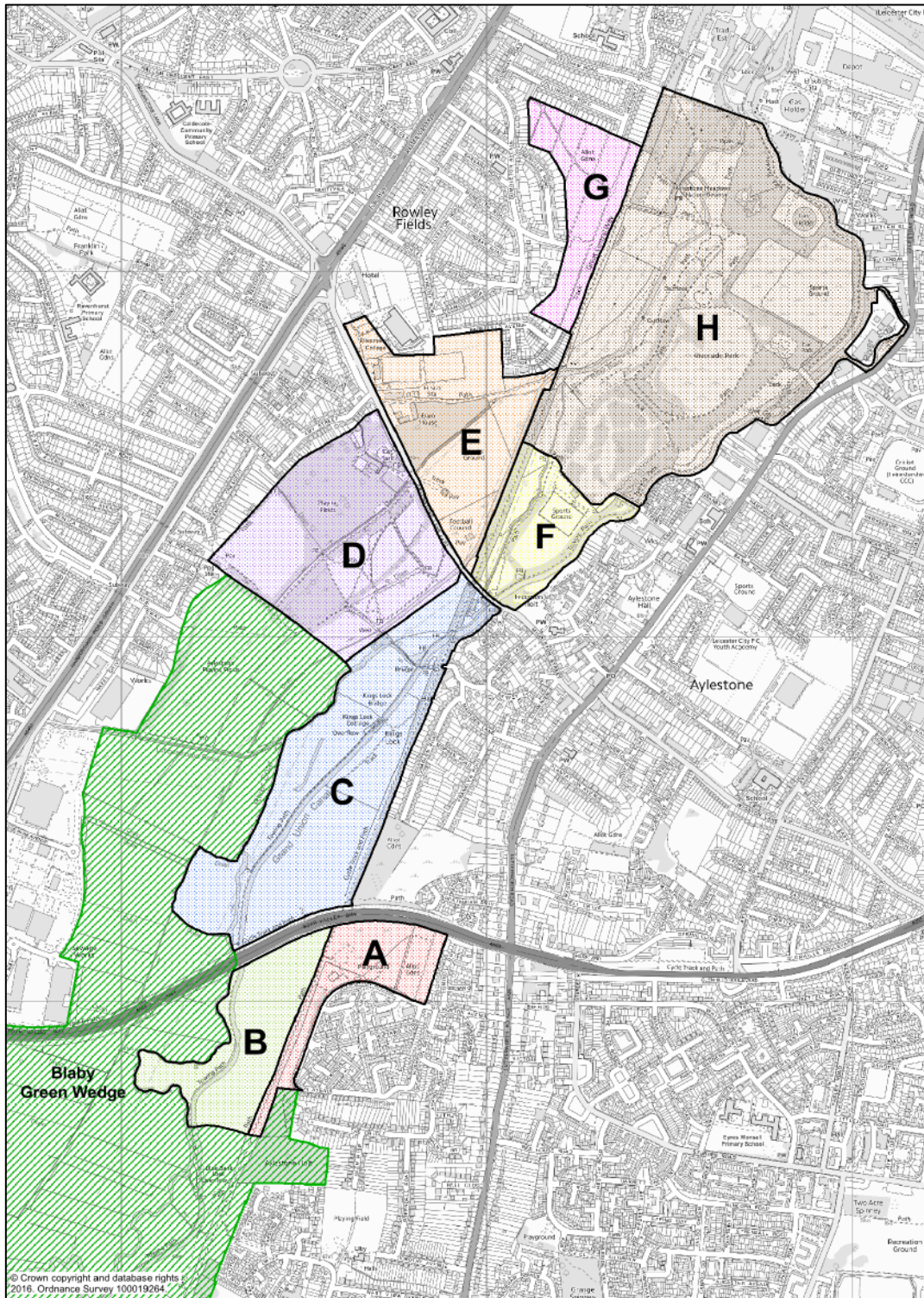


View in Knighton Green Wedge

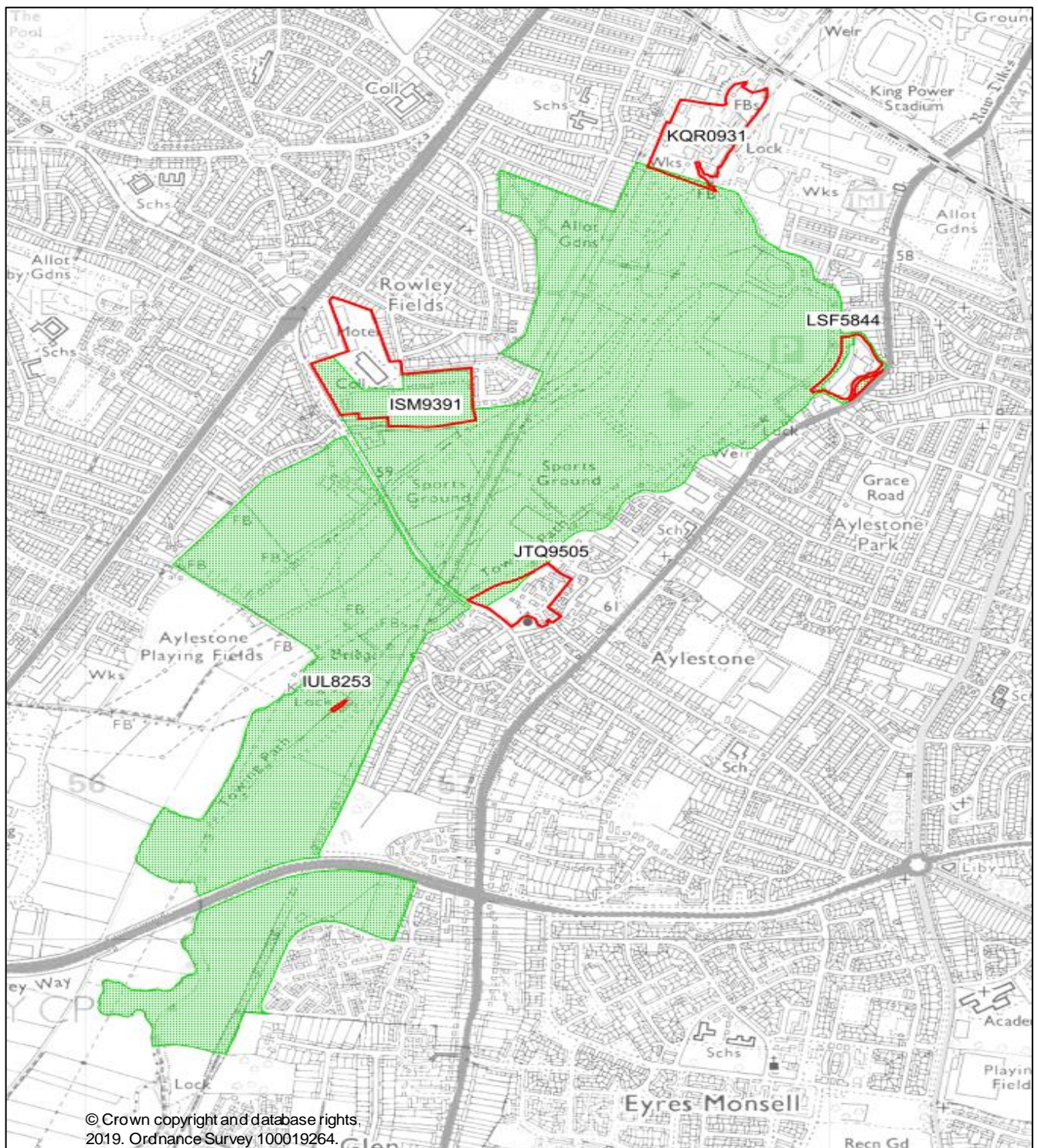
4.26 Aylestone Meadows

4.27 Location and Size

4.28 The Aylestone Meadows Green Wedge is located in the south western corner of the city. The green wedge continues over the city boundary and adjoins green wedges located within Blaby District Council's administrative area.



4.29 Development Pressures



Location	PPRN	Proposal	Application Number	Decision
40 Braunstone Lane East, Ellesmere College	ISM9391	Installation of 2.4m high perimeter fencing and gates to college (class D1); alterations.	20180482	Conditional Approval
as above	ISM9391	Construction of single storey detached building to school (class D1).	20182492	Conditional Approval
40 Braunstone Lane East, Ellesmere College	ISM9391	Discharge of condition attached to planning permission 20182492: condition 2 (SUDs details).	20190415	Unconditional Approval
Aylestone Village Conservation Area	IUL8253	Notification of works to trees within Aylestone Conservation Area.	20181644	Unconditional Approval
5, 24 And 26 Freeman's Holt, off Old Church Street	JTQ9505	Construction of single storey side extensions to bungalows; felling of one tree; landscaping, alterations (class C3).	20172466	Conditional Approval
Evelyn Drive, Faircharm Industrial Estate, (Unit 50-50a)	KQR0931	Change of use from light industrial (class B1) to a dance studio (class D1).	20182108	Conditional Approval
	KQR0931	Change of use from light industrial (class B1) to gym (class D2).	20190171	Conditional Approval
437 Aylestone Road	LSF5844	Application for works to 10 weeping willow trees, protected by TPO 256.	20172276	Conditional Approval

4.30 Sub Areas - Qualitative Summary and Average Strength

Aylestone Meadows Green Wedge		
Sub Area	Average Strength	Qualitative Summary
Area A	3.75	When considered in isolation, Area A performs strong in its green wedge function to act as a recreational resource and guide development form. However, when considered in conjunction with the wider green wedge in Leicester (Area B) and the adjacent green wedge in Blaby, Area A provides a moderate contribution to preventing the merging of settlements, and a strong green lung into the urban area.
Area B	3.5	Overall, Area B performs strong in its green wedge function to prevent the merging of Leicester and Blaby, and guiding development form, and moderate in its function to act as a recreational resource. When considered in combination with green wedge Area A and Area C, and the wider green wedge in Blaby, Area B provides a moderate green lung into the urban area.

Area C	3.75	Area C performs strongly on several green wedge functions. When considered in combination with green wedge Areas B and D, and the green wedge in Blaby's area, Area C contributes strongly to preventing the merging of settlements in Leicester and Blaby, providing a green lung into the urban area and guiding development form. Area C also acts as a moderate recreational resource.
Area D	4	Area D performs strong in all functions of the green wedge.
Area E	3.75	Area E connects to several areas within the Aylestone Meadows Green Wedge and abuts settlements within Leicester and Blaby. Overall Area E performs strongly in a number of green wedge functions, including preventing the merging of settlements, providing a green lung into the urban areas, and guiding development form. Area E also acts as a moderate recreational resource, although public access to these facilities remains limited.
Area F	3.75	Area F abuts several areas within the Aylestone Meadows Green Wedge. When taking these connections into consideration, Area F strongly supports preventing the merging of settlements, providing a green lung into the urban areas, and guiding development form. Area F also acts as a moderate recreational resource.
Area G	3.75	Overall, Area G performs strong in its function to guide development form, moderate in its function as a recreational resource, and contributes toward the separation of settlements within the city. When considered in connection with Area H, Area G increases in its contribution to separating the Rowley Fields and Aylestone areas of Leicester, and provides an overall strong contribution to preventing the merging of settlements and acting as a green lung.
Area H	4	Overall, Area H is connected to several areas within the green wedge, abuts the Rowley Fields and Aylestone settlement areas of Leicester, and provides a number of recreational opportunities. When considered both in isolation and in connection with other green wedge areas, Area H performs strong in all green wedge functions.

4.31 Overall Qualitative Summary

Aylestone Meadows Green Wedge	
Criteria	Qualitative Summary
To prevent the merging of settlements.	The Aylestone Meadows Green Wedge prevents the merging of at least three settlements, Aylestone to the east, Rowley Fields to the north west, and development in Blaby to the south west.

To guide development form.	Overall, the Aylestone Meadows Green Wedge is bounded by defensible boundaries which guide development form, including the River Soar, the Great Central Railway, Soar Valley Way, Braunstone Lane East, the rear of several developments, hedgerows and the city boundary.
To provide a green lung into urban areas.	Overall, the Aylestone Meadows Green Wedge, in conjunction with the green wedge that continues into Blaby, acts as a strongly connected corridor of green infrastructure, that starts in the urban area and extends out beyond the City.
To provide a recreational resource.	Overall, the Aylestone Meadows Green Wedge provides a range of publicly accessible recreational opportunities, including natural green space, children's and young peoples space, play areas, allotments and amenity spaces and walking via footpaths and the Grand Union Canal.

Aylestone Meadows Green Wedge	
Summary	Overall, the Aylestone Meadows Green Wedge performs strong in all four purposes of the green wedge. It prevents the merging of at least three settlements and is bounded by defensible boundaries which guide development form. The green wedge also provides a good range of publicly accessible recreational opportunities throughout, and acts as a strongly connected corridor of green infrastructure that starts in the urban area and extends out beyond the City into Blaby District Council.

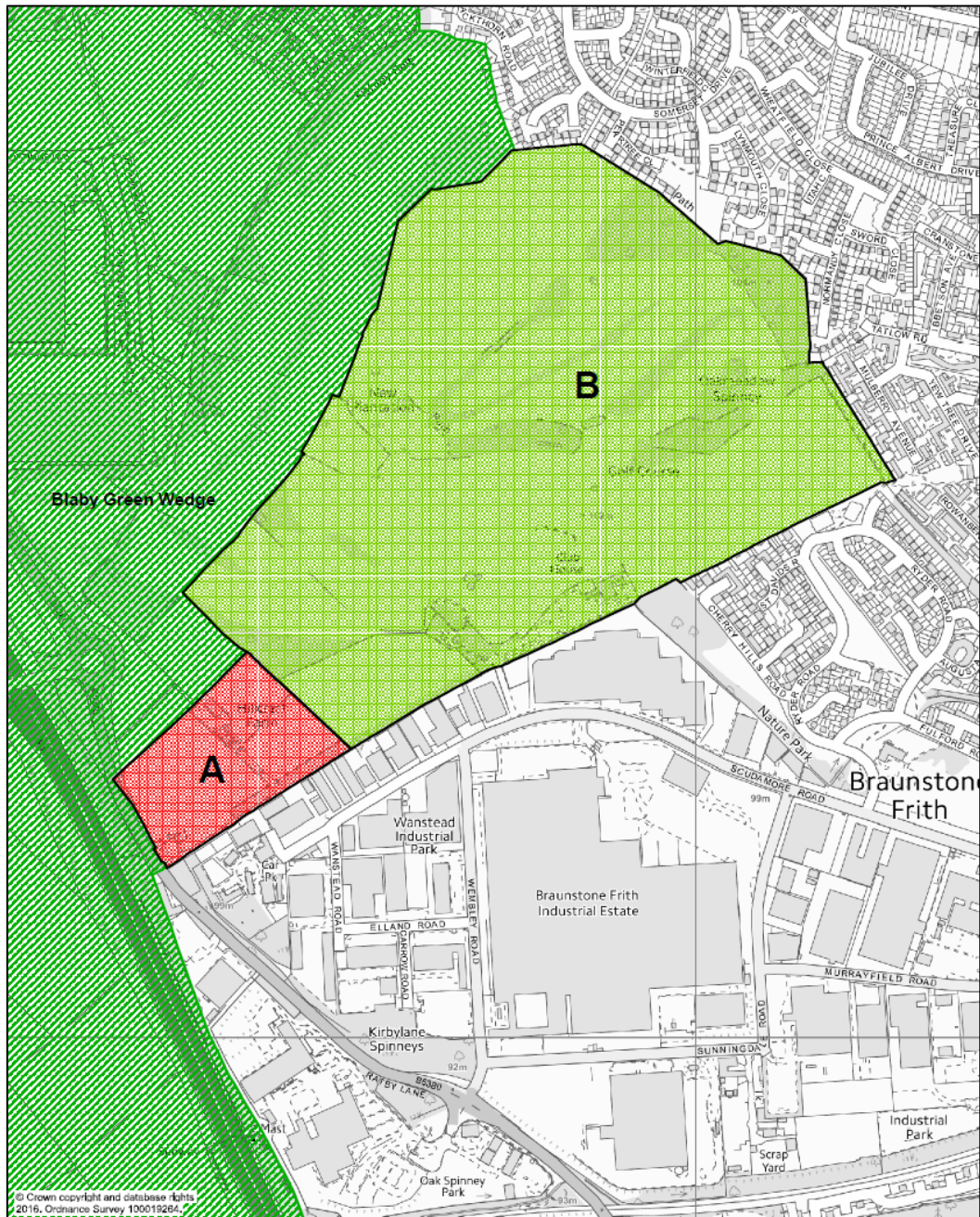


View in Aylestone Meadows Green Wedge

4.32 Kirby Frith

4.33 Location and Size

4.34 The Kirby Frith Green Wedge is located on the western edge of the City and it continues over the city boundary into Blaby District Council's administrative area. It also extends into Hinckley and Bosworth Borough Council's and Charnwood Borough Council's administrative areas.



4.35 Development Pressures

4.36 There were no planning applications determined within the Kirby Frith Green Wedge between July 2017 and December 2019.

4.37 Sub Areas - Qualitative Summary and Average Strength

Kirby Frith Green Wedge		
Sub Area	Average Strength	Summary
Area A	2.75	Overall, Area A performs strong in its function to guide development form, but moderate in its function to prevent the merging of settlements and acts as a weak recreational resource. When considered with Area B and the adjacent green wedge in Blaby, Area A remains limited in its function to provide a green lung into the urban area.
Area B	3.25	Area B contributes strongly to the green wedge function of guiding development form, and acts as a moderate recreational resource. When considering the impacts on the green wedge area due to development in Blaby to the north, the contribution of Area B to preventing the merging of settlements and providing a green lung into the urban areas are reduced.

4.38 Overall Qualitative Summary

Kirby Frith Green Wedge	
Criteria	Summary
To prevent the merging of settlements.	Overall, in conjunction with the adjoining green wedge in Blaby's administrative area, the Kirby Frith Green Wedge does contribute towards preventing the merging of settlements from east and west. However, when considering the continued function of this into Blaby's green wedge to the north of the area, this function has been significantly reduced because of development that has taken place beyond Leicester's administrative boundary. However, the development is supposed to include green corridors within it that maintain physical connection to the wider green wedge.
To guide development form.	The green wedge has strong defensible boundaries in the form development to the rear of Scudamore Road to the south, development to the east (New Parks), hedgerow patterns, and the boundary with Blaby, which is also shown by a line of trees to the north west.

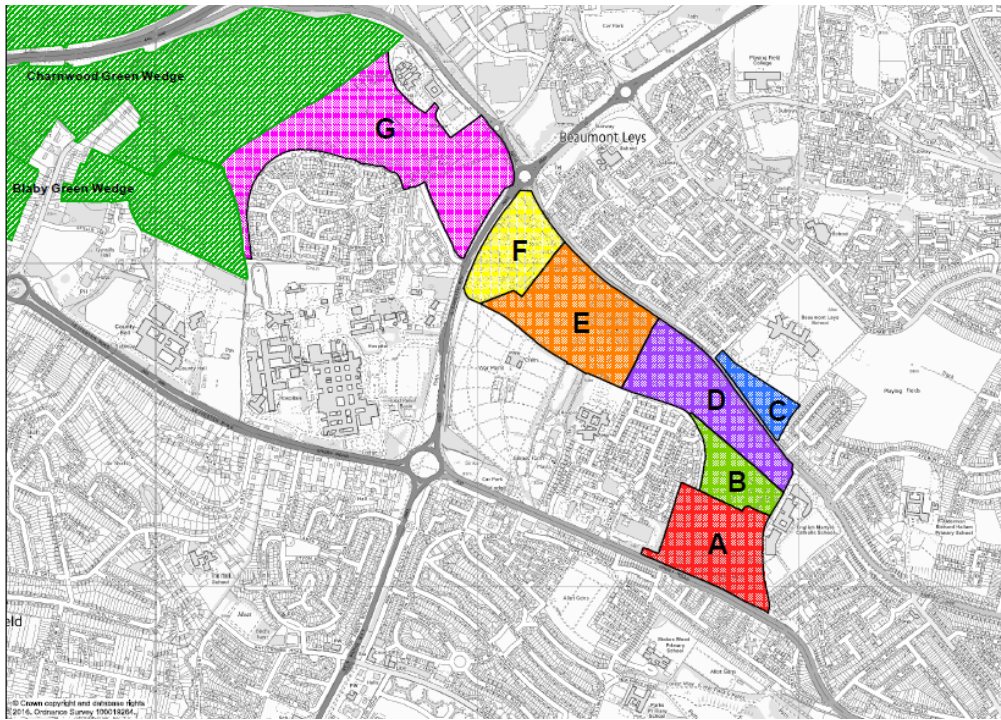
To provide a green lung into urban areas.	The Kirby Firth Green Wedge does provide a green lung for the surrounding residential and employment areas. However, it is fragmented, by the development in Blaby to the north, and the green wedges within Blaby's administrative area have Ratby Lane and the M1 Motorway running through them.
To provide a recreational resource.	The majority of the area is accessible to the public through footpaths to provide recreational access for dog walkers, walkers and runners. However, the golf course has been closed since October 2015.

Kirby Frith Green Wedge	
Summary	Overall, the Kirby Firth Green Wedge meets all four purposes of a green wedge. When considered with the adjoining green wedge and development that has been taken place in Blaby, the Kirby Frith Green Wedge guides development form, prevents the merging of settlements, provides a green lung into the urban area, and acts as a recreational resource.

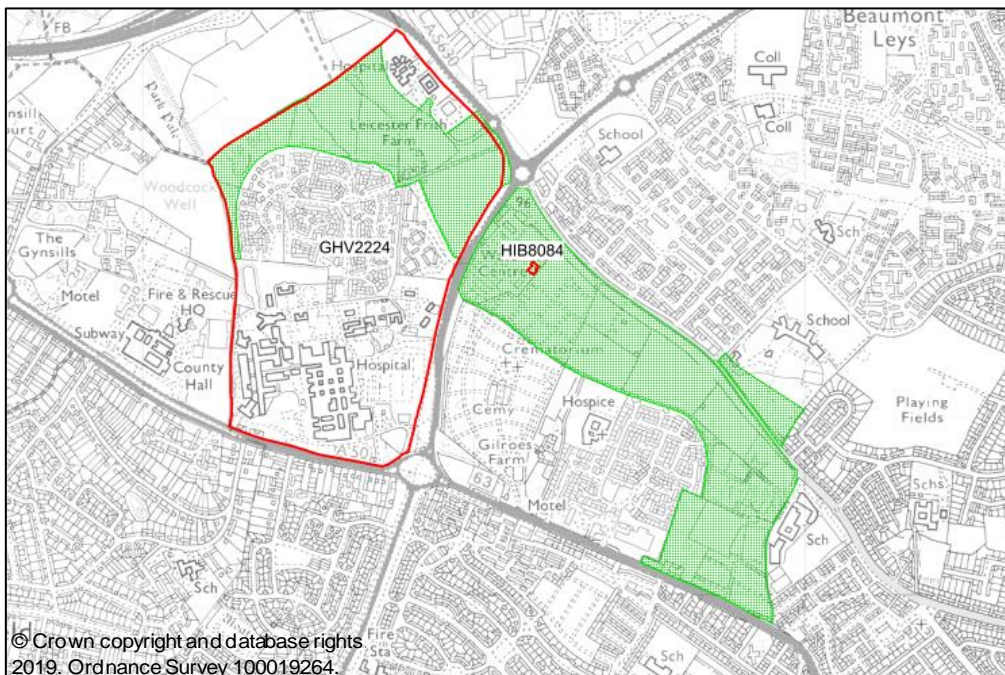
4.39 Anstey Lane

4.40 Location and Size

4.41 Anstey Lane Green Wedge is located on the north west edge of the city. The green wedge continues over the boundary of the city into Charnwood Borough Council's administrative area which also connects to Blaby's green wedge and Hinckley and Bosworth's green wedge.



4.42 Development Pressures



Location	PPRN	Proposal	Application Number	Decision
Groby Road, Bradgate Centre, Glenfrith Hospital	GHV2224	Installation of replacement of windows to building (class D1).	20181384	Conditional Approval
Anstey Lane, Anstey House, Leicester Water Centre	HIB8084	Change of use of part of ground floor from office (class B1) to gym/fitness centre (class D2); associated parking.	20181647	Withdrawn

4.43 Sub Areas - Qualitative Summary and Average Strength

Anstey Lane Green Wedge		
Sub Area	Average Strength	Summary
Area A	3.5	When considered in isolation, and in conjunction with the wider green wedge, Area A performs strong in its function to provide a green lung into the urban area and guide development form, and moderate in preventing the merging of settlements and acting as a recreational resource.
Area B	3.5	When considered in isolation, and in conjunction with the adjacent green wedge areas A and D, Area B performs strong in its function to provide a green lung into the urban area and guide development form and moderate in preventing the merging of settlements and acting as a recreational resource.
Area C	3	Overall Area C performs moderately in all green wedge functions.
Area D	4	Overall, when considered in isolation, and in conjunction with the wider green wedge areas B, C and E, Area D performs strong in all green wedge functions.
Area E	3.5	<p>Overall, when considered in isolation, and in conjunction with the wider green wedge areas, and the adjacent settlement boundaries, Area E performs strong in its green wedge function to prevent the merging of settlements and provide a green lung into the urban areas.</p> <p>When considering the connection between Area E and the adjacent Gilroes Cemetery open space, the perception of Area E acting as a gap between settlements is strengthened. However, the ability of Area E to guide development form remains limited to moderate.</p> <p>Gilroes Cemetery open space also continues to act as an alternative strong defensible boundary for the south of Area E.</p>

Area F	2	Overall, Area F is limited in its green wedge function to provide a green lung into urban areas, and act as a recreational resource, due to development built prior to the area's designation as a green wedge. However, the design of the built development, with a low level nature of the built form and strong boundary features, enable Area F to contribute towards the perception of continuity to the wider green wedge, and strong in its function to guide development form.
Area G	3.25	In isolation, Area G performs strong in its green wedge function to guide development form. When considered in conjunction with the adjoining green wedge in Blaby and Charnwood, and surrounding settlements within and near to Leicester, Area G performs moderate in its function to prevent the merging of settlements, acts as a moderate recreational resource and contributes towards acting as a green lung into the urban area. However, Area G's contribution to providing a green lung into the urban areas remains limited to moderate due to its connection with Area F, which contains built development.

4.44 Overall Qualitative Summary

Anstey Lane Green Wedge	
Criteria	Qualitative Summary
To prevent the merging of settlements.	Overall, the Anstey Lane Green Wedge contributes to preventing the merging of multiple settlements, including Beaumont Leys to the east, development of Heathley Park Drive and Lady Hay Road to the west, development of Roydene Crescent and English Martyrs' Catholic School to the south east, and contributes to the gap between Leicester and Anstey when considered in conjunction with Charnwood's adjoining area of green wedge. Anstey Lane Green Wedge Area F contains built development in the form of low level buildings as well as car parking and storage areas. However, the low level nature of the built form and strong boundary features mean that the development is largely not visible from most areas of the green wedge to help with the perception of the continuity of green wedge.
To guide development form.	The green wedge is bounded by defensible boundary features. These include Anstey Lane, fence lines, hedgerows, and development off Lady Hay Road.
To provide a green lung into urban areas.	Due to the lack of green infrastructure within area F, the Anstey Lane Green Wedge is a fragmented network of green infrastructure which starts in the urban area and extends out beyond the City, into the green wedges within Blaby District Council's and Charnwood Borough Council's administrative area.

To provide a recreational resource.	Overall, the Anstey Lane Green Wedge provides formal and informal recreational opportunities which are accessible to the public including local nature reserves, Gilroes Cemetery, and walking.
Anstey Lane Green Wedge	
Summary	Overall the Anstey Lane Green Wedge performs all four functions of a green wedge, contributing to preventing the merging of settlements, guiding development form, providing a green lung into the urban area, and acting as a recreational resource.

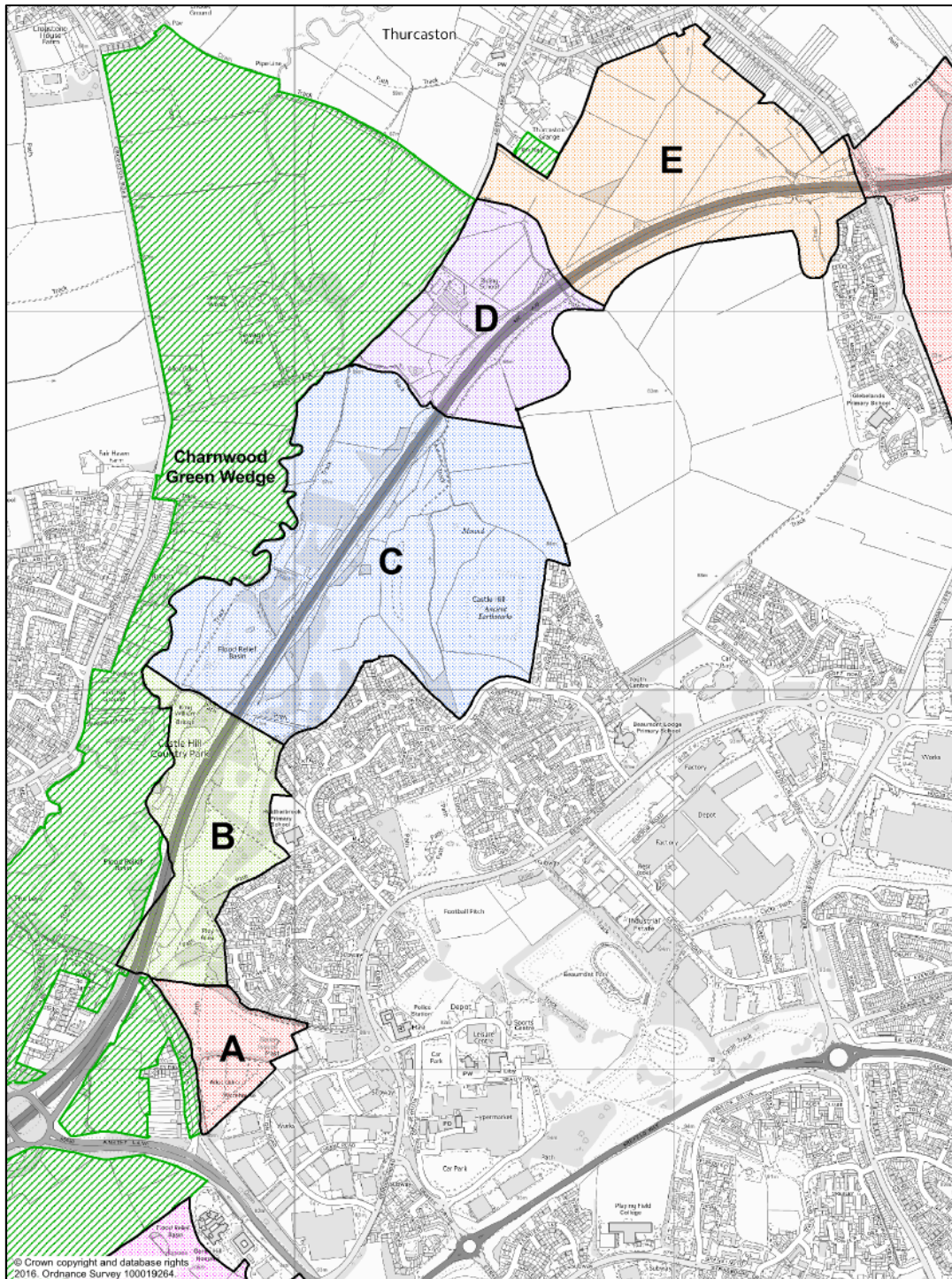


View in Anstey Lane Green Wedge

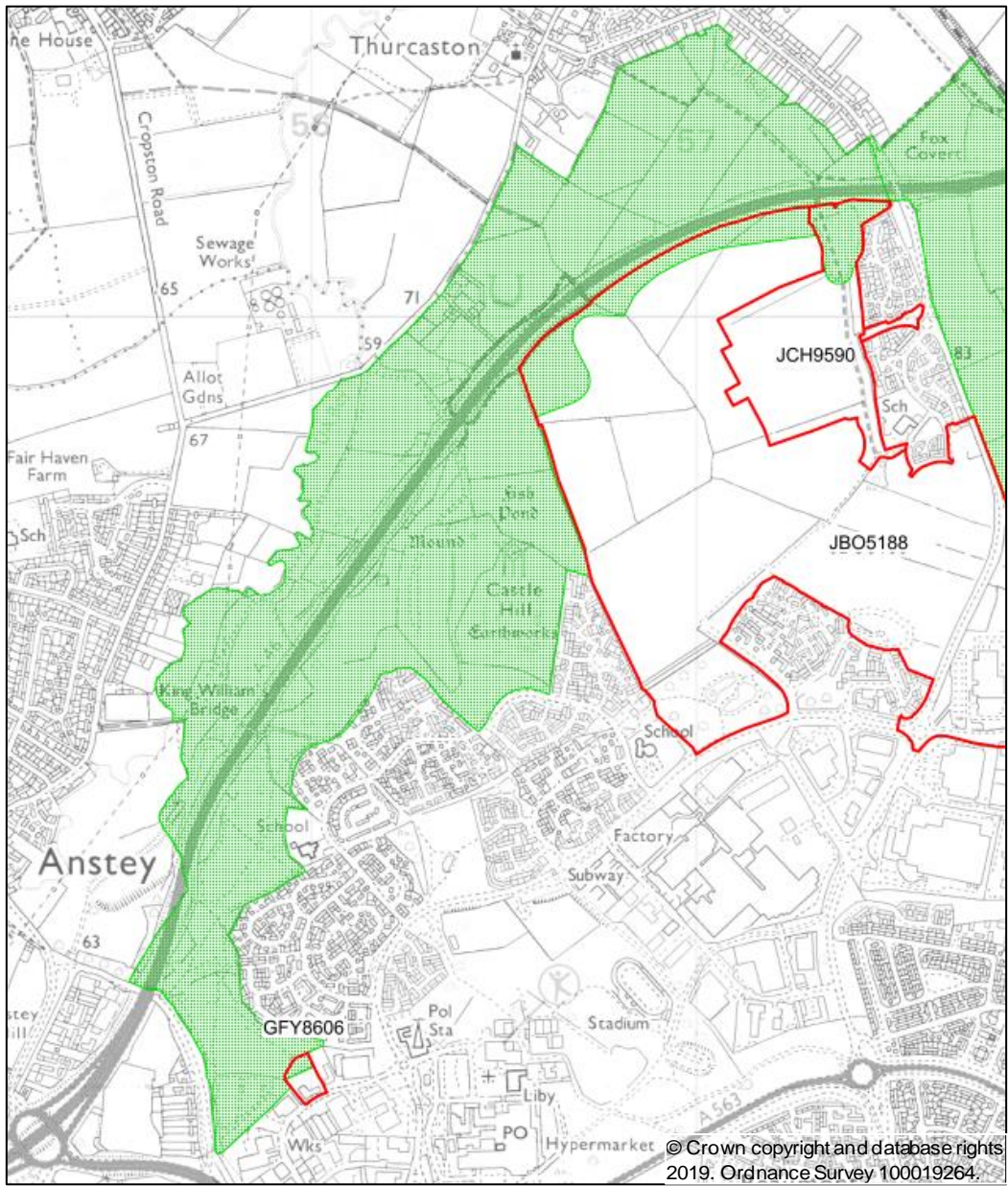
4.45 Castle Hill

4.46 Location and Size

4.47 The Castle Hill Green Wedge is located to the north west of the City. It continues over the city boundary and adjoins a green wedge located within Charnwood Borough Council's administrative area. The green wedge in Charnwood Borough Council then adjoins green wedges within Hinckley and Bosworth Borough Council and Blaby District Council's administrative areas.



4.48 Development Pressures



Location	PPRN	Proposal	Application Number	Decision
70 Boston Road (Rear Of)	GFY8606	Variation of conditions attached to planning permission 20140845: condition 5 (landscaping) and condition 8 (submitted plans) to allow for a different parking and landscape layout for industrial unit.	20171704	Conditional Approval
Ashton Green, Leicester Road / Beaumont Leys Lane / Thurcaston Road	JBO5188	Variation of conditions 38 (Greengate Lane improvements), 39 (Leicester Road and Beaumont Leys Lane improvements), 40 (highway and public transport infrastructure improvements), 42 (A46/A5630 Anstey Lane/Leicester Road Junction improvements). [Full proposal description available on the Council's website].	20162453	Conditional Approval
as above	JBO5188	Discharge of conditions attached to planning permission 20131597: condition 9 (material sample panel) and condition 31 (soil quality) relating to Phase A Residential Parcel 1 only (reserved matters approval 20160456).	20171105	Unconditional Approval
Ashton Green, Leicester Road / Beaumont Leys Lane / Thurcaston Road	JBO5188	Discharge of condition attached to planning permission 20131597: condition 25 (archaeology) (relating to Phase A Residential Parcel 1 of development only (20160456)).	20171814	Unconditional Approval
As above	JBO5188	Non-material amendment to planning permission 20160456 (alterations to parking regarding position, space, garage and carport allocation)	20180005	Conditional Approval
Ashton Green, Leicester Road / Beaumont Leys Lane / Thurcaston Road	JBO5188	Details of access, appearance, landscaping layout and scale (to provide highway infrastructure) being reserved matters for outline planning permission 20162453. Partial discharge of conditions. [Full proposal description available on the Council's website].	20190796	Conditional Approval
Ashton Green, Parcel 4	JCH9590	Reserved matters application for the construction of 307 dwellings (details of access, appearance, landscaping, layout and scale in relation to outline permission 20162453) and associated infrastructure (amended plans dated 11/12/18).	20181813	Conditional Approval
Ashton Green, Parcel 4	JCH9590	Non-material amendment to planning permission 20181813 (internal alterations to house types).	20192088	Conditional Approval

4.49 Sub Areas - Qualitative Summary and Average Strength

Castle Hill Green Wedge		
Sub Area	Average Strength	Qualitative Summary
Area A	3.25	When considered in isolation, Area A performs strong in its function to guide development form, and moderate as a recreational resource. When considered in conjunction with the adjacent green wedge areas in Leicester and Charnwood, Area A provides a moderate contribution to preventing the merging of settlements and providing a green lung into the urban areas.
Area B	3.5	Overall, when considered in isolation and in conjunction with green wedge areas within Leicester and Charnwood, Area B performs strong in its green wedge functions to provide a green lung into the urban area and act as a recreational resource, and performs moderate in its function to prevent the merging of settlements and guide development form.
Area C	3.75	Overall, Area C performs strong in several green wedge functions, and moderate in preventing the merging of settlements.
Area D	2.5	Overall, Area D provides a contribution to the functions of the green wedge, acting as a weak recreational resource, and green lung into the urban areas, and moderate in guiding development form. Taking into consideration the adjacent green wedge in Charnwood, Area D contributes moderately to preventing the merging of settlements. As the adjacent site at Ashton Green is developed, there is scope for Area D to increase in its function to prevent the merging of settlements and acting as a green lung into the urban area.
Area E	3	Overall, Area E performs moderate in all four green wedge functions.

4.50 Overall Qualitative Summary

Castle Hill Green Wedge	
Criteria	Qualitative Summary
To prevent the merging of settlements.	In conjunction with the adjoining green wedge in Charnwood, the Castle Hill Green Wedge contributes to preventing the merging of Beaumont Leys and Glebelands areas to the south (in Leicester's administrative boundary) and the Anstey, Thurcaston, and Cropston settlements to the north and west, in Charnwood's administrative boundary. This green wedge will become more important when Ashton Green is developed.

To guide development form.	The Castle Hill Green Wedge is largely bounded by defensible and easily recognisable boundary features, including development to the rear of Rectory Lane and Leicester Road, Rothley Brook, Gorse Hill, the boundaries of allotments, and the edge of development in Beaumont Leys. The north west edge of Area B follows administrative boundaries and is consequently weak. Similarly, the boundaries to the south of the green wedge Areas D and E adjacent to the proposed Ashton Green development is also less defined.
To provide a green lung into urban areas.	In conjunction with the adjoining green wedge in Charnwood, the Castle Hill Green Wedge performs a well connected corridor of green infrastructure which penetrates into the urban area. This is fragmented by Areas D in the Green Wedge, which is largely agricultural land with limited public accessibility and connection to the wider green wedge. However this function may improve as the Ashton Green development is built out.
To provide a recreational resource.	The Castle Hill Green Wedge provides a range of formal and informal recreational opportunities including Castle Hill Country Park, Boston Road Allotments, a riding centre and walking opportunities.

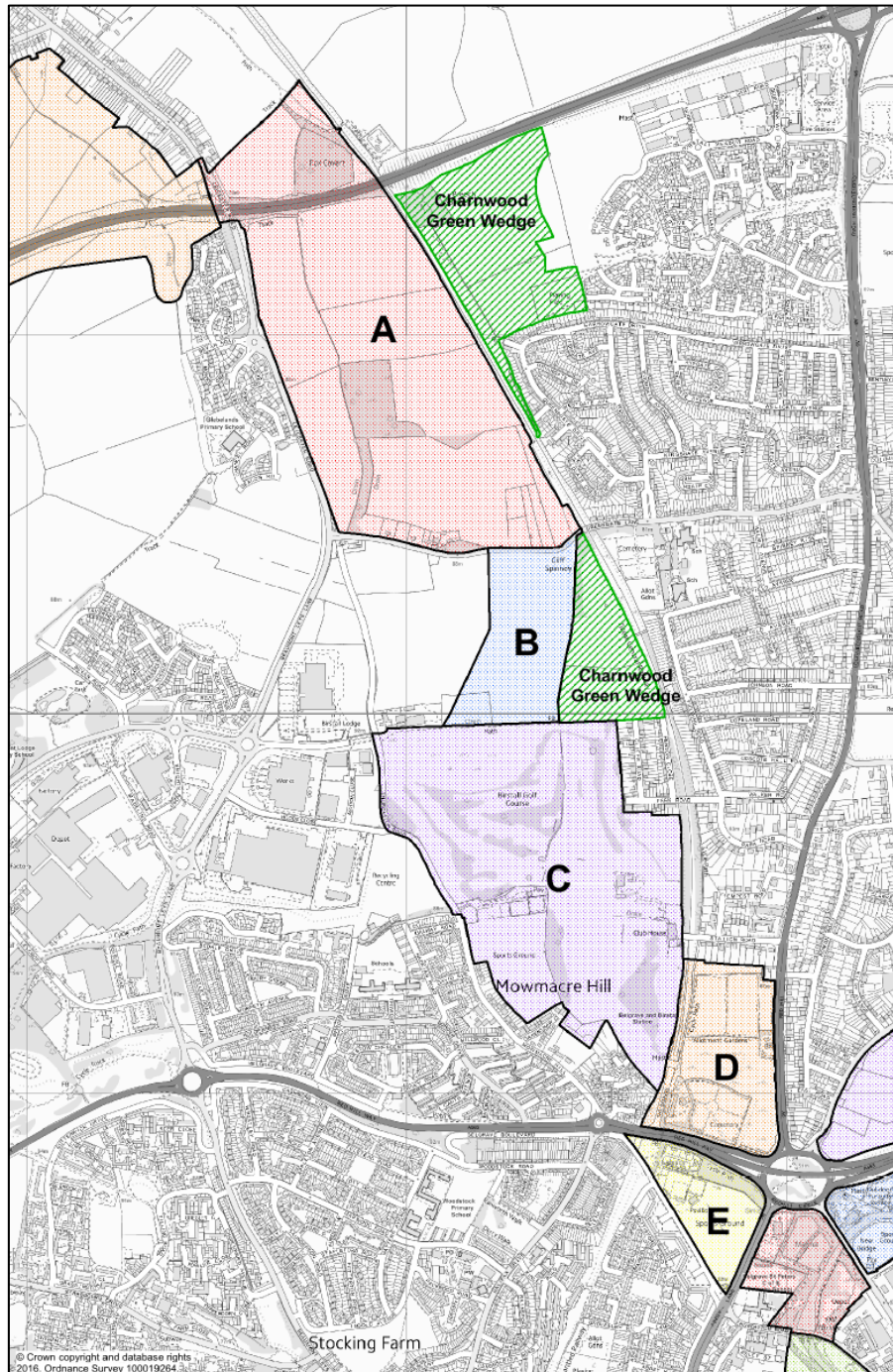
Castle Hill Green Wedge

Summary	Overall, the Castle Hill Green Wedge contributes to all four purposes of the green wedge. It prevents the merging of several settlements including Beaumont Leys and Glebelands areas to the south (in Leicester's administrative boundary) and the Anstey, Thurcaston, and Cropston settlements to the north and west in Charnwood's administrative boundary, contributes towards guiding development form, providing a green lung into the urban area, and acts as a recreational resource.
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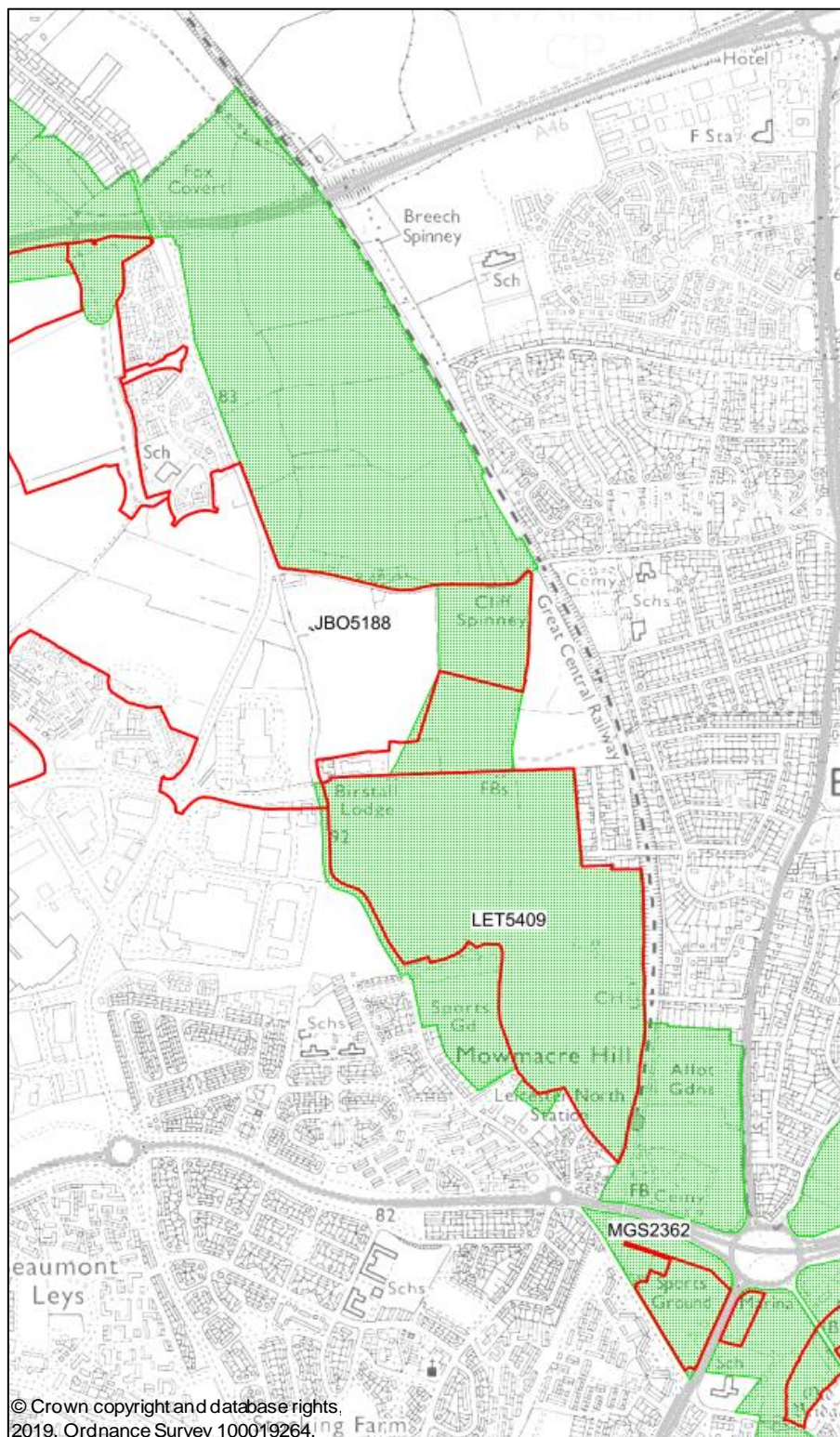
4.51 Thurcaston Road

4.52 Location and Size

4.53 Thurcaston Road Green Wedge is located in the north west area of the city. The green wedge continues over the boundary of the City into Charnwood Borough Council's administrative area.



4.54 Development Pressures



Location	PPRN	Proposal	Application Number	Decision
Ashton Green, Leicester Road / Beaumont Leys Lane / Thurcaston Road	JBO5188	Variation of conditions 38 (Greengate Lane improvements), 39 (Leicester Road and Beaumont Leys Lane improvements), 40 (highway and public transport infrastructure improvements), 42 (A46/A5630 Anstey Lane/Leicester Road Junction improvements. [Full proposal description available on the Council's website].	20162453	Conditional Approval
		Discharge of conditions attached to planning permission 20131597: condition 9 (material sample panel) and condition 31 (soil quality) relating to Phase A Residential Parcel 1 only (reserved matters approval 20160456).	20171105	Unconditional Approval
		Discharge of condition attached to planning permission 20131597: condition 25 (archaeology) (relating to Phase A Residential Parcel 1 of development only (20160456).	20171814	Unconditional Approval
		Non-material amendment to planning permission 20160456 (alterations to parking regarding position, space, garage and carport allocation).	20180005	Conditional Approval
		Details of access, appearance, landscaping layout and scale (to provide highway infrastructure) being reserved matters for outline planning permission 20162453. Partial discharge of conditions [Full proposal description available on the Council's website].	20190796	Conditional Approval
Station Road, Birstall Golf Club	LET5409	Construction of single storey extension to front elevation; installation of entrance door and replacement windows to golf club; alterations (class D2).	20190131	Conditional Approval
Thurcaston Road, Belgrave Rugby Football Club	MGS236 2	Installation of two internally illuminated hoarding signs.	20191929	Refusal

4.55 Sub Areas - Qualitative Summary and Average Strength

Thurcaston Road Green Wedge		
Sub Area	Average Strength	Qualitative Summary
Area A	2.75	Overall Area A performs strong in its function to prevent the merging of settlements and moderate in its function to guide development form. However, Area A remains limited in its functions to act as a green lung into the urban area and as a recreational resource.

Area B	2.75	Overall, when considered in conjunction with the adjacent green wedge areas and green wedge in Charnwood, Area B provides a moderate contribution towards a number of green wedge functions, while its contribution as a recreational resource remains limited.
Area C	3.75	Overall, Area C acts as a moderate recreational resource, and performs strong in the remaining green wedge functions.
Area D	3.75	Overall, Area D acts as a moderate recreational resource, and performs strong in the remaining green wedge functions.
Area E	3.25	Overall Area E performs strong in its function to guide development form, and moderate in the remaining green wedge functions.

4.56 Overall Qualitative Summary

Thurcaston Road Green Wedge	
Criteria	Qualitative Summary
To prevent the merging of settlements.	The Thurcaston Road Green Wedge prevents the merging of Birstall, and Thurcaston settlements in Charnwood, and built areas within Leicester's administrative boundary. This purpose will increase as the Ashton Green development is completed.
To guide development form.	The Thurcaston Road Green Wedge is well defined with boundaries including the Great Central Railway, Greengate Lane, Red Hill Circle, Red Hill Way, Leicester Road, hedgerows, and the rear of developments.
To provide a green lung into urban areas.	Overall, the Thurcaston Road Green Wedge connects to green wedges within Leicester and Charnwood, to create a connected network of green infrastructure into the urban areas of Leicester. This is fragmented by Area A within the green wedge which is largely agricultural land and is not accessible to the public.
To provide a recreational resource.	Overall, the Thurcaston Road Green Wedge provides an adequate range of informal and formal recreational opportunities, including the Birstall Golf Course, rugby pitches, a bowls club, allotments, a cemetery, and footpaths which are wholly or partially accessible to the public.

Thurcaston Road Green Wedge	
Summary	Overall, the Thurcaston Road Green Wedge prevents the merging of at least three settlements, contributes strongly to guiding development form, is connected to green wedges within Leicester and Charnwood to provide a green lung into the urban area, and provides a recreational resource.