

LAND SOUTH OF DUNTON ROAD
BROUGHTON ASTLEY

VISION DOCUMENT
FEBRUARY 2024

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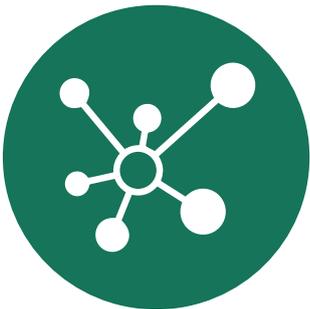
VISION

“An attractive well-connected residential development of high quality homes, set within a strong landscape setting, with attractive public open space as part of the proposals.”



High Quality New Homes for All

At the forefront of the vision for the site is to expand the residential community of Broughton Astley with a sustainable development of high quality new homes of a range of types and tenures to suit local needs.



Improved Connectivity and Accessibility

As part of the proposals, we will explore the potential to deliver new and enhanced pedestrian and cycle connections through the site. These links will be positively fronted onto, and will link into, existing public rights of way to improve accessibility and connectivity to facilities and offer additional recreational opportunities for both the new and existing residential communities.



Retained and Enhanced Landscape

As part of the proposals, the existing landscape and hedgerows on site will be retained wherever possible and additionally new landscaping will be introduced to enhance public open space and create new landscaped buffers along key site boundaries and filter views of the development.



Creation of Hilltop Park and extensive Public Open Space

As part of the proposals for the site the development will create extensive new public open space including a new hill-top park offering views of the surrounding area within a landscape, open space setting and providing new space for activity and recreation for both the proposed and existing community.

INTRODUCTION

This Vision Document has been prepared to establish a Vision for the Land South of Dunton Road, Broughton Astley 'the site'. The site measures approximately 22.3 hectares and consists of a number of agricultural fields and existing farm buildings located on the southern edge of Broughton Astley.

— Site Boundary (22.3ha)

— Adjacent Site Under Construction





LEICESTER

J21

EARL SHILTON

NARBOROUGH

M69

CROFT

COSBY

HINCKLEY

BROUGHTON ASTLEY

B581

M1

SHARNFORD

LUTTERWORTH

PLANNING POLICY CONTEXT

National Planning Policy Context

The most recent version of the National Planning Policy Framework (NPPF) was adopted in December 2023 and is a material consideration in the determination of planning applications. The NPPF provides guidance on plan-making and how Local Planning Authority's should prepare their Development Plans.

The NPPF sets out the three dimensions of sustainable development:

- An Economic Role – building a strong, responsive and competitive economy;
- A Social Role – supporting strong, vibrant and healthy communities; and
- An Environmental Role – contributing to protecting and enhancing our natural, built and historic environment.

Further guidance is provided within the Planning Practice Guidance (PPG); a web-based resource to reflect and support the NPPF which was first published in March 2014.

The PPG provides guidance on producing successful design codes. It is noted that preparing a good code requires a balance between technical specificity.

Local Planning Policy Context

Harborough District Development Plan

The site is located wholly within the administrative boundary of Harborough District Council and, as such, the Development Plan is comprised of the following documents:

- Harborough Local Plan 2011 – 2031
- Leicestershire Minerals and Waste Local Plan to 2031
- Any 'made' Neighbourhood Plans

Supplementary Planning Documents (SPDs) add further detail to policies in the Local Plan.

Harborough Local Plan

The site is not subject to any designations or allocations within the current Harborough Local Plan. It lies directly adjacent to the settlement of Broughton Astley, which under Policy SS1 Spatial Strategy, is identified as 'Key Centre'. Policy SS1 identifies a key aim of the spatial strategy is "to maintain and improve the character and environment of the market town of Lutterworth and develop Broughton Astley, both as Key Centres providing housing, business, retail, leisure, and community facilities to serve each settlement and its catchment area." The proposals would serve to deliver against several Local Plan priorities and policies, including:

- **Policy H1 Provision of Housing:** housing development at the sustainable location of Broughton Astley, with good access to the Leicester City urban area, would contribute to the housing needs of the District and wider housing market area (of Leicester and Leicestershire).
- **Policy H2 Affordable Housing and Policy H5 Housing density, mix and standards:** the proposed scale of the site would provide the scope for a wide housing mix and would contribute towards affordable housing needs.
- **Policy G11 Green Infrastructure Networks:** the proposals incorporate existing Public Rights of Way and provide an opportunity to link into existing green infrastructure assets nearby. The proposals will provide for new, high-quality green infrastructure, which will also bring biodiversity benefits (Policy G15 Biodiversity and Geodiversity).
- **Policy G12 Open Space, Sport and Recreation:** the proposals provide a significant contribution to new, high quality open space provision (over and above the current Local Plan open space requirements).
- **Policy IN1 Infrastructure Provision:** as a major housing development it could contribute towards new infrastructure provision (as necessary and appropriate).
- **Policy IN2 Sustainable Transport:** the opportunities offered by the existing Public Rights of Way to provide sustainable transport options are incorporated into the proposals (alongside new links).

Broughton Astley Neighbourhood Plan (2013-2028)

The site is not subject to any designations, or allocations within the current Neighbourhood Plan. However, it is understood that Broughton Astley Parish Council is embarking upon the first stages of a review of the Neighbourhood Plan, in light of the adoption of the Harborough Local Plan in 2019, in conjunction with recent and future changes to policy at the national level. The Site was submitted by the Crane Estate as part of the Broughton Astley Neighbourhood Plan Review Call for Sites in October 2022.

In relation to the current Neighbourhood Plan policies, the development proposals could contribute towards several policy priorities including:

- **Policy EH1 Environment Heritage and Open Spaces for Protection:** the site lies adjacent to designated Local Green Space along the disused railway line to the west. The proposals could serve to deliver on the local community aspirations for protected and enhanced local green spaces.
- **Policy Statement CI1 Contributions to New Infrastructure and Facilities:** the development could contribute towards local priorities (as necessary and appropriate).
- **Policy Statement S1 Shopping:** the provision of new homes for residents will contribute towards the vitality and viability of local services and facilities within Broughton Astley.

Leicestershire Waste and Minerals Local Plan (to 2031)

The site lies within a designated Mineral and Safeguarding Area (MSA) for sand and gravel. This MSA also covers other parts of the District including large parts of the surrounding areas north and south to nearby Lutterworth. Policy M11 Safeguarding of Mineral Resources of the Local Plan does not preclude non-mineral development taking place within MSAs (subject to proposed developments satisfying the policy criteria).

Development Management Supplementary Planning Document (December 2021)

Harborough Council has updated its Development Management Supplementary Planning Document (SPD), which provides additional guidance to assist with the interpretation and implementation of policies within Harborough Local Plan. Whilst the SPD does not form part of the Development Plan, it remains a material consideration in the determination of planning applications.

The Leicester and Leicestershire Housing Market Area (HMA)

The Leicester and Leicestershire Housing Market Area (HMA) covers the administrative areas of eight local planning authorities and two transport authorities. Harborough District is one of the constituent authorities.

In June 2022, the constituent authorities published a Statement of Common Ground relating to Housing and Employment Land Needs ('the Statement') to address a number of matters pertaining to the unmet housing and employment needs arising from with Leicester City to 2036.

The Statement identifies that housing need within Harborough, as calculated by the Standard Method, amounts to 534 dwellings per year (8,544 dwellings 2020-2036). This is 106 dwellings per year less than currently planned for within the adopted Harborough Local Plan. However, the Statement also identifies that the Council has agreed to accommodate a further 123 dwellings per year to contribute towards the 18,700 dwelling shortfall arising from within Leicester City. As such, Harborough District Council is required to deliver a minimum of 657 dwellings per year to 2036.

Given that this requirement is greater than the level of housing currently planned for within the adopted Harborough Local Plan, this is being reviewed as part of the New Local Plan. The Council will be required to review the scale of Local Housing Need, any un-met need within Neighbouring area (including Leicester and Leicestershire HMA) and allocate additional sites for residential development as part of this process.

New Local Plan

Harborough District Council made the decision in May 2021 to undertake a full review of the Local Plan. The New Local Plan Issues and Options (Regulation 18) consultation and Call for Sites consultation is open for comment from 16th January to 27th February 2024.

This is the first stage of consultation on the preparation of the New Local Plan. At this stage, the Council have set out the key planning issues in the District and how the New Local Plan might address these. At this stage of plan preparation, the focus is on the overall strategy, not specific development sites.

The Council are committed to providing housing growth to meet their needs and Leicester's unmet need of 18,700 homes to 2036. The Council are seeking views of the scale of housing growth and the spatial options for delivering the three different scales of housing growth (taking into account the Settlement Hierarchy). The Crane Estate have submitted representations to respond to the questions raised at this stage of the plan making process.

Call for Sites

Harborough District Council a Call for Sites exercise from March 2021 to June 2021. The Council reopened its Call for Sites consultation during the Issues and Options (Regulation 18) public consultation, which opened on 16th January 2024 and will close on 27th February 2024.

The Call for Sites is an opportunity for landowners, developers, agents and site promoters to submit sites within the District which are considered to have potential for development. Sites received through the Call for Sites will be assessed through the Strategic Housing and Economic Land Availability Assessment (SHELAA) and will help the Council to understand what land is potentially available for development. It does not affect the Local Plan (2019) which remains up to date.

This Site was submitted as part of the Call for Sites Consultation in June 2021 and is included as Site Ref. 21/8223 (Land South of Dunton Road) within the Strategic Housing and Economic Land Availability Assessment (SHELAA), 2021. The assessment confirms that the Site is available and potentially suitable and deliverable subject to appropriate mitigation. As set out within this document, mitigation can be provided to ensure the Site can come forward for sustainable development.

Climate Emergency Action Plan

Harborough Council declared a Climate Change Emergency on 24th June 2019, recognising that there is a need for urgent actions to reduce emissions and to ensure that communities are prepared and resilient to the effects of climate change. In order to do this the Council created a Climate Emergency Action Plan.

LOCAL CONTEXT

The site is located to the south of Broughton Astley and is approximately 8 miles south of Leicester city centre. The site is bounded as follows:

- Immediately to the north of the site lies residential development in Broughton Astley with Dunton Road bounding the site to the north east. This includes eight dwellings currently under construction on the site of the former Charlie Brown's Garden Centre.
- The southern and eastern boundaries of the site are demarcated by boundary planting with agricultural fields beyond.
- The western boundary of the site is demarcated by a strip of woodland with agricultural fields and a new residential development beyond.

Facilities and Services

There are a number of facilities and services within walking distance of the site located in Broughton Astley to the north.

These facilities include a local centre, convenience stores, a supermarket, pubs, a number of primary schools, a community college and a post office.

In addition the site is within walking distance of a number of sports, recreational and community facilities, including Broughton Astley Leisure Centre.

Transport

Bus

The closest Bus stops to the site are located on Dunton Road approximately immediately adjacent to the site. These stops serve the 84 route which provides a regular, half-hourly service between Leicester and Lutterworth.

Train

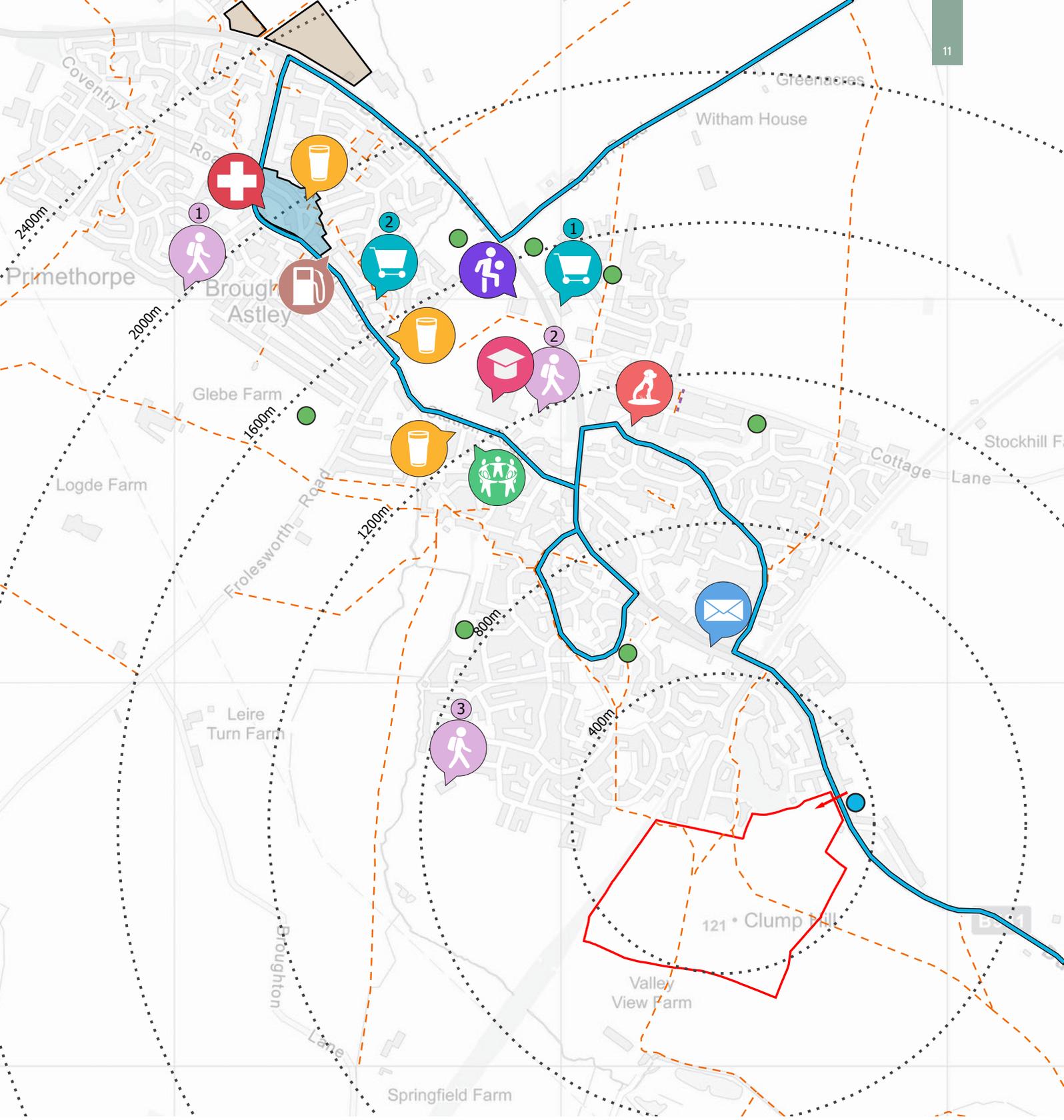
The closest train station to the site is Narborough, approximately 4.5 miles (a 21 minute cycle or 10 minute drive) to the north of the site. Narborough offers excellent rail links with a regular service to Birmingham New Street via Nuneaton and to Cambridge via Leicester and Peterborough with this service sometimes extending to Stansted Airport. Changes at Leicester or Birmingham New Street offer onward connections further afield including to London, Manchester and Edinburgh.

Walking/Cycling

There are a number of public rights of way running through or in close proximity to our site. As part of our proposals we will retain and enhance the existing PRowS on site for pedestrian and cycle usage, enhancing sustainable connections through the site to benefit local residents and provide improved accessibility to local facilities and the surrounding countryside.

Car

The site is well located for road links with Dunton Road leading via Frolesworth Road to the A5 to the south and the A426 into Leicester via Countesthorpe Road to the north. The M69 and M1 motorways are also accessible within a 10-15 minute drive of the site with further connections available onwards into the wider strategic road network.



- Site boundary
- Site access
- Public rights of way
- No. 84 Bus route
- Nearby bus stops to site
- 400m Walking distances
- Allotments

- Local centre
- Local green space and play areas
- 1. Aldi
2. Lonsis
- 1. Orchard C of E Primary School
2. Old Mill Primary School
3. Hallbrook Primary School
- Thomas Estley Community College
- Pubs, restaurants and takeaways
- Leisure Centre

- Broughton Veterinary Group
- Orchard medical practice
- Broughton Astley post office
- Pace petrol station
- Broughton Astley village hall

OPPORTUNITIES AND CONSTRAINTS

An assessment of the holistic Constraints and Opportunities for the site are set out on the plan opposite and also summarised below. Specific consideration has been given to the Landscape Opportunities and Constraints in the following section focussing on the Landscape Strategy.

Opportunities

- There are a number of Public Rights of Way through the site which can be connected into and enhanced in order to improve pedestrian and cycle connectivity through the site and to facilities and services in the local area.
- Existing hedgerows and landscape planting throughout the site and along boundaries will be retained within Public Open Space where possible.
- The site is located entirely within Flood Zone 1, at low risk of flooding and is therefore suitable for residential development.
- There are a number of existing facilities and services in the surrounding area which are walkable from the site.
- The site's topography can be used to inform the location of attenuation areas as part of the drainage strategy for the proposals.

Constraints

- The site is relatively sloping and topography will need to be responded to as part of the masterplan.
- The newly built development to the east and west of the site will need to be considered and responded to appropriately.



Opportunities and Constraints Plan

-  Proposed Primary Access
-  Adjacent Properties to Site
-  Public Rights of Way
-  Existing Building on Site to be Removed
-  Adjacent Development Site
-  Site Slope

-  Existing Planting (Hedgerows and Trees)
-  Existing Woodland
-  Existing Water
-  Historic Landfill Site

LANDSCAPE STRATEGY

In summary, given the extent of existing urbanising influences on the character of the Site and the surrounding area, notably the residential development to the north and north-east of the Site and the nature of the rolling landform and existing structural vegetation in the local and wider landscape, there is potential for development of the Site in landscape and visual terms, that would respond positively to local landscape character and to policy requirements.

There is potential for landscape features within the Site to be enhanced and secure their future retention. There are a number of key considerations to inform the potential development of the Site. These include the following:

① Retain the existing landscape framework

- Allow for the inclusion of existing landscape features to be sensitively located within and around the Development as part of the site wide green infrastructure which will provide a mature setting from the outset.
- Retain and strengthen structural vegetation following the contours of the Site, along main streets and green corridors, to assimilate the built form into the landscape.
- Keep the elevated part of the Site (Clump Hill) free from development, which will be back from the south-eastern boundary, to minimise the perception of urbanisation of the landscape to the south-east of the Site as well as maintain views across the Site of this valued feature.

② Retain the verdant character of the streetscene

- Use the eastern edge of the Site for low-density housing to create a transition between residential development and the surrounding agricultural landscape and views from Dunton Road.

③ Repair and enhance the existing hedgerow and hedgerow tree network

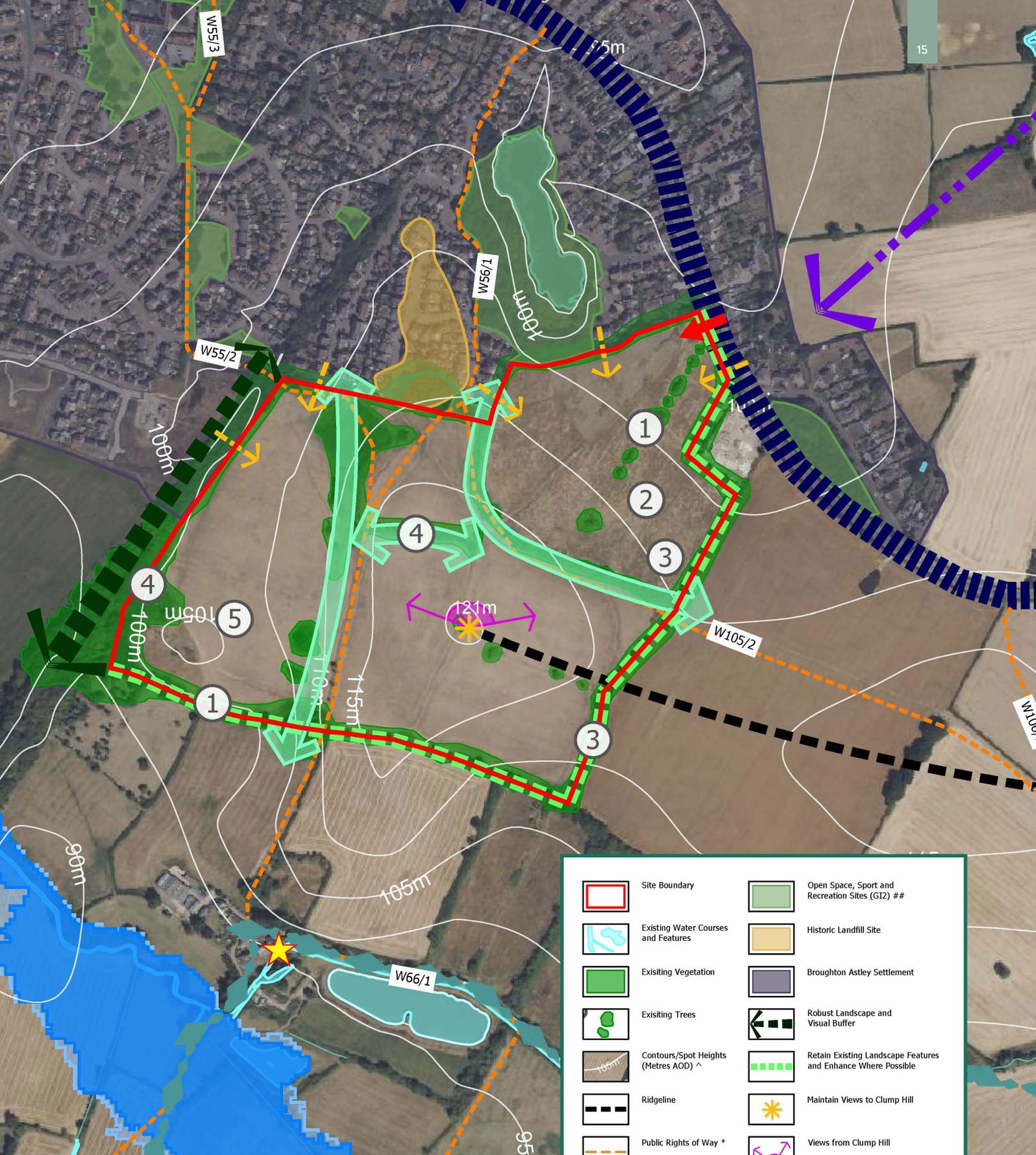
- Retain and use local native species to strengthen and reinforce the existing hedgerows and canopy tree boundaries, with additional planting to fill in gaps.
- Restored or new boundaries should reflect the local character, including the planting of a hedgerow, trees, tree belts and woodland. Particularly along the boundary adjacent to PRoW W105/2 and Clump Hill, with additional understory and canopy tree planting, to create a transition between residential development and the surrounding agricultural landscape and PRoWs.

④ Green buffers and corridors

- Retain a landscape buffer to the existing woodland/groups of trees particularly in the south-west of the Site to safeguard the root protection zones and avoid overshadowing and safety issues.
- Provide sustainable and characteristic green edge between the Development the immediate setting and local landscape. Within this area there should be a network of permissive paths, wildlife and ecologically enhancements to include wildflower / meadow creation and sensitive management.
- Create a positive edge to proposed open space within the development for passive surveillance and active frontages.

⑤ Integration of blue infrastructure

- Use of sustainable drainage features within the Site to connect and provide enhancement to the local watercourse / field drainage ditches, including developing greater areas of habit and as part of delivering biodiversity net gain.



Landscape Opportunities and Constraints Plan

	Site Boundary		Open Space, Sport and Recreation Sites (GI2) ##
	Existing Water Courses and Features		Historic Landfill Site
	Existing Vegetation		Broughton Astley Settlement
	Existing Trees		Robust Landscape and Visual Buffer
	Contours/Spot Heights (Metres AOD) ^		Retain Existing Landscape Features and Enhance Where Possible
	Ridgeline		Maintain Views to Clump Hill
	Public Rights of Way *		Views from Clump Hill
	Long Distance Walk *		Partial Views from Broughton Astley Settlement
	B581/ Dunton Road		Partial Views from Wider Landscape
	Stenborough Mill, Grade II, 1061528 ~		Primary Access
	Flood Zone 2 #		Potential Green Links across the Site
	Flood Zone 3 #		



Site Context Photograph 1: In the Site on Clump Hill



Site Context Photograph 2: North-West part of the Site



Site Context Photograph 3: North-East part of the Site

Site Context Photographs

The northern boundary adjacent to Dunton Road boundary is defined by a mature hedgerow. Hedgerow remnants are present within the north-eastern and north-western field parcels where the internal division between the fields has deteriorated (see SCP 1 and 3). A pocket of emerging residential properties lies to the east of the Site, on Dunton Road (see SCP 1). There is public access into the Site through two public footpaths which are situated along field boundaries. Users can access the Site from the settlement of Broughton Astley along public footpaths towards the southern Site boundary (W55/1) and towards the south-east (W/105/2) of the Site and into the local area. There is also an informal network of footpaths within the pastural fields on Clump Hill have developed and appear to be used by residents for informal recreation and dog walking, although off-lead dog walking is restricted by rotational cattle grazing (see SCP 2).

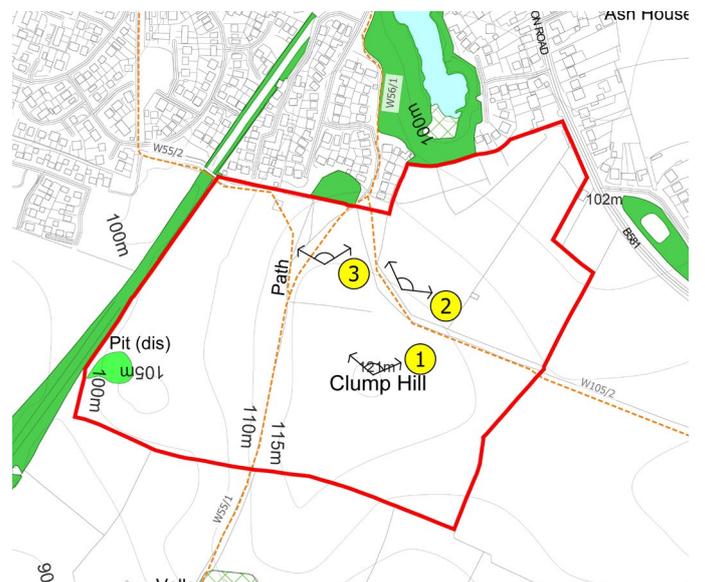


Photo Location Plan



	Site Boundary
	Public Rights of Way
	Proposed Routes
	Public Open Space
	Hedgerows and trees to be retained
	Green Links
	Green Corridors
	Proposed SuDS locations (enhanced to provide maximum habitat/ Biodiversity Net Gain)

CONCEPT MASTERPLAN

The Site is capable as being brought forward either in its entirety, or as two distinct phases, dependent on need. A Concept Masterplan which illustrates how this might be achieved is presented opposite. A summary of the key design principles and development benefits is listed below:

- The proposed development comprises approximately 8.0ha of residential development, amounting to approximately 4.3ha of development within Phase 1, and 3.7ha in Phase 2.
- The Site is capable of accommodating approximately 280 dwellings at 35 dwellings per hectare (dph). Of these, 150 could be delivered within Phase 1, with a further 130 in Phase 2.
- The proposals retain existing hedgerows and planting on the site wherever possible, incorporated within 13.3ha of new open space (5.0ha within Phase 1 and 8.3ha in Phase 2). Additionally, the proposals include new and enhanced planting across the site within public open space.
- As part of the proposals, we will also retain and enhance all existing PRowWs running through the site and explore the potential for new and enhanced pedestrian/cycle connections through to the north of the site.
- The high point of the Site is a central plateau which falls within the second phase of the site. If the second phase was brought forward for development, the area surrounding this high point would be retained for open space as a new 'hilltop park' offering an expansive space for recreation and activity whilst offering views of the surrounding landscape. By pulling development away from this high point in parallel with proposed additional planting, the visual impact of the development on the surrounding area will be minimised.
- Attenuation areas will be located around the site edges at the low points of the site to maximise their effectiveness.
- A minimum of 10% Biodiversity Net Gain (BNG) will be provided on-site.

Legend

	Site Boundary
	Phase 1 Boundary
	Phase 2 Boundary
	Proposed Infrastructure
	Existing Public Rights of Way
	Proposed Vehicular Access
	Proposed Residential Development
	Public Open Space
	Proposed Attenuation
	Hedgerows / Trees
	Proposed Play Area
	Scrub Land
	Adjacent Site Under Construction

Note:
The development proposals are indicative only and will require further technical inputs."



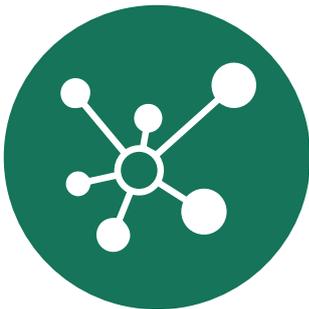
DEVELOPMENT BENEFITS SUMMARY

The proposed development will bring new growth to the local area with a sustainable residential community which responds to local context and constraints.



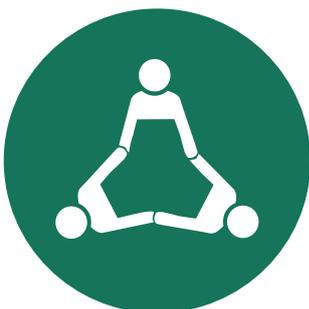
High Quality New Homes for All

The Site is capable of delivering up to approximately 280 high quality new homes across two phases, including a range of types and tenures to suit local needs and expand the existing residential community at Broughton Astley.



Improved Connectivity and Accessibility

The development will deliver new and enhanced pedestrian and cycle connections through the site to improve accessibility and connectivity to facilities and offer additional recreational opportunities for both the new and existing residential communities.



Creation of Hilltop Park and extensive Public Open Space

As part of the proposals for the Site, the development would create approximately 13.3ha of new high quality public open space, including a new hill-top park within the second phase which would offer views of the surrounding area and would provide new space for activity and recreation for both the proposed and existing community.



Retained and Enhanced Landscape and Open Space

The proposed open space would be supplemented and enhanced by new and retained landscaping. Additionally, new landscaping would be introduced to create and enhance landscaped buffers along key site boundaries.



