

Blaby District Council
Settlement Boundary Review (September 2017)



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1. Introduction

- 1.1 Blaby District Council considers that settlement boundaries are an important planning tool in shaping the built environment. Settlement boundaries provide certainty in the planning process by defining those areas that are, in principle, suitable for development and those that should be protected from unrestricted growth.
- 1.2 The key function of settlement boundaries is to manage development form, setting out the areas that should be the focus for development (the 'settlements') and areas that should be protected from growth (including areas of 'Countryside', 'Green Wedges' and 'Areas of Separation'). They are a fundamental tool in the determination of planning applications.
- 1.3 This paper provides evidence of the approach taken in assessing the need for, and extent of, settlement boundaries in the District of Blaby. The paper seeks to inform the emerging Blaby District Local Plan Delivery Development Plan Document (DPD). The paper sets out the methodology employed in assessing boundaries and includes maps illustrating the extent of the proposed boundaries. The paper also identifies changes from the previously adopted limits to development contained in the Blaby District Local Plan 1999 along with an explanation for the boundaries and any changes.
- 1.4 The draft boundaries contained within this document will be subject to consultation¹ in the Proposed Submission version of the Local Plan Delivery (DPD).
- 1.5 This assessment sits alongside other evidence documents including the 'Strategic Green Wedge Assessment' and 'Areas of Separation Assessment'. Areas outside of the settlement boundaries, Green Wedges and Areas of Separation are designated Countryside in accordance with Policy CS18 of the Local Plan Core Strategy (2013). As a consequence of the settlement boundary review, the extent of Areas of Separation, Green Wedges and Countryside will also be amended. This will be made clear through this and the aforementioned documents and shown on the Policies Map.

2. Background

- 2.1 Blaby District Council is developing a Delivery DPD which will form the second part of the Local Plan to provide more detailed policies, allocations and designations that will supplement the adopted Local Plan Core Strategy (2013). The Delivery DPD will include:
 - Housing and employment land allocations;

¹ Under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

- Development Management policies for assessing planning applications;
 - Sites and designations to be included on the Policies Map; and
 - Revisions to the Core Strategy Policy on Open Space, Sport and Recreation.
- 2.2 Settlement boundaries are currently defined in the Blaby District Local Plan 1999. The plan did not have a specific settlement boundary policy, but limits to development were expressed through: Primarily Residential Areas, Primarily Employment Areas, Primarily Business Areas, High Quality Employment Sites and other specific designations such as the Motorways Retail Area. All areas outside of these designations were considered to be Countryside, Green Wedge or Area of Separation.
- 2.3 Specific land-use designations will continue to be identified in the plan (such as employment and retail sites); however, it is proposed that a single settlement boundary designation be identified in the Delivery DPD that will supersede this multitude of designations.
- 2.4 The Blaby District Local Plan 1999 boundaries were not amended by the Blaby District Local Plan Core Strategy 2013. The detailed boundaries have therefore not been reviewed in detail for some twenty years. It is proposed that the Delivery DPD will supersede most of the saved policies, allocations and designations of the Blaby District Local Plan 1999, including those relating to settlement boundaries.
- 2.5 Paragraph 7.1.7 of the Core Strategy indicates that:
- “The distribution of development will be managed by identifying suitable sites and development limits to settlements through the Local Plan – Allocations, Designations and Development Management Policies DPD²”*
- Since the adoption of the Blaby District Local Plan 1999, the changing development requirements for the District of Blaby have necessitated growth outside of the settlement boundaries defined in that Plan. Developments have been permitted in the context of the spatial strategy and settlement hierarchy of the adopted Blaby District Local Plan Core Strategy 2013 and the development requirements set out in the East Midlands Regional Spatial Strategy 2009 prior to its revocation in 2013. The Delivery DPD therefore provides an opportunity to update the settlement boundaries to reflect changes that have occurred and ensure the settlement boundaries remain effective going forward.
- 2.6 In addition, whilst settlement boundaries are referred to in the Blaby District Local Plan Core Strategy 2013 policies, they also need to be shown on a Policies Map.
- 2.7 The Council is mindful that the emerging Delivery DPD should be capable of accommodating the levels of growth that are set out in the adopted Core Strategy. In order to achieve this, the emerging Delivery DPD must contain sufficient land

² Now called the Local Plan Delivery DPD.

allocations to accommodate growth when considered alongside completions, commitments and proposed allocations. The Council's assessment has indicated that housing growth requirements can be accommodated through existing completions, commitments and allocations without the need to provide extensive flexibility within settlement boundary limits. With the exception of the Principal Urban Area and Narborough, the development requirements for housing identified in the adopted Blaby District Local Plan Core Strategy 2013 have been satisfied. The Council's assessment of employment land has indicated that there remains a requirement to allocate at least 30 hectares of land for employment use and therefore settlement boundaries will need to be adjusted to take account of proposed site allocations for employment land.

- 2.8 The Council's approach to reviewing settlement boundaries was set out in Appendix 7 of the 'Local Plan (Preferred Options)' document. This approach sought to define settlement boundaries around existing and planned built development using features that could be identified on the ground. It included existing commitments, completions, allocations and some well-related built form, but excluded open spaces, isolated development, large curtilages and agricultural farmsteads.
- 2.9 Other options were proposed through the consultation process including: a more flexible approach to settlement boundaries that allowed for further growth, and eliminating settlement boundaries altogether. These were not considered to be 'reasonable options' because they would not provide sufficient certainty or secure development in the most sustainable locations.
- 2.10 In these circumstances it is considered that in order to provide certainty the settlement boundaries should be defined.

3. What is a settlement boundary?

- 3.1 A settlement boundary defines the physical extent of towns and villages. It is the dividing line between built-up areas of settlements and the Countryside or other rural areas.
- 3.2 The Council's Local Plan Core Strategy policies and the National Planning Policy Framework allow for development within settlements³ but seek to avoid inappropriate development in the Countryside. Built development is not normally acceptable in the Countryside other than small-scale employment, leisure and agricultural buildings. Some limited housing to meet local needs is sometimes acceptable⁴.
- 3.3 Settlement boundaries have an important role to play in preventing unplanned expansion of settlements and ensure that new development is located in sustainable locations close to existing built-up areas.

³ Subject to other planning considerations being satisfactorily addressed.

⁴ As an exception to normal planning policy to meet locally identified needs.

4. Methodology

- 4.1 The detailed methodology for assessing settlement boundaries is set out in Appendix A to this report. A draft methodology for reviewing settlement boundaries was set out in Appendix 7 of the Blaby District Council Local Plan Delivery DPD (Preferred Options) 2016.
- 4.2 The main principles underpinning the methodology are:
- A. The boundary will be defined tightly around the built form of settlements, which will be informed by defined features such as walls, fences, hedgerows, roads, canals and woodland⁵;
 - B. The boundary should be continuous;
 - C. Settlement boundaries will include:
 - Existing commitments, i.e. sites with planning permission that have recently been built and sites with unimplemented planning permissions;
 - Buildings adjacent to the edge of the built form which fall within the definition of a community facility;
 - The curtilages of buildings which closely relate to the character of the built form and have enclosing features;
 - Planned allocations.
 - D. Settlement boundaries will exclude:
 - Open spaces and sports and recreational facilities which stand on the edge of the built form of settlements⁶;
 - Isolated or fragmented⁷ development which is physically or visually detached from the settlement;
 - Sections of large curtilages of buildings which relate more to the character of the countryside than the built form;
 - Agricultural farmsteads which stand on the edge of the built form of settlements.
- 4.3 Settlement boundaries will be defined around residential, employment, business, retail, and other areas of built development. In some cases, settlement boundaries will not be inclusive of all built form at the edge of settlements or where a more fragmented development form is present. There are multiple examples around the towns and villages within the District of Blaby where lower density development exists at the fringes of settlements. This is often dispersed or fragmented residential development, but can also include some employment uses, caravan sites or uses compatible with a countryside designation such as garden centres. In such cases, it

⁵ It is not always possible for the logical boundary to follow defined features on the ground. In such cases the most logical boundary which joins two defined points will be chosen.

⁶ Unless these form a logical defensible boundary.

⁷ Added following 'Preferred Options' version.

is not considered appropriate to extend the settlement boundary to include these areas as it could encourage inappropriate infilling.

- 4.4 The review of settlement boundaries was undertaken using the Council's in-house Geographical Information System, aerial photography and site visits. Each of the settlement boundary assessments was recorded on a standard pro forma which describes:
- The extent of the 1999 settlement boundary;
 - Proposed changes to the boundary;
 - Reasons for the proposed changes; and,
 - The proposed designation within and outside of the settlement boundary.

Copies of all the pro forma by settlement are attached as Appendix B. There are unique assessments for Blaby and Lubbethorpe that do not strictly accord with the above pro forma and this is explained in each document. Not all settlements will have boundaries (see Section 5 below).

- 4.5 The preferred methodology of defining boundaries around the edge of the built form has resulted in the limits to built development being a re-examination of those defined on the proposals map (and inset plans) of the Blaby District Local Plan 1999 which reflected the extent of built form at that time. However, it is important to emphasise that the review is a comprehensive assessment and update of all boundaries and not simply an extension of the previously adopted boundaries. The pro forma and maps attached to this document as Appendix B identify and illustrate where changes to the previous limits to development identified in the 1999 Blaby District Local Plan are proposed.

5. Which settlements will have a settlement boundary?

- 5.1 Twenty-two settlements have been assessed, these include: Blaby, Braunstone Town, Cosby, Countesthorpe, Croft, Elmesthorpe, Enderby (including Enderby St Johns), Glenfield, Glen Parva, Huncote, Kilby, Kirby Muxloe, Land adjacent to Earl Shilton, Leicester Forest East, Littlethorpe, Lubbethorpe, Narborough, Sapcote, Sharnford, Stoney Stanton, Thurlaston, and Whetstone.
- 5.2 Not all settlements within the District of Blaby will have boundaries. Some settlements, mainly very small villages and hamlets, have a very poor range of services and facilities, are not considered as sustainable locations for growth and therefore do not require boundaries to shape development form as no further growth is anticipated.
- 5.3 The Local Plan Core Strategy 2013 points to defining settlement boundaries for all settlements with the exception of those hamlets and very small villages which are not anticipated to accommodate any further growth.

- 5.4 Aston Flamville and Wigston Parva currently have settlement boundaries defined in the Blaby District Local Plan 1999. It is proposed to not have settlement boundaries for these two settlements and it is appropriate to sustainability appraise the loss of settlement boundaries for these settlements which will effectively fall under the Countryside designation. It is not intended to sustainability appraise whether or not to remove settlement boundaries for those settlements with existing boundaries. The retention of boundaries for these settlements is considered to be the only reasonable option.

6. Settlement Assessments

- 6.1 This section summarises the settlement boundary assessment for each of the identified towns and villages. The standard form which assesses each of the settlements independently is attached as part of Appendix A.
- 6.2 The form seeks to:
- Describe the extent of the currently adopted boundary;
 - Identify where changes are proposed;
 - Set out the reasons for the amended boundary, and;
 - Consider the land-use designation within and outside of the boundary.
- 6.3 A proposed boundary for each town and village is shown on the maps attached as Appendix B. The plans indicate the extent of the proposed settlement boundary.
- 6.4 A summary of the main changes to the settlement boundaries of identified settlements is set out in alphabetical order in the table below:

Table 1 – Summary of the Main Changes to Settlement Boundaries

Settlement	Summary of Changes
Blaby	<ul style="list-style-type: none"> The settlement boundary has been assessed through the Neighbourhood Planning process. Rose Business Park is located within Blaby Parish. The Neighbourhood Plan has not identified the site, but Blaby District Council has identified the site as a Key Employment Site. Consequently, the employment site is also proposed to be located within the settlement boundary.
Braunstone Town	<ul style="list-style-type: none"> There are no substantial proposed amendments to the settlement boundary of Braunstone Town from the Blaby District Local Plan 1999 other than to more closely follow the built form at Thorpe Astley on the western boundary (as opposed to the M1 which was the former western extent of the boundary). Land to the west of Thorpe Astley is in recreation use and is proposed to be included in an Area of Separation. Land at the centre of Braunstone Town (to the east of the A563) is to be included within the settlement boundary, but will be protected by open space policies.
Cosby	<ul style="list-style-type: none"> Planning permission has been granted⁸ for residential development at Hewitt Sports Turf, Cambridge Road. This has resulted in the need to extend the settlement boundary to the east of Cosby. This is also acknowledged in the Area of Separation Assessment. The settlement boundary assessment also suggests amending the boundary to the eastern extent of the disused railway line north of Cambridge Road to accommodate extended curtilages of houses abutting the disused railway line. Some small-scale amendments are proposed to reflect features on the ground.
Countesthorpe	<ul style="list-style-type: none"> It is proposed to substantially amend the settlement boundary of Countesthorpe to accommodate developments that have been permitted since the adoption of the Blaby District Local Plan 1999. Amendments to the north-west (Scalborough Close), north-east (Leicester Road) and southern (Willoughby Road and Gillam Butts) boundaries are proposed to reflect completed and permitted development. Land outside of the settlement boundary to the north-west of Countesthorpe should remain in the Green Wedge and land to the

⁸ Subject to a section 106 agreement.

	north-east and south of Countesthorpe should continue to be designated as Countryside. The Strategic Green Wedge Assessment identifies that amendments to the boundary will need to be made to accommodate permitted growth.
Croft	<ul style="list-style-type: none"> • It is proposed to make some small-scale amendments to the settlement boundary of Croft to accommodate development schemes to the south of the village (Broughton Road). • Some small-scale amendments are proposed to reflect features on the ground. • Land outside of the settlement boundary should continue to be designated as Countryside.
Elmesthorpe	<ul style="list-style-type: none"> • It is proposed to make some small-scale amendments to the settlement boundary of Elmesthorpe. • The limits to development should be amended to reflect small-scale development and to reflect features on the ground that provide a more defensible boundary.
Enderby including Enderby St Johns	<ul style="list-style-type: none"> • It is proposed to substantially amend the settlement boundary of Enderby St Johns to accommodate development schemes that have been permitted since the adoption of the Blaby District Local Plan 1999 and to accommodate a proposed employment site allocation. • More modest changes are proposed at Harold's Lane, Brockington College and Leicestershire Police Headquarters, and small-scale amendments to reflect features on the ground. • Land outside of the settlement boundary should continue to be designated as Green Wedge.
Glenfield	<ul style="list-style-type: none"> • It is proposed to substantially amend the settlement boundary of Glenfield to accommodate development schemes that have been permitted since the adoption of the Blaby District Local Plan 1999 and to accommodate a proposed housing site allocation. The main changes to the settlement boundary are to accommodate the employment and residential development at Optimus Point and Glenfield Park, and land east of Gynsill Lane and north of County Hall. • The settlement boundary could also be amended to be consistent with defined features and remove arbitrary boundaries. • The amended boundary results in the inclusion of some land within the settlement boundary south of Stelle Way, east of Gynsill Lane. Land outside of the settlement boundary should remain designated as Green Wedge. • The Strategic Green Wedge Assessment identifies that amendments to the boundary will need to be made to accommodate permitted

	growth.
Glen Parva	<ul style="list-style-type: none"> • It is proposed to amend the settlement boundary of Glen Parva to accommodate development schemes that have been permitted since the adoption of the Blaby District Local Plan 1999. The main changes to the settlement boundary are to accommodate developments off Little Glen Road, Cork Lane and Navigation Drive. • The settlement boundary is also proposed to be amended to be consistent with defined features and remove arbitrary boundaries. • Land outside of the settlement boundary should continue to remain designated as Green Wedge and Countryside to the east.
Huncote	<ul style="list-style-type: none"> • It is proposed to amend the settlement boundary of Huncote to accommodate development schemes that have been permitted since the adoption of the Blaby District Local Plan 1999. The main changes to the settlement boundary are to accommodate developments to the north of Denman Road and to the south of Narborough Road. • Land outside of the settlement boundary should remain designated as Countryside to the south and an extended Area of Separation to the east. • The Area of Separation study identifies that amendments to the boundary will need to be made to accommodate permitted growth.
Kilby	<ul style="list-style-type: none"> • It is proposed to make some amendments to the settlement boundary of Kilby to accommodate small-scale development schemes adjacent to the village. • Some small-scale amendments are proposed to reflect features on the ground. • Land outside of the settlement boundary should continue to be designated as Countryside.
Kirby Muxloe	<ul style="list-style-type: none"> • It is proposed to amend the settlement boundary of Kirby Muxloe to accommodate development schemes that have been permitted since the adoption of the Blaby District Local Plan 1999 and to accommodate a proposed housing allocation. The main changes to the settlement boundary are to accommodate developments to the north-west of Barry Drive and at Gullet Lane / Barns Close. • Land outside of the settlement boundary should remain designated as Countryside to the south.
Land adjacent to Earl Shilton	<ul style="list-style-type: none"> • It is proposed to amend the settlement boundary that adjoins Earl Shilton to accommodate the build development on land north of Clickers Way. • Land to the south of the settlement boundary should remain

	designated as Countryside.
Leicester Forest East	<ul style="list-style-type: none"> It is proposed to amend the settlement boundary of Leicester Forest East to accommodate development schemes that have been permitted since the adoption of the Blaby District Local Plan 1999. The main changes to the settlement boundary are to accommodate developments to the west of Beggars Lane and the east of Forest House Lane. Land outside of the settlement boundary should remain designated as Countryside to the west of Beggars Lane and an Area of Separation to the south of Forest House Lane where it is important to retain a strategic gap between New Lubbethorpe and Leicester Forest East.
Littlethorpe	<ul style="list-style-type: none"> It is proposed to make modest amendments to the settlement boundary of Littlethorpe to accommodate development schemes that have been permitted since the adoption of the Blaby District Local Plan 1999. The main changes to the settlement boundary are to accommodate developments to the east of Cosby Road. Land outside of the settlement boundary to the east of the developments should remain designated as Green Wedge and Countryside to the west.
Narborough	<ul style="list-style-type: none"> It is proposed to amend the settlement boundary of Narborough to accommodate development schemes that have been permitted since the adoption of the Blaby District Local Plan 1999. The main changes to the settlement boundary are to accommodate developments to the west of Forest Road / north of Desford Road, south-east of Stewart Avenue and the former ambulance station. Smaller amendments are proposed at Regent Street Industrial Estate. Land outside of the settlement boundary should remain designated as Countryside and Area of Separation to the west and Green Wedge to the east.
New Lubbethorpe	<ul style="list-style-type: none"> The settlement boundary to New Lubbethorpe is unique in the context of the Local Plan in that it defines the extent of a new settlement. New Lubbethorpe joins the settlement boundary at Braunstone Town (Meridian Business Park) to the east (the settlement boundary for Braunstone Town is assessed separately) to form one continuous boundary with the Principal Urban Area of Leicester. Land north and north-east of the proposed settlement boundary is proposed to be designated as an Area of Separation between the New Lubbethorpe development, Thorpe Astley and Leicester Forest East (as assessed separately in the Area of Separation Assessment). Land to the south of the proposed settlement boundary is proposed to be designated as Green Wedge (as assessed separately in the

	<p>Strategic Green Wedge Assessment).</p> <ul style="list-style-type: none"> • South of the M69 motorway, the proposed settlement boundary follows the outline of the proposed Strategic Employment Site and this joins the settlement boundary at Grove Park, Enderby (the settlement boundary for Enderby is assessed separately) to form one continuous boundary.
Sapcote	<ul style="list-style-type: none"> • It is proposed to amend the settlement boundary of Sapcote to accommodate development schemes that have been permitted since the adoption of the Blaby District Local Plan 1999. The main changes to the settlement boundary are to accommodate developments east of Grace Road, west of Sapcote Road and south of Hinckley Road (to the west of Sapcote). • Land outside of the settlement boundary should remain designated as Countryside and an Area of Separation between Sapcote and Stoney Stanton. • The Area of Separation Assessment identifies that amendments to the boundary will need to be made to accommodate permitted growth.
Sharnford	<ul style="list-style-type: none"> • It is proposed to make modest amendments to the settlement boundary of Sharnford to accommodate development schemes that have been permitted since the adoption of the Blaby District Local Plan 1999. The main changes to the settlement boundary are to accommodate developments to the west of Leicester Road / Coventry Road and to the east of the village (adjacent number 96 Leicester Road). • Land outside of the settlement boundary should remain designated as Countryside.
Stoney Stanton	<ul style="list-style-type: none"> • It is proposed to amend the settlement boundary of Stoney Stanton to accommodate development schemes that have been permitted since the adoption of the Blaby District Local Plan 1999. The main changes to the settlement boundary are to accommodate developments north of Huncote Road, north of Highfields Farm, north of Station Road and east of 'The Fleet'. • Land outside of the settlement boundary should remain designated as Countryside and Area of Separation between Stoney Stanton and Sapcote.
Thurlaston	<ul style="list-style-type: none"> • It is proposed to make some amendments to the settlement boundary of Thurlaston to accommodate small-scale development schemes adjacent to the village. The main change is to extend the boundary south of Normanton Grove. • Some small-scale amendments are proposed to reflect features on the ground.

	<ul style="list-style-type: none"> Land outside of the settlement boundary should continue to be designated as Countryside.
Whetstone	<ul style="list-style-type: none"> It is proposed to amend the settlement boundary of Whetstone to accommodate development schemes that have been permitted since the adoption of the Blaby District Local Plan 1999. The main changes to the settlement boundary are to accommodate developments east of Springwell Lane and south of Dog and Gun Lane. Land outside of the settlement boundary should remain designated as Countryside to the south and Green Wedge to the east.

7. Future Stages and Overall Conclusions

- 7.1 The extent of settlement boundaries will be defined in the publication of the Blaby District Local Plan Delivery DPD which will be the subject of public consultation and representations considered by an appointed Planning Inspector.
- 7.2 The Council is proposing that amendments be made to the settlement boundaries that were contained in the Blaby District Local Plan 1999. The main proposed changes relate to developments that have been completed or committed since the previously adopted Blaby District Local Plan 1999 and to accommodate planned site allocations. In the context of settlement boundaries, the Council is certain that the development requirements for the District can be met within the settlement boundaries defined in this document, alongside completions, commitments and proposed allocations.
- 7.3 The proposed settlement boundaries are included in the Blaby Local Plan Delivery DPD (Proposed Submission Version) and will be subjected to formal consultation.

Appendix A – Settlement Boundary Methodology

Detailed Settlement Boundary Methodology

Principles for reviewing settlement boundaries as consulted on in the Delivery DPD Preferred Options consultation:

Principles for Reviewing Settlement Boundaries
A. The boundary will be defined tightly around the built form of settlements, which will be informed by defined features such as walls, fences, hedgerows, roads, canals and woodland.
B. The boundary should be continuous.
C. Settlement boundaries will include: <ul style="list-style-type: none">a) Existing commitments, i.e. sites with planning permission that have recently been built and sites with unimplemented planning permissions.b) Buildings adjacent to the edge of the built form which fall within the definition of a community facility.c) The curtilages of buildings which closely relate to the character of the built form and have enclosing features.d) Planned allocations
D. Settlement boundaries will exclude: <ul style="list-style-type: none">a) Open spaces and sports and recreational facilities which stand on the edge of the built form of settlements.b) Isolated development which is physically or visually detached from the settlement.c) Sections of large curtilages of buildings which relate more to the character of the countryside than the built form.d) Agricultural farmsteads which stand on the edge of the built form of settlements.

Process:

Settlement boundaries

1. Divide up the settlement

Use roads or natural boundaries to divide up the settlements into manageable parcels. Clearly identify where the parcels are (either by description, or by annotating a map). Use the methodology above and the recommended assessment parcels are below:

- Blaby: this will coincide with the Blaby Neighbourhood Plan settlement boundary. Additional assessment required for Rose Business Park.
- Braunstone Town (2 parcels: West, East)
- Cosby (4: North, East, South, West)
- Countesthorpe (3: North-west, North-east, South)
- Croft (3: Croft, West, North)

- Elmhurst (2: Elmhurst, South Elmhurst)
- Enderby (3: Enderby village, Enderby St Johns, Grove Park and Fosse Park)
- Glen Parva (1 sector)
- Glenfield (3: West and North, East and South, The Brantings)
- Huncote (3: North and East, South, West)
- Kilby (2: North, South)
- Kirby Muxloe (4: South, West, North, Kirby Fields and East Kirby Muxloe)
- Land adjacent to Earl Shilton (small enough to assess as one parcel)
- Leicester Forest East (small enough to assess as one parcel due to overlapping boundaries with adjoining parishes)
- Littlethorpe (2: East, West)
- Lubbesthorpe (1 parcel)
- Narborough (3: South, West, East)
- Sapcote (4: North-east, South, South-west, North-west)
- Sharnford (small enough to be assessed as one parcel)
- Stoney Stanton (3: South, West, East))
- Thurlaston (small enough to assess as one parcel)
- Whetstone (4: East, West, North, Winchester Avenue Industrial Estate)

2. What to consider

- Starting point – existing limits to development, Primarily Residential, Primarily Employment and Primarily Business Areas GGP layers
- The four principles set out above
- Planning Permissions – Use Greenly Planning System on GGP to identify
- Allocations – incorporate within the settlement boundary (when known)
- Lubbesthorpe SUE and SES – include within the settlement boundary
- Key employment sites. The key employment sites boundaries will need to be included (See “Key Employment Sites” overlay on GGP). This may also change built-up area and Countryside / Green Wedge boundaries.
- Retail boundaries (district and town centres, neighbourhood parades, motorways retail area and meridian leisure) (See “DDPD – Retail Areas” on GGP)
- Changes to boundaries with neighbouring authorities? I.e. have neighbouring authorities allocated or permitted development adjoining the district boundary that affect the settlement boundary. This may also affect Countryside (or Green Wedge) within the District.
- Use Google maps to consider the boundary treatments.
- Use site visits if necessary
- Positional accuracy of the maps – all boundaries need looking at, even if there has been no change (i.e. planning permissions), because the lines were drawn by hand on the 1999 Proposals Map and before improvements were made to the positional accuracy of the maps, so some lines may be out by a few metres.

Green Wedge, Area of Separation and Countryside boundaries

Generally these will reflect the changes to settlement boundaries. We can consider those that do not on an individual basis.

Appendix B – Settlement Pro Forma and Maps

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B1 Blaby Settlement Boundary Review

- B1.1 The Blaby Neighbourhood Plan Steering Group is currently preparing a Neighbourhood Development Plan to guide development in the parish of Blaby. The Blaby District Local Plan Delivery DPD is not seeking to replace or replicate any of the policies within the proposed Blaby Neighbourhood Plan and the role of determining the settlement boundary for Blaby is the responsibility of the Blaby Neighbourhood Plan Steering Group. The proposed settlement boundary for Blaby identified in the Blaby Neighbourhood Plan Submission Version is to be included on the Proposed Submission version of the Policies Map for information purposes.
- B1.2 The Proposed Submission version of the Delivery DPD has a policy that offers protection to Key Employment Sites (Policy SA5), whereas the Blaby Neighbourhood Plan Submission Version is silent on the protection of Key Employment Sites. The Blaby District: Assessment of Key Employment Sites Report (2016) recommends that Rose Business Park, Lutterworth Road, Blaby, meets the requirements of being a Key Employment Site. Rose Business Park is not identified on any of the Blaby Neighbourhood Plan Submission Version maps as it was previously Green Wedge, however since production of the Blaby Neighbourhood Plan Submission Version the site has gained outline planning permission for employment use. Therefore, Rose Business Park will be offered protection as a Key Employment Site in accordance with Policy SA5 of the Delivery DPD Publication Version and it is also proposed to add a settlement boundary around the extent of Rose Business Park so that the relevant criteria of Policy DM1 – Development within the Settlement Boundaries also applies.
- B1.3 The starting point for the assessment of the Rose Business Park, Blaby settlement boundary is the current Blaby District Local Plan and accompanying proposals map (September 1999). There is no existing settlement boundary around the site and the site is currently identified as being within the Whetstone, Blaby and Countesthorpe Green Wedge.

Summary and Recommendations

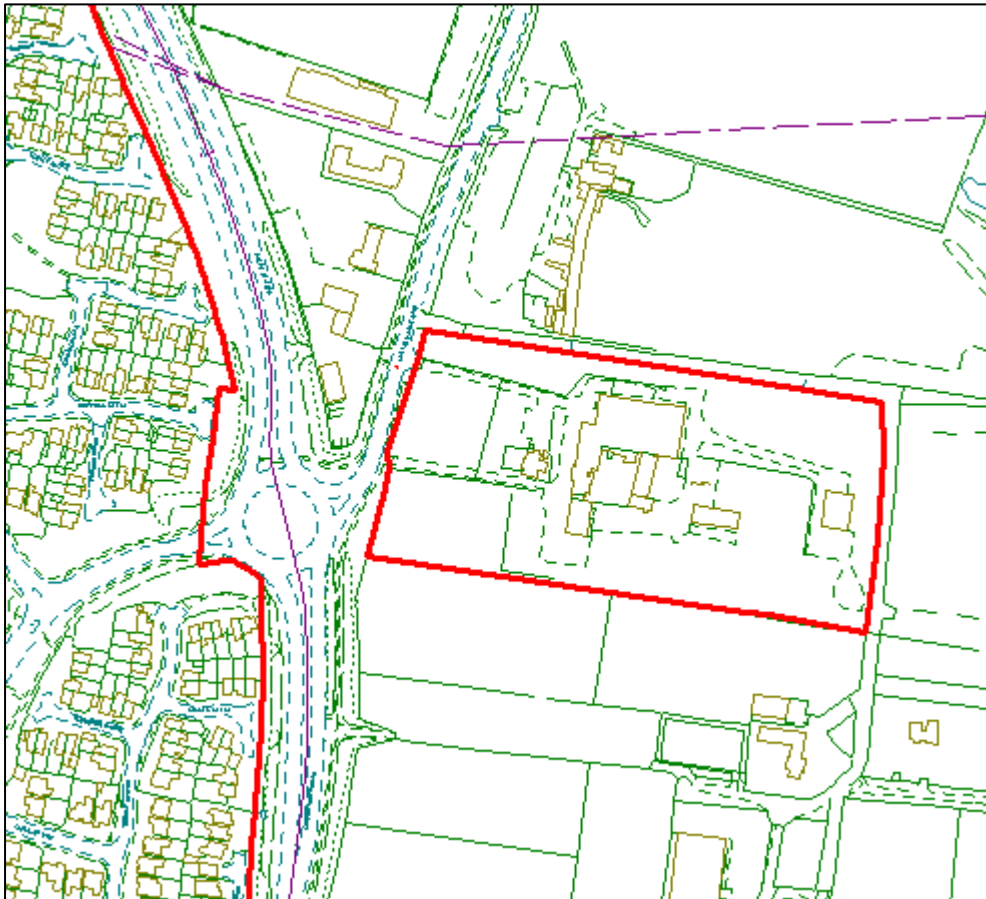
- B1.4 A settlement boundary should be drawn to reflect permitted development at Rose Business Park, Lutterworth Road, Blaby. The settlement boundary is to be defined by the existing hedgerows on the site that form the boundary of planning application 15/1084/OUT.

Map of Proposed Settlement Boundary for Rose Business Park, Lutterworth Road, Blaby

B1.5 Please see below.

Key to Map:

 Proposed settlement boundary



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B2 Braunstone Town Settlement Boundary Review

- B2.1 The starting point for the assessment of the Braunstone Town settlement boundary is the current limits to development boundary identified in the Blaby District Local Plan and accompanying proposals map (September 1999).
- B2.2 The western extent of the existing settlement boundary of Braunstone Town is largely defined by the M1 motorway and the eastern extent is defined by the western edge of the Soar Valley.
- B2.3 The settlement boundary at Braunstone Town is not continuous. Leicester Forest East (to the north), Enderby (to the south and west) and Aylestone (Leicester City) to the east form the continuous boundary of the built-up area of Leicester. The boundary of Braunstone Town will be assessed in two sectors: A) West Braunstone including the western boundary of Braunstone Town and Thorpe Astley⁹ and B) The eastern boundary of Braunstone Town¹⁰ (abutting the Soar Valley). There is no 'settlement boundary' to the north and south of Braunstone Town as these are subsumed within Braunstone (Leicester City) to the north and Grove Park / Fosse Park (Enderby) to the south. The two sectors are:
- A. West Braunstone including the south-western boundary of Meridian Business Park, adjacent to the M1 slip road to the eastern boundary of houses at Marriott Close;
- B. Land rear of Amy Street to adjacent to Ford and Slater (Hazel Drive).
- B2.4 The existing boundary is considered below:

Sector A. West Braunstone	
Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from the south-western boundary of Meridian Business Park, adjacent to the M1 slip road):</p> <ul style="list-style-type: none">• The eastern edge of the carriageway of the M1 and the slip road at Junction 21 up to Leicester Forest East service slip road;• The eastern edge of Leicester Forest East Southbound Services.
Proposed changes to the settlement boundary	<ol style="list-style-type: none">1. To extend the settlement boundary to include the proposed built-up area of the settlement at Lubbesthorpe (application reference: 11/0100/1/OX). The proposed settlement boundary for Lubbesthorpe is assessed separately.2. To follow the northern extent of the M1 motorway overbridge (west of Meridian Way) to the western boundary of the carriageway of Murray Way, the front boundaries of no's. 5 to 1 Murby Way, the

⁹ From the south-western boundary of Meridian Business Park, adjacent to the M1 slip road to the eastern boundary of houses at Marriott Close

¹⁰ Where it abuts the Soar Valley

Sector A. West Braunstone

	rear and side boundaries of no's. 11 to 27 Priestman Road, the side boundary of no. 35 Priestman Road, the southern extent of the carriageway of Priestman Road, the parking court to the rear of no. 101 Tuffleys Way, the rear and side boundaries of no's. 109 and 84 Tuffleys Way, the front boundaries of no's. 7 to 8 Rushy Close, the rear boundary of no. 60 Tuffleys Way, the side boundary of no. 50 Tuffleys Way, the front boundary of no's. 38 to 30 Tuffleys Way, up to the side boundaries of no's. 14 and 25 Home Avenue, the rear boundaries of no's. 31 to 35 Slade Close, the western extent of the access road to no's. 14 to 20 Slade Close, a perpendicular line along the southern extent of the tennis courts and play area to the west of Thorpe Astley Community Centre, to the parish boundary with Leicester Forest East.
Proposed designation and reasons for changes to the settlement boundary	<p>1. The land to the north, north-west and east to be included within the settlement boundary and the land to the south and west to be included in the proposed Green Wedge (assessed separately).</p> <p><u>Reason:</u> To accommodate the approved residential development.</p> <p>2. The land to the east of the proposed amendment to be included within the settlement boundary and the land to the east to be included in the proposed Area of Separation (assessed separately).</p> <p><u>Reason:</u> To make the boundary consistent with features on the ground.</p>

Sector B. East Braunstone

Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from the junction of Braunstone Lane with the rear garden of no. 2 Amy Street):</p> <ul style="list-style-type: none"> • The rear gardens of no's. 2 to 68 Amy Street; • The rear gardens of no's. 6 to 68 Gwencole Crescent; • The rear garden of no. 6 The Poplars; • Rear and side garden boundary of no. 28a Colbert Drive and adjoining yard; • Rear gardens of no's. 28 to 56 Colbert Drive; • Eastern extent of Kingsway (including side garden of no. 2 Kingsway); • The rear gardens of no's. 22, 24, 21 and 23 Bilberry Close; • The eastern and southern boundaries of employment uses at Hazel Drive.
Proposed changes to the settlement	None.

Sector B. East Braunstone	
boundary	
Proposed designation and reasons for changes to the settlement boundary	Not applicable. No material changes in circumstance or need to remove arbitrary boundaries. The settlement boundary follows defined physical features.


Summary and Recommendations

- B2.5 The settlement boundary of Braunstone Town as defined on the proposals map associated with the Blaby District Local Plan 1999 should be amended to reflect permitted development at Lubbethorpe and defined physical features on the ground. Generally, the settlement boundary is defined by the M1 motorway to the west and the District administrative boundary and River Soar floodplain to the east, which are both strong defensible boundaries.
- B2.6 The central area between the east of the A563 Lubbethorpe Way and the built up area of the west side of Braunstone Town is an open space that is protected by other local plan policies and therefore does not need to have a settlement boundary. No opportunities have been identified to extend the settlement boundary of Braunstone Town to the east and west to allow flexibility for additional growth. The boundary adjoins Leicester Forest East to the north, Lubbethorpe to the west, and Enderby (Grove Park) to the south. These are subject to separate settlement boundary assessments.

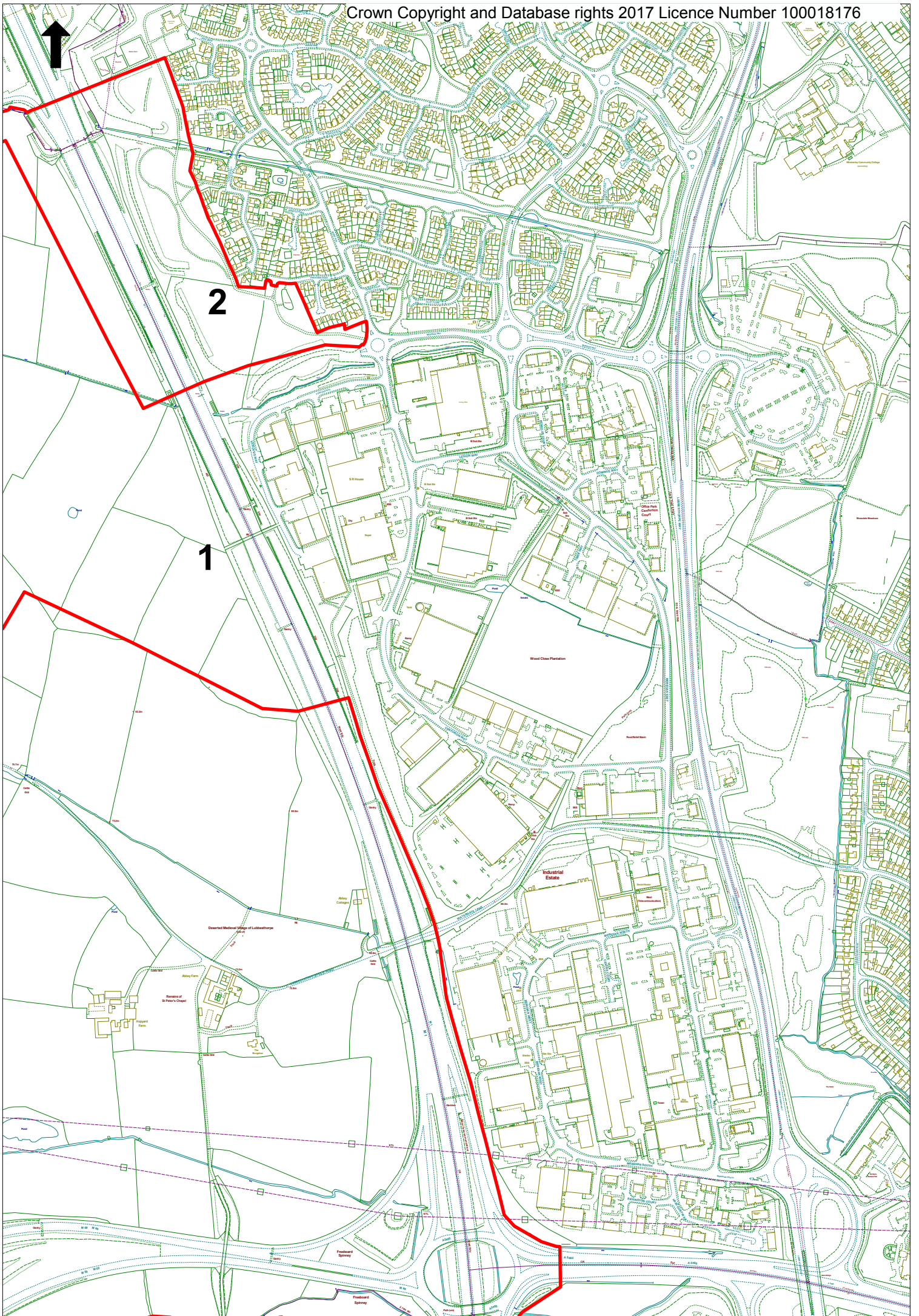
Maps of Proposed Settlement Boundary for Braunstone Town

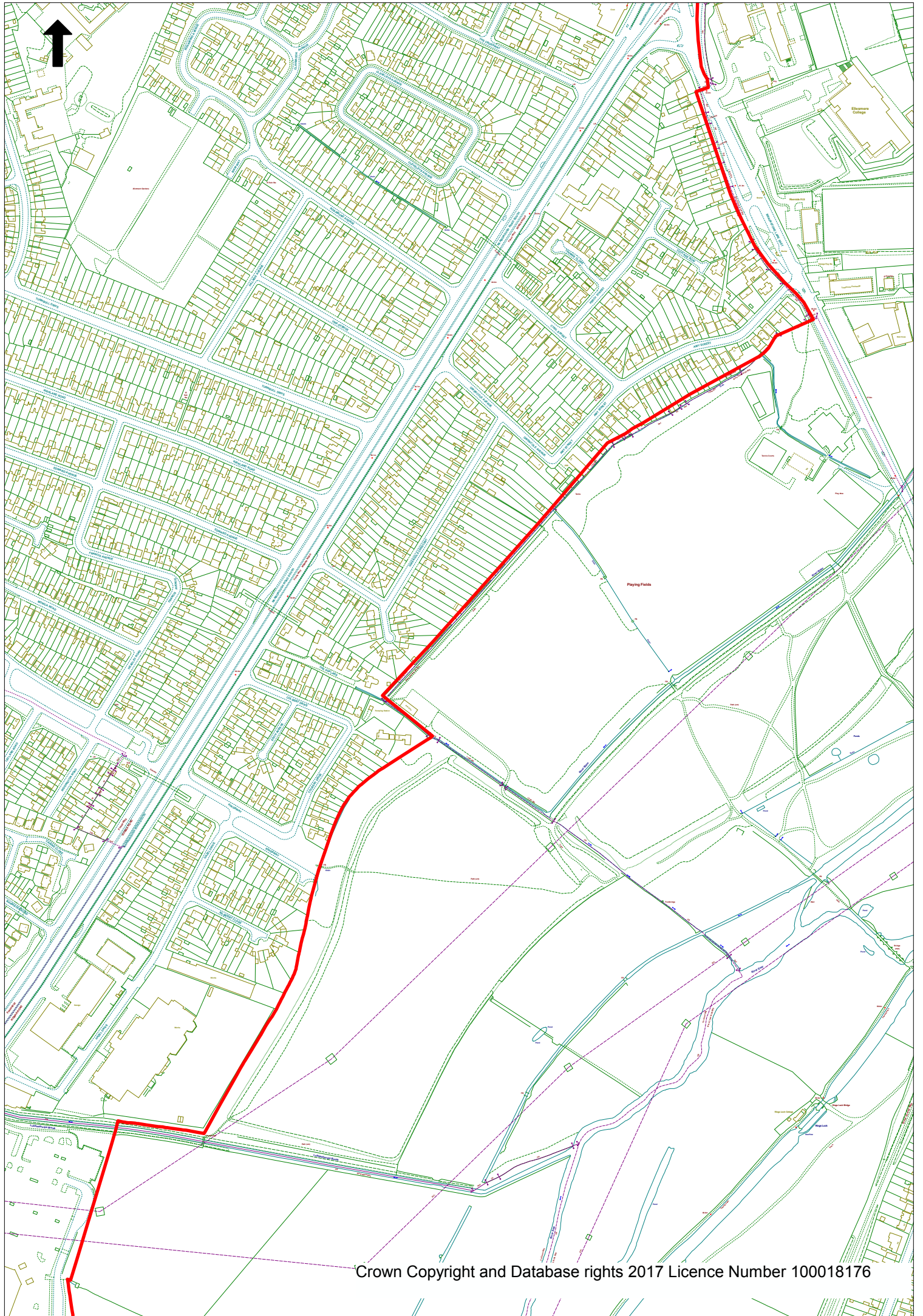
- B2.7 Please see overleaf. The map on page 21 illustrates *Sector A. West Braunstone* and the map on page 22 illustrates *Sector B. East Braunstone*.

Key to Map:

-  Proposed settlement boundary
- 1, 2, 3, etc. Proposed change to the settlement boundary

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B3 Cosby Settlement Boundary Review

B3.1 The starting point for the assessment of the settlement boundary is the current boundary identified in the Blaby District Local Plan and accompanying proposals map (September 1999).

B3.2 The assessment considers the settlement boundary of Cosby in four sectors divided by identified physical features. The four sectors are (clockwise):

- A. North Cosby (Narborough Road to Cambridge Road);
- B. East Cosby (Cambridge Road to Countesthorpe Road);
- C. South Cosby (Countesthorpe Road to Croft Road); and
- D. West Cosby (Croft Road to Narborough Road).

B3.3 Each of the sectors is considered independently below:

Sector A. North Cosby (Narborough Road to Cambridge Road)	
Existing settlement boundary	<p>The extent of the existing settlement boundary is:</p> <ul style="list-style-type: none"> • The north-west elevation of Brooklands, Narborough Road to the northern field boundary; • The rear boundary of The Toft, Narborough Road and numbers 6 to 58 Brooklands Road; • Rear of no's. 4 to 20 Cromford Road; • The side gardens of no's. 20 and 23 Cromford Road; • The western boundary of the former railway embankment to the rear of no's. 1 to 23 Cromford Road, no's. 2 to 28 Ashover Close and no's. 12 to 34 Wavertree Close; • The side boundary of no. 58a Cambridge Road.
Proposed changes to the settlement boundary	<ol style="list-style-type: none"> 1. To extend the settlement boundary to the west of Brooklands, Narborough Road. 2. To extent the settlement boundary to follow the eastern extent of the disused railway line embankment.
Proposed designation and reasons for proposed changes to the settlement boundary	<ol style="list-style-type: none"> 1. The land would be within the settlement boundary. Land north of the proposed amendment to the settlement boundary should continue to be designated as Green Wedge. <u>Reason:</u> To ensure that the settlement boundary follows a defensible boundary and removes the anomaly of part of the built form of Brooklands being outside of the settlement boundary and the main house being within. 2. The land west of the proposed amendment would be within the settlement boundary with land to the east continuing to be designated as an Area of Separation. It continues to separate Cosby from Whetstone and is an important recreation resource. <u>Reason:</u> The former railway embankment was identified as a recreation route on the Local Plan. It has subsequently been incorporated within the rear gardens of no's. 1 to 23 Cromford

	Road, no's. 2 to 28 Ashover Close and no's. 12 to 34 Wavertree Close.
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Sector B. East Cosby (Cambridge Road to Countesthorpe Road)	
Existing settlement boundary	<p>The extent of the existing settlement boundary is:</p> <ul style="list-style-type: none"> • The western boundary of the former railway embankment to the rear of no's. 1 to 19 Starmer Close, no's. 11 to 25 Forrester Close, no's. 14, 16 and 21 Farthingdale Close, and no's. 20 to 54 Chiltern Avenue; • The tree belt boundary to the rear of no's. 54 to 78 Chiltern Avenue; • The rear boundaries of no's. 80 to 84 Chiltern Avenue; • The rear boundaries of no's. 4 to 10 Cambrian Close; • The rear gardens of no's. 14 and 16 Walnut Leys; • The rear gardens of no's. 7, 9 and 16 Walnut Leys; • A field hedge boundary within the curtilage at the rear of no. 62 Main Street; • The rear boundary of no. 66 Main Street; • The eastern boundary of Nook Farm, Main Street; • The rear (northern) boundary of no's. 2 to 6 Countesthorpe Road.
Proposed changes to the settlement boundary	<p>3. To extend the settlement boundary to follow the eastern boundary of Cambridge Road to the side boundary of no. 57 Cambridge Road, along the rear boundaries of no's. 57 to 47 Cambridge Road, around the perimeter of the area of permitted residential development at Hewitt's Sports Turf, Cambridge Road to the south-east corner of the former railway embankment to the rear of no. 46 Chiltern Avenue.</p> <p>4. To extend the settlement boundary to follow the eastern extent of the disused railway line embankment.</p>
Proposed designation and reasons for proposed changes to the settlement boundary	<p>3. The land west of the proposed amendment would be within the settlement boundary with land to the east continuing to be designated as an Area of Separation.</p> <p><u>Reason:</u> To reflect planning permission 16/0216/OUT and to follow discernible features on the ground.</p> <p>4. The land west of the proposed amendment would be within the settlement boundary with land to the east continuing to be designated as an Area of Separation.</p> <p><u>Reason:</u> The former railway embankment was identified as a recreation route on the Local Plan. It has subsequently been incorporated within the rear gardens.</p>

Sector C. South Cosby (Countesthorpe Road to Croft Road)

Existing settlement boundary	<p>The extent of the existing settlement boundary is:</p> <ul style="list-style-type: none"> • The entrance to Tudor Drive and the field hedge boundary forming the eastern boundary of the open space off Brierfield Road; • The side garden boundaries of no. 25 Brierfield Road, no's. 48 and 63 Tudor Drive; • An arbitrary line through the rear gardens of no's. 33 to 63 Tudor Drive (aligned with the rear gardens of no's. 15 to 23 Chapel Lane); • The rear gardens of no's. 15 to 23 Chapel Lane; • An arbitrary line to the front of Cosby golf clubhouse; • The rear boundary of no. 1 Chapel Lane; • A boundary to the allotment / garden area at the corner of Broughton Road and Chapel Lane; • The eastern side of the carriageway fronting houses from no. 34 Broughton Road to Willowbrook, Broughton Road; • The side boundary (gardens) at Cosby House and The Orchard, Croft Road; • The rear boundary of The Orchard, Croft Road and part of the rear boundary of Beechfield, Croft Road; • The northern boundary of allotments off Croft Road; • The rear gardens of no's. 3 to 15 Kingsfield Road; • The side garden of no. 15 Kingsfield Road and rear gardens of no's. 1 to 10 Elm Tree Road; • The rear gardens of no's. 12 to 26 Elm Tree Road and side garden of no. 84 Croft Road; • The southern carriageway fronting houses no's. 54 to 84 Croft Road.
Proposed changes to the settlement boundary	<ol style="list-style-type: none"> 5. To extend the boundary by including the complete length of rear gardens at no's. 33 to 63 Tudor Drive. 6. To reduce the settlement boundary to exclude Cosby golf club house and follow the rear boundary of no's. 3 to 13 Chapel Lane.
Proposed designation and reasons for proposed changes to the settlement boundary	<ol style="list-style-type: none"> 5. The former garden land would be within the settlement boundary with land to the south continuing to be designated as an Area of Separation. <u>Reason:</u> To follow a defined boundary that is discernible 'on the ground'. 6. The golf clubhouse would be within Countryside, land to the north would remain within the settlement boundary. <u>Reason:</u> Cosby golf course (including its clubhouse which is ancillary to a recreation resource) should be excluded from the settlement boundary. The existing boundary treatments to the rear of houses on Chapel Lane would form a more defensible boundary.

Sector D. West Cosby (Croft Road to Narborough Road)	
Existing settlement boundary	<p>The extent of the existing settlement boundary is:</p> <ul style="list-style-type: none"> • The side garden boundary of no. 69 Croft Road; • The rear garden boundaries of no's. 63 to 69 Croft Road; • The side garden boundary of no's. 61 and 55 Croft Road; • The southern boundary of footpath W40; • The rear gardens of no's. 46 to 72 Lady Leys and no's. 5 to 31 White Barn Drive; • The extent of the Cosby village hall buildings and some additional land (arbitrary boundary) up to Park Road; • The western carriageway of Park Road; • The extent of the Cosby library buildings (arbitrary boundary); • The rear boundaries of no's. 1 to 19 Gimson Avenue; • The eastern edge of the carriageway fronting no's. 1 to 105 Narborough Road through to the front of Brooklands, Narborough Road.
Proposed changes to the settlement boundary	None.
Proposed designation and reasons for proposed changes to the settlement boundary	Not applicable. No material changes in circumstance of need to remove arbitrary boundaries. The settlement boundary follows defined physical features.


Summary and Recommendations

- B3.4 The settlement boundary of Cosby as defined on the proposals map associated with the Blaby District Local Plan 1999 should be amended to accommodate approved residential development, to be consistent with defined features on the ground, and to remove arbitrary boundaries. Land outside of the settlement boundary to the north of Cosby should remain in the Green Wedge, land to the east within an Area of Separation and the remaining land to the south and west of Cosby should continue to be designated as Countryside.
- B3.5 It is not recommended that additional flexibility be provided around Cosby to accommodate additional growth. The Medium Central Villages, including Cosby, are able to accommodate the levels of growth identified in the policies of the Core Strategy.

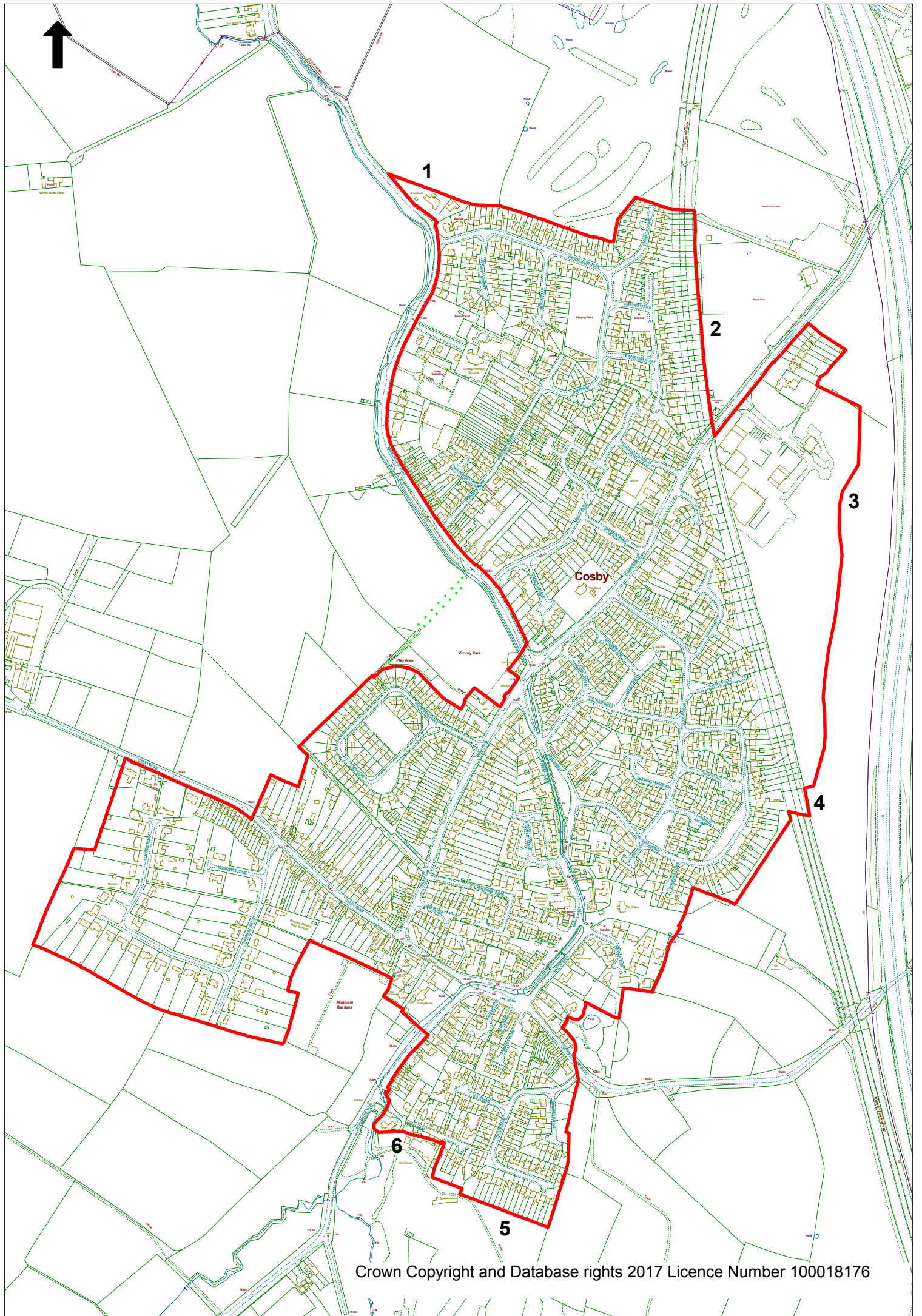
Map of Proposed Settlement Boundary for Cosby

B3.6 Please see overleaf.

Key to Map:

-  Proposed settlement boundary
- 1, 2, 3, etc. Proposed change to the settlement boundary

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B4 Countesthorpe Settlement Boundary Review

B4.1 The starting point for the assessment of the settlement boundary is the current boundary identified in the Blaby District Local Plan and accompanying proposals map (September 1999).

B4.2 The assessment considers the settlement boundary of Countesthorpe in three sectors divided by identified physical features. The three sectors are (clockwise):

- A. North-west Countesthorpe (Cosby Road to dismantled railway line);
- B. North-east Countesthorpe (dismantled railway line to Peatling Road); and,
- C. South Countesthorpe (Peatling Road to Cosby Road).

B4.3 Each of the sectors is considered independently below:

Sector A. North-west Countesthorpe (Cosby Road to dismantled railway line)	
Existing settlement boundary	<p>The extent of the existing settlement boundary is:</p> <ul style="list-style-type: none">• The western boundary of The Laurels, Cosby Road;• The line of mature tree to the north of The Laurels and Hazeldene, Cosby Road;• The rear gardens of numbers 1 to 7 The Drive and the immediate curtilages of no. 7a The Old Infirmary and no. 7b The Water Tower, The Drive;• The fence line defining the boundary between Leysland High School and its playing fields;• A field hedge running west to east to Winchester Road;• The frontage of no's. 71 to 137 Winchester Road;• The northern boundary of the garden of no. 137 Winchester Road;• The rear garden boundary of no's. 137 to 101 Winchester Road;• Rear gardens of no's. 2, 4, 27 and 29 Borrowcup Close;• Rear gardens of no's. 7 to 93 Scarborough Close;• Side and rear gardens of no's. 15 to 41 Wheatlands Drive;• Northern boundary of no. 24 The Woodlands and adjacent open space;• The dismantled railway (as far as the north-west boundary of no. 17 The Woodlands and the rear boundary of no. 36 Gwendoline Drive).
Proposed changes to the settlement boundary	<ol style="list-style-type: none">1. To extend the settlement boundary to follow the line of footpath Z44 north of no. 137 Winchester Road to north of no. 57 Scarborough Close (bounded by footpath Z44).2. To extend the settlement boundary to follow the line of footpath

Sector A. North-west Countesthorpe (Cosby Road to dismantled railway line)	
	Z44 north of no. 57 Scarborough Close to the point where footpath Z44 crosses the dismantled railway line.
Proposed designation and reasons for proposed changes to the settlement boundary	<p>1. The land south of the proposed amendment to be included within the settlement boundary, land to the north to continue to be designated as Green Wedge.</p> <p><u>Reason:</u> The land south of footpath Z44 has been developed for housing (planning application reference: 09/0492/1/PX). It is proposed to amend the settlement boundary to accommodate the approved residential development.</p> <p>2. The land south of the proposed amendment to the settlement boundary be included within a primarily residential area, land to the north continue to be designated as Green Wedge. The dismantled railway line should continue to within the Green Wedge as it continues to be a recreation resource.</p> <p><u>Reason:</u> The land south of footpath Z44 has been developed for housing (planning application reference: 09/0620/1/PX). It is proposed to amend the settlement boundary to accommodate the approved residential development.</p>

Sector B. North-east and east Countesthorpe (Dismantled railway line to Peatling Road)	
Existing settlement boundary	<p>The extent of the existing settlement boundary is:</p> <ul style="list-style-type: none"> • The dismantled railway (as far as the north west boundary of no. 17 The Woodlands and the rear boundary of no. 36 Gwendoline Drive; • The eastern edge of the dismantled railway from rear / side boundaries of no's. 36 to 56 Gwendoline Drive, no's. 4 to 42 Linden Park Drive and no. 10 The Rowans; • The rear and side boundaries of no's. 12 to 30 Fir Tree Avenue, no's. 20 and 22 Pinewood Close, no's. 7 to 13 and no's. 22 and 24 The Elms and no's. 27 to 43 Edgeley Road; • The northern boundary of Ladbroke Grove up to its boundary with Leicester Road; • The west side of Leicester Road fronting no's. 2 to 6; • The south side of Foston Lane fronting no's. 1 to 18; • The rear / side garden boundaries of no's. 2 to 92 and no. 116 Rosebank Road and no's. 5 and 8 Orkney Way; • Rear and side garden boundaries to no's. 2, 4, 6, 12 and 19 Iona Way; • Rear and side garden boundaries to no's. 10 to 18 and no's. 13

Sector B. North-east and east Countesthorpe (Dismantled railway line to Peatling Road)

	<p>and 15 Heather Way;</p> <ul style="list-style-type: none"> • Rear and side garden boundaries to no. 13 and no's. 28 to 36 Scotland Way; • The side boundary to no. 44 Peatling Road and extending to the front boundary of no's. 53 to 57 Peatling Road.
Proposed changes to the settlement boundary	<p>3. To extend the settlement boundary north of Fir Tree Avenue, Pinewood Close, The Elms, Edgeley Road and Ladbroke Grove. The proposed boundary would follow the extent of built development to the west, the existing field boundary to the north, and the west side of Leicester Road to the east.</p>
Proposed designation and reasons for proposed changes to the settlement boundary	<p>3. The land south of the proposed amendment to be within the settlement boundary, land to the north continues to be designated as Countryside. Land to the west should be designated as both countryside and a Recreation / Area of Public Open space</p> <p><u>Reason:</u> The land has been developed for housing (planning application reference: 11/0626/1/MX). It is proposed to amend the settlement boundary to accommodate the approved residential development.</p>

Sector C. South Countesthorpe (Peatling Road to Cosby Road)

Existing settlement boundary	<p>The extent of the existing settlement boundary is:</p> <ul style="list-style-type: none"> • The side garden of no. 57 Peatling Road; • The rear gardens of no's. 17 to 57 Peatling Road (the rear boundary to the rear of 53 to 57 Peatling Road does not appear to follow a defensible boundary); • The side and rear gardens of no's. 1 to 5 and Greenways, Austrey Lane; • Rear gardens of Cherry Trees, Amberlee House, The Old Barn and The Rick House (Main Street); • Rear gardens of no's. 36 to 46 Hallcroft Avenue and the side garden of no. 2 Marston Crescent; • The rear gardens of no's. 1 and 2 to 36 Marston Crescent and the boundary of open space land to the west; • The side gardens at no's. 24 and 33 Gillam Butts; • Rear gardens of no's. 33 to 57 Bassett Avenue; • Rear gardens at Glebe Drive and Waterloo Crescent;
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Sector C. South Countesthorpe (Peatling Road to Cosby Road)

	<ul style="list-style-type: none"> • Rear gardens at Mennacy Close, Maurice Drive and Beechings Close; • The side garden of no. 10 Willoughby Road and rear and side garden of no. 12 Willoughby Road; • The east side of Willoughby Road (opposite no. 55); • The side and rear gardens of no's. 17 and 55 Willoughby Road and rear gardens of no's. 17 to 55 Willoughby Road; • West side of Willoughby Road where it traverses the dismantled railway line; • The field boundary to the south and west of The Leys; • Rear garden boundaries to no's. 44 to 80 Cosby Road (and side boundary to no. 80 Cosby Road); • The north side of Cosby Road from no. 80 Cosby Road to the front boundary of the Laurels, Cosby Road.
Proposed changes to the settlement boundary	<ol style="list-style-type: none"> 4. To extend the settlement boundary to the south west of houses at no's. 53 to 57 Peatling Road. The proposed boundary would follow the extent of built development to the west. 5. To extend the settlement boundary to the south of Gillam Butts. The proposed boundary would follow the extent of built development to the east, south and west, the existing field boundary to the north, and the west side of Leicester Road to the east. 6. To extend the settlement boundary to the east of Willoughby Road. The proposed boundary would follow the extent of built development to the south-east.
Proposed designation and reasons for proposed changes to the settlement boundary	<ol style="list-style-type: none"> 4. The land north-east of the proposed amendment to be within the settlement boundary, land to the south and west continue to be designated as Countryside. <u>Reason:</u> The land has been developed for a single dwelling (planning application reference: 10/0330/1/PX). It is proposed to amend the settlement boundary to accommodate the approved development. 5. The land north of the proposed amendment to be within the settlement boundary, land to the south, east and west to continue to be designated as Countryside. <u>Reason:</u> The land has been developed for housing (planning application reference: 14/0232/1/OX). It is proposed to amend the settlement boundary to accommodate the approved residential development.

Sector C. South Countesthorpe (Peatling Road to Cosby Road)

	<p>6. The land north-west of the proposed amendment to be within the settlement boundary, land to the south-east to continue to be designated as Countryside.</p> <p><u>Reason:</u> The land has been developed for housing (planning application reference: 13/0491/1/PX). It is proposed to amend the settlement boundary to accommodate the approved residential development.</p>
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Summary and Recommendations

- B4.4 The settlement boundary of Countesthorpe as defined on the proposals map associated with the Blaby District Local Plan 1999 should be amended to reflect completed and permitted developments. Land outside of the settlement boundary to the north-west of Countesthorpe should remain in the Green Wedge and land to the north-east and south of Countesthorpe should be designated as Countryside.
- B4.5 It is not recommended that additional flexibility be provided around Countesthorpe to accommodate additional growth. Countesthorpe is able to accommodate the levels of growth identified in the policies of the Core Strategy.

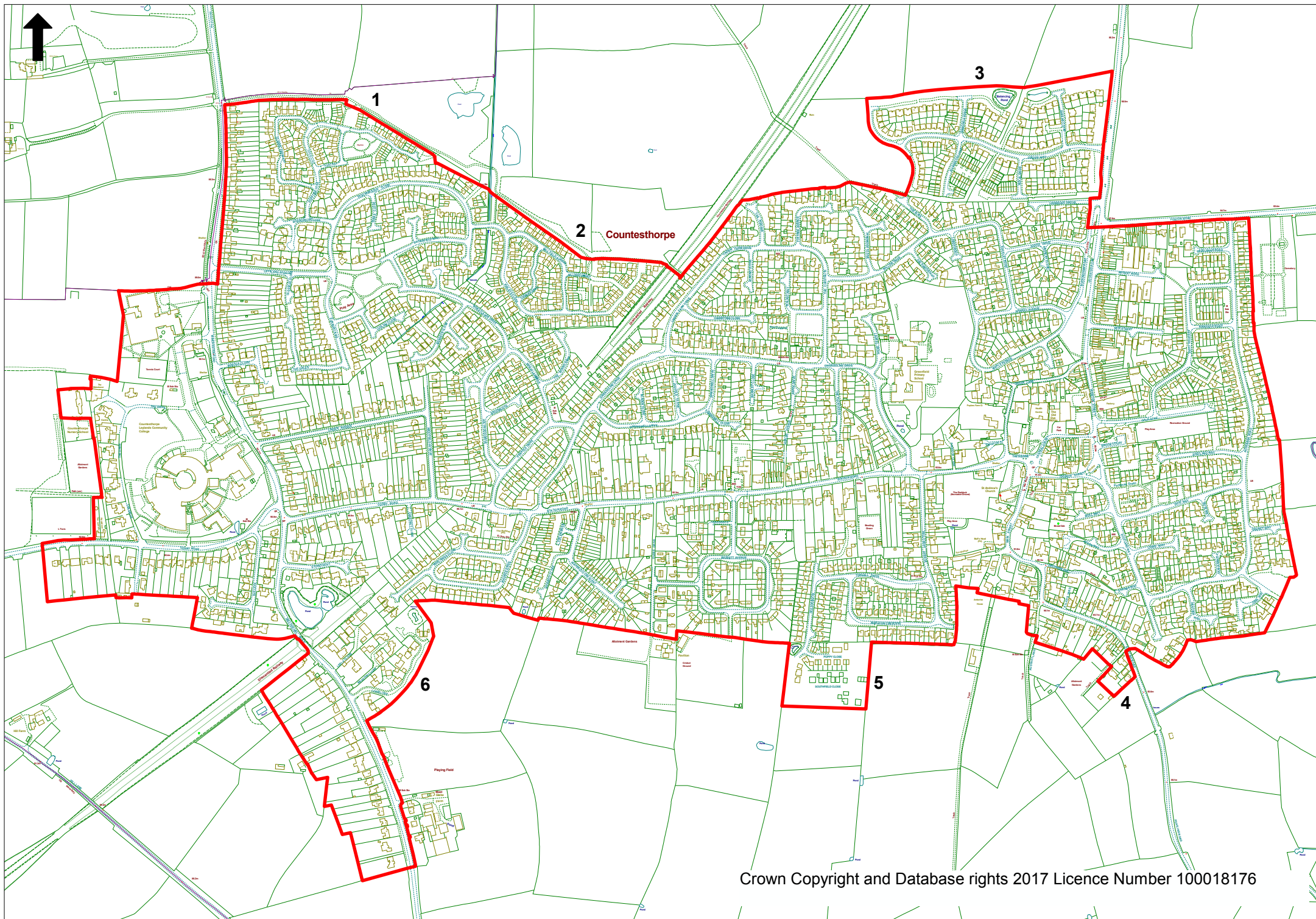
Map of Proposed Settlement Boundary for Countesthorpe

- B4.6 Please see overleaf.

Key to Map:

-  Proposed settlement boundary
- 1, 2, 3, etc. Proposed change to the settlement boundary

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B5 Croft Settlement Boundary Review

B5.1 The starting point for the assessment of the settlement boundary is the current boundary identified in the Blaby District Local Plan and accompanying proposals map (September 1999).

B5.2 The assessment considers the settlement boundary of Croft in three sectors divided by identified physical features. The three sectors are (clockwise):

- A. Croft ('Historic core' off Huncote Road and Hill Street)
- B. West Croft (West and south-west of Arbor Road south of the railway line)
- C. North Croft (North of the railway line and east of Arbor Road)

B5.3 Each of the sectors is considered independently below:

Sector A. Croft ('Historic core' off Station Road, Huncote Road and Hill Street)	
Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from Huncote Road):</p> <ul style="list-style-type: none"> • The line of footpath V57 (running east to west) (the boundary is arbitrary in places and extends outside of the line of the footpath); • The northern boundary of the business park car park and access road; • The southern boundary of Croft Quarry (the boundary is arbitrary in places); • The rear boundaries of houses at no's. 1 to 5 Hill Street; • The south side of Hill Street to the side boundary of no. 1 The Green; • The rear elevations of no's. 1 to 6 The Green, no's. 2 to 8 Dovecote Road, and the former Chapel at the end of Dovecote Road; • The southern extent of Dovecote Road up to the boundary of Wedgewood Cottage, Dovecote Road; • Side and rear boundary of Wedgewood Cottage, Dovecote Road and no. 8 The Green; • The hedge marking rear boundary of no's. 2 to 24 Hill Street; • An arbitrary line from the south western point of the rear of no. 24 Hill Street to the eastern elevation of Brookside Cottage, Huncote Road; • The extent of curtilage associated with Brookside Cottage, Huncote Road; • The southern extent of Huncote Road; • The extent of buildings at The Rectory and Beech Tree Cottage, Huncote Road (an arbitrary line that excludes the curtilage of the properties); • The eastern boundary of the carriageway off Huncote Road. <p>In addition, the settlement boundary encloses a small group of</p>

Sector A. Croft ('Historic core' off Station Road, Huncote Road and Hill Street)	
	<p>buildings immediately north of the railway line, the extent of the existing settlement boundary is (clockwise from Station Road):</p> <ul style="list-style-type: none"> • The northern boundary of the land associated with Leicester to Birmingham rail line (to the rear gardens of no's. 1 to 8 Terrace Cottages); • The rear boundary of garages serving no's. 1 to 8 Railway Terrace, The Bungalow and The Clevis, Station Road; • The side boundary of The Clevis, Station Road; • The west side of Station Road from the front of The Clevis to the side boundary of no. 1 Railway Terrace.
Proposed changes to the settlement boundary	<ol style="list-style-type: none"> 1. To extend the settlement boundary north of no. 1 The Green. 2. To extend the boundary to include rear gardens at no's. 1 to 6 The Green and no's. 2 to 8 Dovecote Road. 3. To extend the settlement boundary to include the employment units to the east of Station Road.
Proposed designation and reasons for proposed changes to the settlement boundary	<ol style="list-style-type: none"> 1. The amended land would be within the settlement boundary. Land outside of the proposed amendment to the settlement boundary should continue to be designated as Countryside. <u>Reason:</u> To reflect planning permission 14/0793/1/PX. 2. The amended land would be within the settlement boundary. The land west of the proposed amendment would be within the settlement boundary with land to the east continuing to be designated as Countryside. <u>Reason:</u> To follow a defined boundary and be consistent with the settlement boundary methodology. 3. The land would be within the settlement boundary with land to the east continuing to be designated as Countryside. <u>Reason:</u> To incorporate development permitted under permissions 05/0349/1/PX and 06/0043/1/PX.

Sector B. West Croft (West and south-west of Arbor Road south of the railway line)	
Existing settlement boundary	<p>The extent of the existing settlement boundary (starting at the junction of Brookes Avenue and Arbor Road) is:</p> <ul style="list-style-type: none"> • The southern boundary of open space and side and rear boundary of no's. 2 to 48 Brookes Avenue; • The southern boundary of Croft Primary School; • The side boundary of no. 83 Broughton Road and the rear gardens of no. 40 and no's. 7 to 47 Sparkenhoe; • An arbitrary boundary to the rear of no. 1 Broughton Road

Sector B. West Croft (West and south-west of Arbor Road south of the railway line)

	<p>(Deacon's Cottages) and the rear boundary of no. 2 Broughton Road (Deacon's Cottages);</p> <ul style="list-style-type: none"> • An arbitrary boundary to the side of no. 2 Deacon's Cottages; • The front boundary of Deacon's Cottages and the rear boundary of no's. 1 to 4 Sparkenhoe; • The rear boundary of no's. 37 to 83 Salisbury Avenue (and former parking court adjacent to no. 37 Salisbury Avenue); • The southern boundary of the land associated with the Leicester to Birmingham railway line (up to Station Road).
Proposed changes to the settlement boundary	<p>4. To extend the boundary south of Croft Primary School;</p> <p>5. To extend the boundary to the west of Deacon's Cottages.</p>
Proposed designation and reasons for proposed changes to the settlement boundary	<p>4. The land north of the proposed amendment would be within the settlement boundary whilst land to the south and east would continue to be designated as Countryside.</p> <p><u>Reason:</u> To accommodate housing development approved under planning applications 09/0600/1/PX and 15/1098/FUL;</p> <p>5. The land within the proposed amendment would be within the settlement boundary whilst land to the north, west and south would continue to be designated as Countryside.</p> <p><u>Reason:</u> To accommodate housing development approved under 16/0718/OUT.</p>

Sector C. North Croft (North of the railway line and east of Station Road / Arbor Road)

Existing settlement boundary	<p>The extent of the existing settlement boundary (starting at the junction of Brookes Avenue and Arbor Road) is:</p> <ul style="list-style-type: none"> • The southern boundary of the Leicester to Birmingham railway line from its junction with Station Road to the eastern boundary of Unit 8 Winston Avenue; • The eastern and southern boundary of the compound of Unit 8 Winston Avenue; • The boundary of the compound associated with Unit 9 Winston Avenue; • The eastern boundary of the car park on Winston Avenue; • The rear gardens of no's. 19 to 41 Windermere Drive; • An arbitrary line in the rear gardens of no's. 1 to 19 Windermere Drive.
Proposed changes to the settlement boundary	None.

Sector C. North Croft (North of the railway line and east of Station Road / Arbor Road)

Proposed designation and reasons for proposed changes to the settlement boundary

Not applicable. No material changes in circumstance or need to remove arbitrary boundaries.

Summary and Recommendations


B5.4 The settlement boundary of Croft as defined on the proposals map associated with the Blaby District Local Plan 1999 should be amended to take account of planning permissions and commitments secured since the adoption of the 1999 Local Plan. Settlement boundaries could be amended to be consistent with defined features and remove arbitrary boundaries. Land outside of the new settlement boundary should continue to be designated as Countryside.

B5.5 It is not recommended that additional flexibility be provided around Croft to accommodate additional growth. The Medium Central Villages, including Croft, are able to accommodate the levels of growth identified in the policies of the Core Strategy.

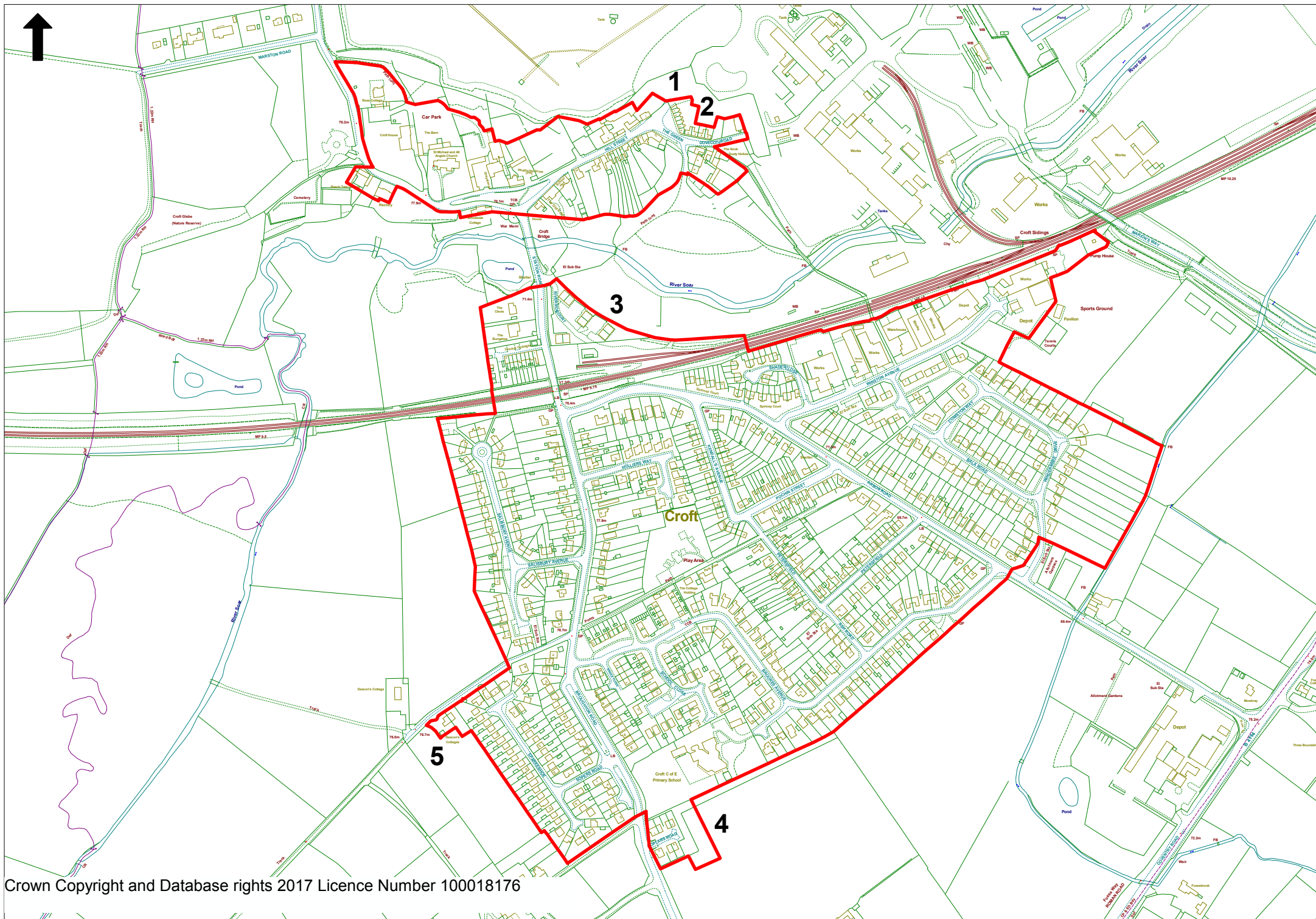
Map of Proposed Settlement Boundary for Croft

B5.6 Please see overleaf.

Key to Map:

-  Proposed settlement boundary
1, 2, 3, etc. Proposed change to the settlement boundary

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B6 Elvesthorpe Settlement Boundary Review

B6.1 The starting point for the assessment of the settlement boundary is the current boundary identified in the Blaby District Local Plan and accompanying proposals map (September 1999).

B6.2 The assessment considers the settlement boundary of Elvesthorpe in two sectors divided by identified physical features. Sector A is a residential area, located north of the Peterborough to Birmingham railway line; and, Sector B is located south of the railway line and is identified as a Primarily Employment Area in the Blaby District Local Plan 1999. The two sectors are (clockwise):

- A. Elvesthorpe (East of Station Road);
- B. South Elvesthorpe (West of Station Road and south of railway line).

B6.3 Each of the sectors is considered independently below:

Sector A: Elvesthorpe (East of Station Road)	
Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from the side garden of Bumblebee Cottage, Station Road to the Homestead, Station Road):</p> <ul style="list-style-type: none"> • The side garden of Bumblebee Cottage cutting across the curtilage directly behind the cottage and continuing this line to the rear of The Homestead, The Old Nursery, Avon House and Ilam House, all on Station Road; • The rear gardens of numbers 6 to 20 Leighton Crescent and the curtilages of no's. 22 to 32 Leighton Crescent; • The rear gardens of no's. 23 to 29 Leighton Crescent, no's. 7 to 9 Lovelace Crescent and no's. 10 to 28 The Roundhills; • The side garden of no. 19 Bostock Close and the building line between no's. 19 and 18 Bostock Close; • The rear gardens of no's. 6 to 18 Bostock Close; • The eastern edge of Station Road from no. 6 Bostock Close to Bumblebee Cottage.
Proposed changes to the settlement boundary	<ol style="list-style-type: none"> 1. To extend the settlement boundary to follow the western and northern extent of the curtilages of the residential properties including Bumblebee Cottage, the Homestead, The Old Nursery, Avon House, Ilam House (all on Station Road) and no's. 28 to 32 Leighton Crescent. 2. To extend the settlement boundary to follow the eastern extent of the residential properties for planning permission 12/0972/1/PX (a rural exception housing site).
Proposed designation and reasons for	<ol style="list-style-type: none"> 1. The land east of the proposed amendment to be included within the settlement boundary and the land to the west to continue to

Sector A: Elmesthorpe (East of Station Road)	
proposed changes to the settlement boundary	<p>be designated as Countryside.</p> <p><u>Reason:</u> To make the boundary consistent with features on the ground and so to include the entire gardens of the relevant properties into the settlement.</p> <p>2. The land west of the proposed amendment to be included within the settlement boundary and the land to the east to continue to be designated as Countryside.</p> <p><u>Reason:</u> To accommodate the approved residential development.</p>

Sector B: South Elmesthorpe (West of Station Road and south of railway line)	
Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from Station Road):</p> <ul style="list-style-type: none"> To west side of Station Road from the railway to the extent of the scrapyard and following the scrapyard boundary to the railway and along the railway back to Station Road.
Proposed changes to the settlement boundary	None.
Proposed designation and reason for proposed change to the settlement boundary	Not applicable. No material changes in circumstance or need to remove arbitrary boundaries. The settlement boundary follows defined physical features.


Summary and Recommendations

- B6.4 The settlement boundary of Elmesthorpe as defined on the proposals map associated with the Blaby District Local Plan 1999 should be amended to reflect completed and permitted development and changes to reflect features on the ground.
- B6.5 It is proposed that land outside of the proposed settlement boundary should continue to be designated as Countryside. The land to the south of the railway line within the existing settlement boundary does not meet the requirements to be designated as a Key Employment Site. It is not recommended that additional flexibility be provided around Elmesthorpe to accommodate additional growth. The Smaller Villages, including Elmesthorpe, are able to accommodate the levels of growth identified in the policies of the Core Strategy.

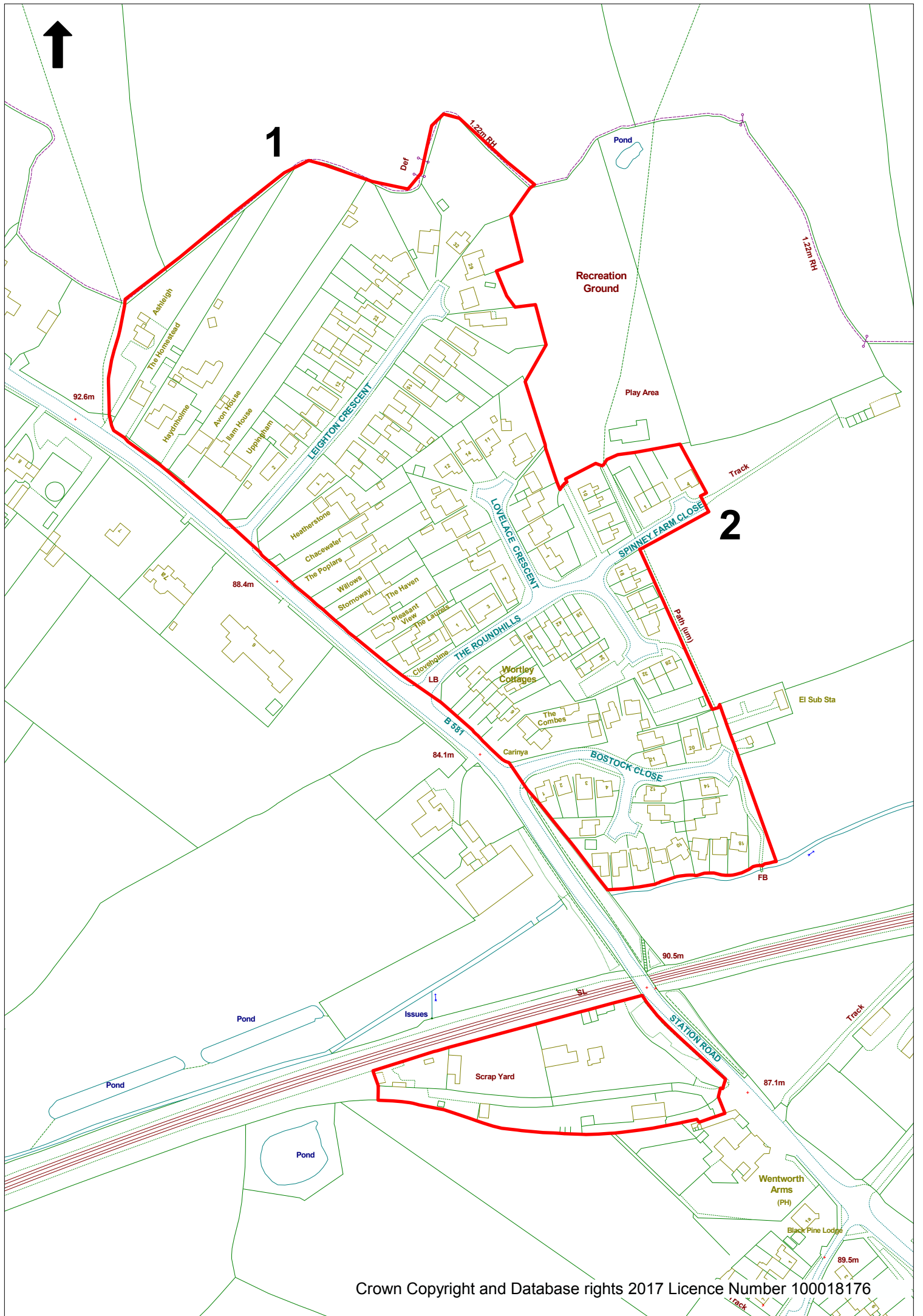
Map of Proposed Settlement Boundary for Elvesthorpe

B6.6 Please see overleaf.

Key to Map:

-  Proposed settlement boundary
- 1, 2, 3, etc. Proposed change to the settlement boundary

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B7 Enderby Settlement Boundary Review

B7.1 The starting point for the assessment of the settlement boundary is the current boundary identified in the Blaby District Local Plan and accompanying proposals map (September 1999).

B7.2 The assessment considers the settlement boundary of Enderby in three sectors divided by identified physical features and three distinct areas of the settlement (Enderby village, Enderby St Johns and Grove Park / Fosse Park). The settlement boundary of Enderby is not continuous as a result of the Soar Valley Green Wedge dividing Fosse Park and Grove Park from Enderby St Johns, and overlapping with adjoining settlements within the Principal Urban Area (Braunstone Town, to the North) and with Narborough (to the south). The three sectors are:

- A. Enderby village (from Forest Road to Carlton Park);
- B. Enderby St Johns; and
- C. Grove Park and Fosse Park.

B7.3 Each of the sectors is considered independently below:

Sector A. Enderby village (from Forest Road to Carlton Park)	
Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from Forest Road at its junction with Whistle Way):</p> <ul style="list-style-type: none">• The eastern boundary of Whistle Way from the rear of numbers 91 to 187 Coleridge Drive and no's. 2 to 30 Capers Close;• The northern edge of Seine Lane (west to east) from adjacent to no. 30 Capers Close to the west side of Enderby Quarry, Mill Lane;• The west side of Enderby Quarry;• The southern boundary of Quarry Lane / Granite Close Industrial Estate (marked by a field hedge);• The north-west boundary of the Granite Close employment site abutting the M69;• The motorway bridge over the M69;• The southern boundary of Next offices;• An arbitrary boundary running north to south through Next car park;• The north-west boundary of the Next warehouse (Desford Lane);• The boundary of Archbond Ltd, Desford Road (north of the M69);• The north-western boundary of Mill Hill Industrial Estate up to the edge of built development;• The eastern boundary of Mill Hill Industrial Estate;• The line of Harolds Lane;

Sector A. Enderby village (from Forest Road to Carlton Park)	
	<ul style="list-style-type: none"> • The eastern boundary of Pen Craig; • The south eastern boundary of the former tip (now used for open storage); • The northern boundary of units at Froanes Close; • The northern / eastern extent of the car park at The Plough, Mill Hill; • The southern extent of the B582 (from 'The Plough' to Bantlam Lane); • The rear gardens of no's. 32 to 64 Blaby Road; • The rear and side boundary of Enderby Scout hut, Blaby Road; • A line to no. 99 Blaby Road; • The northern boundaries of no's 99 to 109 Blaby Road; • The northern, eastern and southern boundaries of the original school buildings, Mill Lane; • The eastern boundary of the built edge of the leisure centre, Mill Lane; • The south-west boundary of the leisure centre and Danemill Primary School, Mill Lane; • The rear and side of houses at no's. 43/45 to 55 Salts Close; • The field hedge boundary to the side and rear of Smarties day nursery, West Street; • The rear boundary of Hayes House and no's. 2 to 4 Hayes Gardens; • The rear gardens of no's. 18 to 70 West Street (and side garden boundary of no. 70 West Street); • The west side of the carriageway to the front of no's. 1 to 24 Stewart Avenue; • The junction with Forest Road.
Proposed changes to the settlement boundary	<ol style="list-style-type: none"> 1. Extend the settlement boundary west of Next PLC to Forest Road. 2. Extend the settlement boundary north-east of the B582 Mill Hill, along the eastern edge of the carriageway of Beggars Lane and around the proposed built-up area of the electricity sub-station. 3. Include land bounded by Harold's Lane to the east and the Plough public house to the west (occupied by Ashton Drive). 4. Extend the settlement boundary at Brockington College to

Sector A. Enderby village (from Forest Road to Carlton Park)	
	incorporate school buildings and floodlit artificial all-weather pitch, up to woodland / scrub area adjacent to the M1.
Proposed designation and reasons for proposed changes	<ol style="list-style-type: none"> 1. Land within the amended area would fall within the settlement boundary. Outside the new boundary the land should continue to be designated as Countryside. <u>Reason:</u> To accommodate extended car parking and operational development at Next PLC (from various permissions). 2. Land within the amended area would fall within the settlement boundary. Outside of the new boundary the land should continue to be designated as Green Wedge. <u>Reason:</u> To accommodate development allowed under planning application 13/0030/1/PX and the existing electricity sub-station. 3. Land within the amended area would fall within the settlement boundary. Outside of the new boundary the land should continue to be designated as Green Wedge. The housing component should be within the settlement boundary. <u>Reason:</u> To accommodate development allowed under planning application 14/0693/1/PX. 4. Land within the amended area would fall within the settlement boundary. Outside of the new boundary the land should continue to be designated as Green Wedge. <u>Reason:</u> To accommodate development allowed under planning application 05/0824/1/PX.

Sector B. Enderby St Johns (from the junction of Leicester Road with the M1 motorway)	
Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from the junction of Leicester Road with the M1 motorway):</p> <ul style="list-style-type: none"> • The base of the eastern carriageway embankment of the M1 where it abuts no. 98 Leicester Road; • The rear gardens (up to the M1 embankment) from no. 98 Leicester Road, no's. 1 to 47 Cumberwell Drive, St. John's Hall, Packhorse Drive, the garage court at no's. 86 / 163 Queens Drive, and no's. 171 / 173 Blaby Road; • The front of no's. 173 to 209 Blaby Road; • The western boundary of Fosse Close and rear gardens of no's. 1 to 13 Fosse Close; • The rear and side garden of no. 28 St Johns; • The eastern carriageway of St Johns from no. 29 to the northern

Sector B. Enderby St Johns (from the junction of Leicester Road with the M1 motorway)

	<p>boundary of Leicestershire Police HQ;</p> <ul style="list-style-type: none"> • The northern boundary of Leicestershire Police HQ (marked by the field boundary hedge); • An arbitrary boundary to the eastern side of Leicestershire Police HQ marking the extent of hard parking areas and buildings; • The side and rear boundary of no. 6 Ratby Meadow Lane and no. 5 Hill View; • A boundary to the former western boundary of Palmers garden centre; • An arbitrary boundary to the rear of no's. 73 to 77 St Johns; • The rear boundaries of no's. 63 to 69 St Johns; • The field hedge boundary to the west of the Church of St John Aldeby; • The side boundary of no. 53 St Johns; • The field boundary to the rear of no's. 19 / 22 Aldeby Close; • The rear boundary of no's. 1 to 19 Aldeby Close; • The rear boundary of no's. 1 to 73 Trinity Road; • The rear garden boundary of no's. 252 to 260 Blaby Road; • The eastern boundary of the pumping station (Blaby Road); • The south-eastern boundary of 'Busby & Sons' (no. 281 Blaby Road); • The field boundary to the rear of Clarence Road playground and mill stream from the River Soar tributary; • The northern boundary of no. 67 Abbey Road; • An arbitrary line to the rear of no's. 39 to 67 Abbey Road; • The rear gardens of no's. 7 to 37 Abbey Road; • The rear and side gardens of no's. 161 and 161a Leicester Road; • The west side of the carriageway of no's. 98 to 114 Leicester Road.
Proposed changes to the settlement boundary	<ol style="list-style-type: none"> 5. Include land east of the M1 motorway, south of Leicester Lane, west of the B4114 and north of Leicester Road within the settlement boundary. 6. Extend the settlement boundary up to the northern edge of the carriageway of the Soar Valley Way (north of Leicestershire Police HQ and east of St Johns), excluding land within the floodplain which is proposed to be used as 'open recreation space';

Sector B. Enderby St Johns (from the junction of Leicester Road with the M1 motorway)

	7. Extend the settlement boundary to the east of the Leicestershire HQ to accommodate car parking and other operational development.
Proposed designation and reasons for proposed changes	<p>5. Land within the amended area would fall within the settlement boundary. Land to the west should continue to be designated as Green Wedge.</p> <p><u>Reason:</u> To accommodate development allowed under planning applications 06/0967/1/CX and 11/0065/1/PX, and to accommodate the employment land site allocation.</p> <p>6. Land within the amended area would fall within the settlement boundary. Outside of the new boundary the land should continue to be designated as Green Wedge.</p> <p><u>Reason:</u> To accommodate development allowed under planning application 12/0865/1/OX and 15/1524/RM.</p> <p>7. Land within the amended area would fall within the settlement boundary. Outside of the new boundary the land should continue to be designated as Green Wedge.</p> <p><u>Reason:</u> To accommodate development allowed under planning application 14/0145/1/PY.</p>

Sector C. Grove Park and Fosse Park

Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from the north-east corner of Asda car park):</p> <ul style="list-style-type: none"> • The eastern boundary of Asda superstore car park to the traffic island junction on Fosse Park Avenue; • The eastern extent of the carriageway at Fosse Park Avenue at its junction with Everard Way; • An arbitrary boundary aligning with the eastern extent of retail units at Fosse Park South; • The northern extent of the carriageway at Soar Valley Way to its junction with Narborough Road South; • An arbitrary line through to Narborough Road South (adjacent no. 3 Penman Way (HSBC)); • The western carriageway of Narborough Road South where it abuts Grove Park; • The northern boundary of Leicester Lane where it abuts Grove Park; • The eastern boundary of the M1 embankment from where it abuts
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Sector C. Grove Park and Fosse Park	
	Grove Park up to where it meets the A5460.
Proposed changes to the settlement boundary	<p>8. Extend the settlement boundary south of the junction of Grove Way and Soar Valley Way so that the settlement boundary joins the north-eastern corner of the settlement boundary identified in Sector B to form one continuous settlement boundary.</p> <p>9. Extend the settlement boundary west of Grove Park to follow the outline of the Strategic Employment Site at Lubbesthorpe, re-joining Grove Park to the rear of the Centrica PLC Distribution Centre on Barnsdale Way.</p>
Proposed designation and reasons for proposed changes	<p>8. Land to the west would fall within the settlement boundary. Land to the east should continue to be designated as Green Wedge. <u>Reason:</u> To accommodate development approved under application 12/0865/1/OX and 15/1524/RM.</p> <p>9. Land to the east of the proposed amendment would fall within the settlement boundary. Land to the west and south should continue to be protected as Green Wedge, and land to the north of the proposed settlement boundary is to be included within the proposed Green Wedge at Lubbesthorpe (assessed separately). <u>Reason:</u> To accommodate the Strategic Employment Site at Lubbesthorpe as approved under application 11/0100/1/OX.</p>

Summary and Recommendations

B7.4 The settlement boundary of Enderby village as defined on the proposals map associated with the Blaby District Local Plan 1999 should be amended to take account of planning permissions and commitments secured since the adoption of the 1999 Local Plan, primarily the employment related permissions at Next PLC, east of Forest Road and the consented data centre east of the B582 / Beggars Lane. The settlement boundary should also be amended to reflect the built development of Brockington College.

B7.5 The approved planning permission north of Leicestershire Police HQ (planning application references: 12/0865/1/OX and 15/1524/RM) has resulted in built development extending northwards from Enderby St Johns up to the southern edge of the carriageway of the Soar Valley Way. It is proposed to join the eastern settlement boundaries at Sectors B and C to make one continuous settlement boundary from Enderby St Johns in the south to Fosse Park in the north. With reference to the western edge of the settlement boundary at Enderby St Johns, the Council is seeking to allocate land west of St Johns B4114 as an employment land allocation. Therefore, it is recommended to remove this land from the Green Wedge and include it within the settlement boundary. The built residential development north of no. 28 St Johns and the constructed Park and Ride site south of Leicester Lane are also to be included within the settlement boundary, effectively joining Sectors B


and C to make one continuous settlement boundary from Enderby St Johns in the south to Fosse Park and Grove Park in the north.

- B7.6 Settlement boundaries could also be amended to be consistent with defined features and remove arbitrary boundaries. Land outside of the new settlement boundary should continue to be designated as Green Wedge and, where relevant, designated as part of the new Green Wedge at Lubbesthorpe (assessed separately).

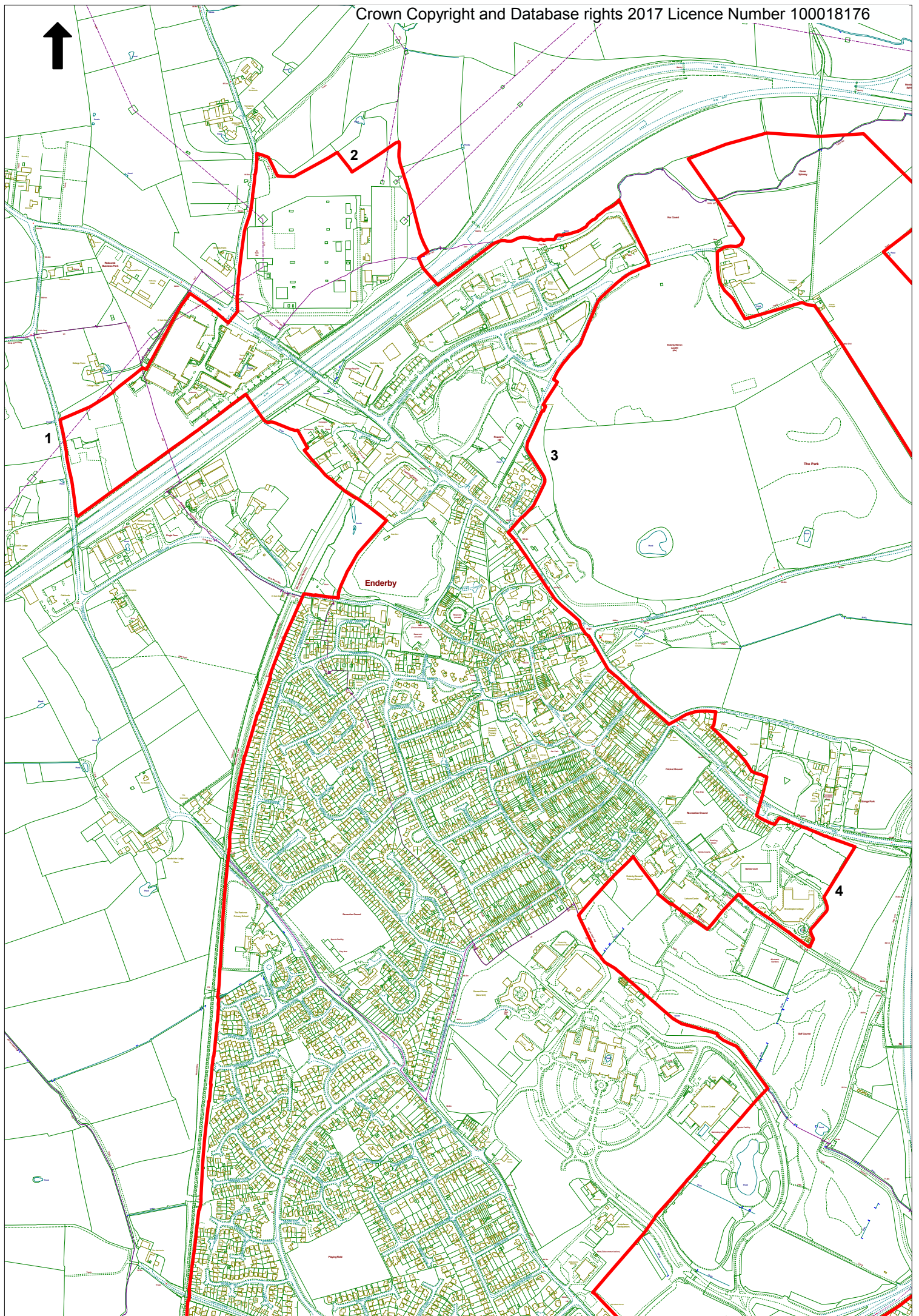
Map of Proposed Settlement Boundary for Enderby

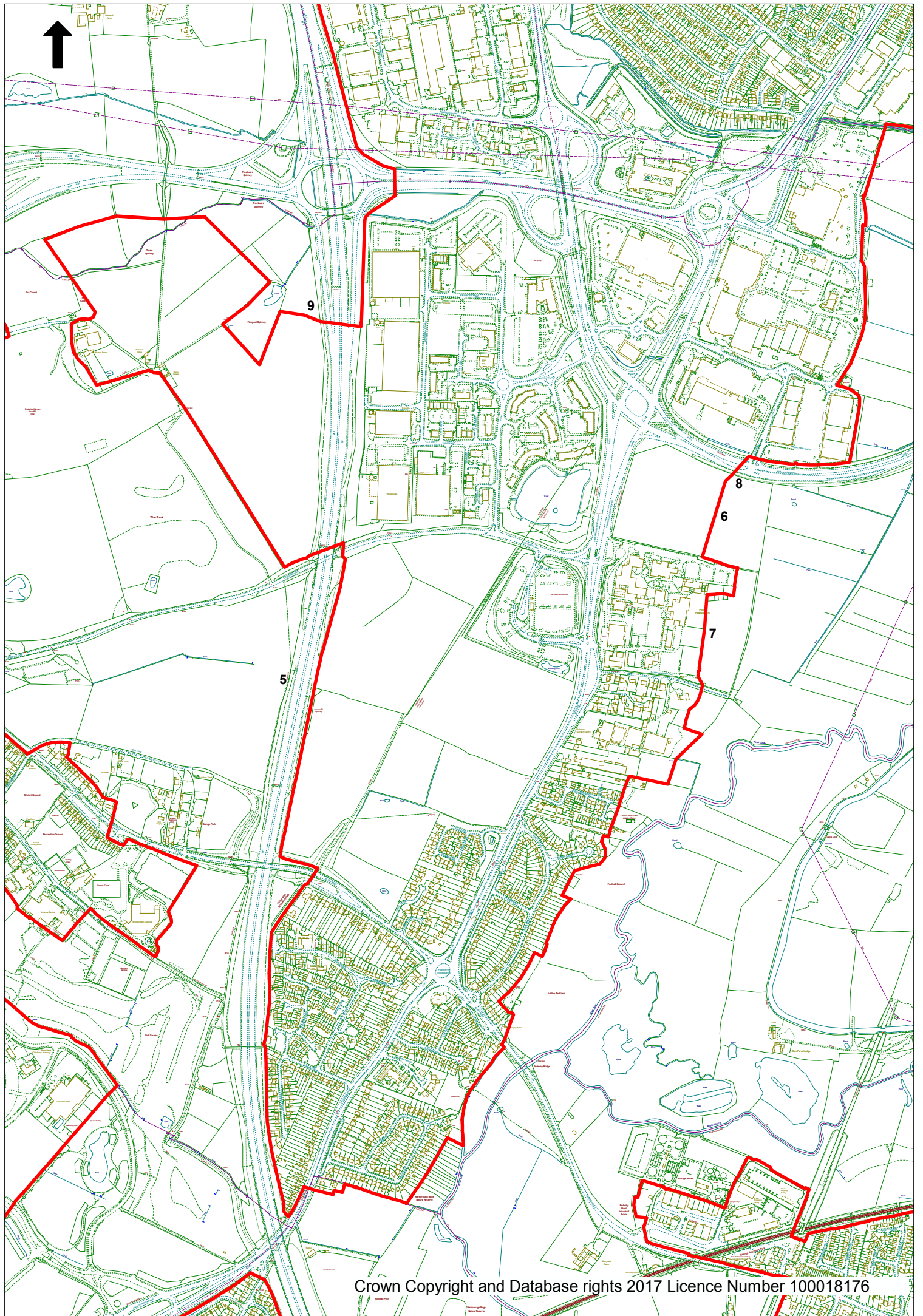
- B7.7 Please see overleaf. The first map on page 51 illustrates *Sector A. Enderby village* and the second map on page 52 illustrates *Sector B. Enderby St Johns* and *Sector C. Fosse Park and Grove Park*.

Key to Map:

-  Proposed settlement boundary
1, 2, 3, etc. Proposed change to the settlement boundary

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B8 Glen Parva Settlement Boundary Review

- B8.1 The starting point for the assessment of the settlement boundary is the current boundary identified in the Blaby District Local Plan and accompanying proposals map (September 1999).
- B8.2 The existing settlement boundary of Glen Parva is not continuous as a result of overlapping with the administrative boundary of Leicester City to the north.
- B8.3 The boundary will be assessed from the Grand Union Canal adjacent to number 28 Phillip Drive in a clockwise direction to no. 239 Gilmorton Avenue, where the boundary adjoins the district boundary.
- B8.4 The existing boundary is considered below:

Sector A. Adjacent to number 28 Phillip Drive to the side boundary of no. 239 Gilmorton Avenue	
Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from the southern boundary of no. 28 Phillip Drive, where it abuts Grand Union Canal):</p> <ul style="list-style-type: none">• The northern edge of the Grand Union Canal from the rear of no. 28 Phillip Drive to the side boundary of no. 8 Nowell Close;• The northern edge of Little Glen Road adjacent to Little Glen Bridge up to the western boundary of no. 48a Little Glen Road;• The northern boundary of the Leicester to Birmingham railway line from the eastern boundary of no. 63a Little Glen Road to the rear and side boundary of no. 23 Little Glen Road;• The northern boundary of Little Glen Road between no's. 24 and 2a;• The north boundary of Little Glen Road fronting the former County Arms;• The front of houses to the front of no's. 1 to 31 New Bridge Road;• The western boundary of Cork Lane to the northern boundary of the River Sence;• The northern boundary of the River Sence from the electricity sub-station to an arbitrary boundary to adjacent to an electricity pylon;• An arbitrary boundary to adjacent to an electricity pylon to the northern boundary of the Grand Union Canal adjacent to no. 12 Lockside Close;• The northern boundary of the canal from no. 12 Lockside Close to no. 7 Swan Close;• An arbitrary boundary to the rear of no. 7 Swan Close running north to the front boundary of no. 84 Navigation;• An arbitrary boundary from no. 84 Navigation Drive to the northern

Sector A. Adjacent to number 28 Phillip Drive to the side boundary of no. 239 Gilmorton Avenue

	<p>boundary of Units C and D Riverside Court, Wharf Way;</p> <ul style="list-style-type: none"> • The eastern boundary of Cork Lane up to its junction with Rowlands Way; • The front and side gardens of no's. 10 to 14 Cork Lane extending through the rear gardens of no's. 22 to 68 Westdale Avenue; • The rear gardens of no. 70 Westfield Avenue to no. 25 Blue Banks Avenue; • The western boundary of the former car parking court to the rear of Blue Banks Avenue and the western boundary of the Glen Hills Primary School Playing Fields; • The side and rear gardens of no's. 21 to 41 Southfield Close; • The rear boundary of no's. 16 to 34 Foxhill Drive; • The rear boundary of no's. 1 to 17 Spinney Close; • The northern boundary of no's. 14 to 28 Spinney Close and associated car parking and adjacent open space; • The side garden of no. 38 Parsons Drive; • Car parking and garden space to the side and rear of no's. 15 to 25 and no. 36 Hewes Close; • The rear of no's. 5 to 23 Glen Rise; • The rear of no's. 62 to 74 The Bridle; • The rear of no's. 74 to 78 and no's. 85 to 89 The Bridle; • The side garden of no. 239 Gilmorton Avenue to the junction with the administrative boundary of Leicester City Council.
Proposed changes to the settlement boundary	<ol style="list-style-type: none"> 1. Follow the eastern, southern and western boundary of Glenford Grange, Little Glen Road, Glen Parva. 2. To extend the settlement boundary to the west of Navigation Drive.
Proposed designation and reasons for proposed changes	<ol style="list-style-type: none"> 1. Land within the amended area would fall within the settlement boundary. Outside of the new boundary the land should continue to be designated as Green Wedge. <u>Reason:</u> To accommodate development allowed under planning application 13/0912/1/OX. The planning permission is in outline form only and the boundary is informed by the northern extent of the River Sense floodplain. 2. Land within the amended area would fall within the settlement boundary. Outside of the new boundary the land should be designated Green Wedge. <u>Reason:</u> To accommodate development allowed under planning applications 02/0480/1/MX and 15/0176/OUT to incorporate land at Cork Lane landfill site. The proposal at Cork Lane is in outline form so the boundary reflects the submitted masterplan. The built form is to be included within the settlement boundary and the proposed

Sector A. Adjacent to number 28 Phillip Drive to the side boundary of no. 239 Gilmorton Avenue

open space is to be included in the Green Wedge.
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Summary and Recommendations

- B8.5 The settlement boundary of Glen Parva as defined on the proposals map associated with the Blaby Local Plan 1999 should be amended to take account of planning permissions and commitments secured since the adoption of the 1999 plan, primarily the residential developments off Little Glen Road, Cork Lane and Navigation Drive.
- B8.6 Land outside of the new settlement boundary should continue to be designated as Green Wedge.
- B8.7 Glen Parva is part of the Principal Urban Area where there is a shortfall in available housing land that can be delivered during the plan period (up to 2029) in accordance with policy CS1 of the District of Blaby Core Strategy. There is little potential to provide flexibility in the settlement boundary to allow for further growth at Glen Parva.

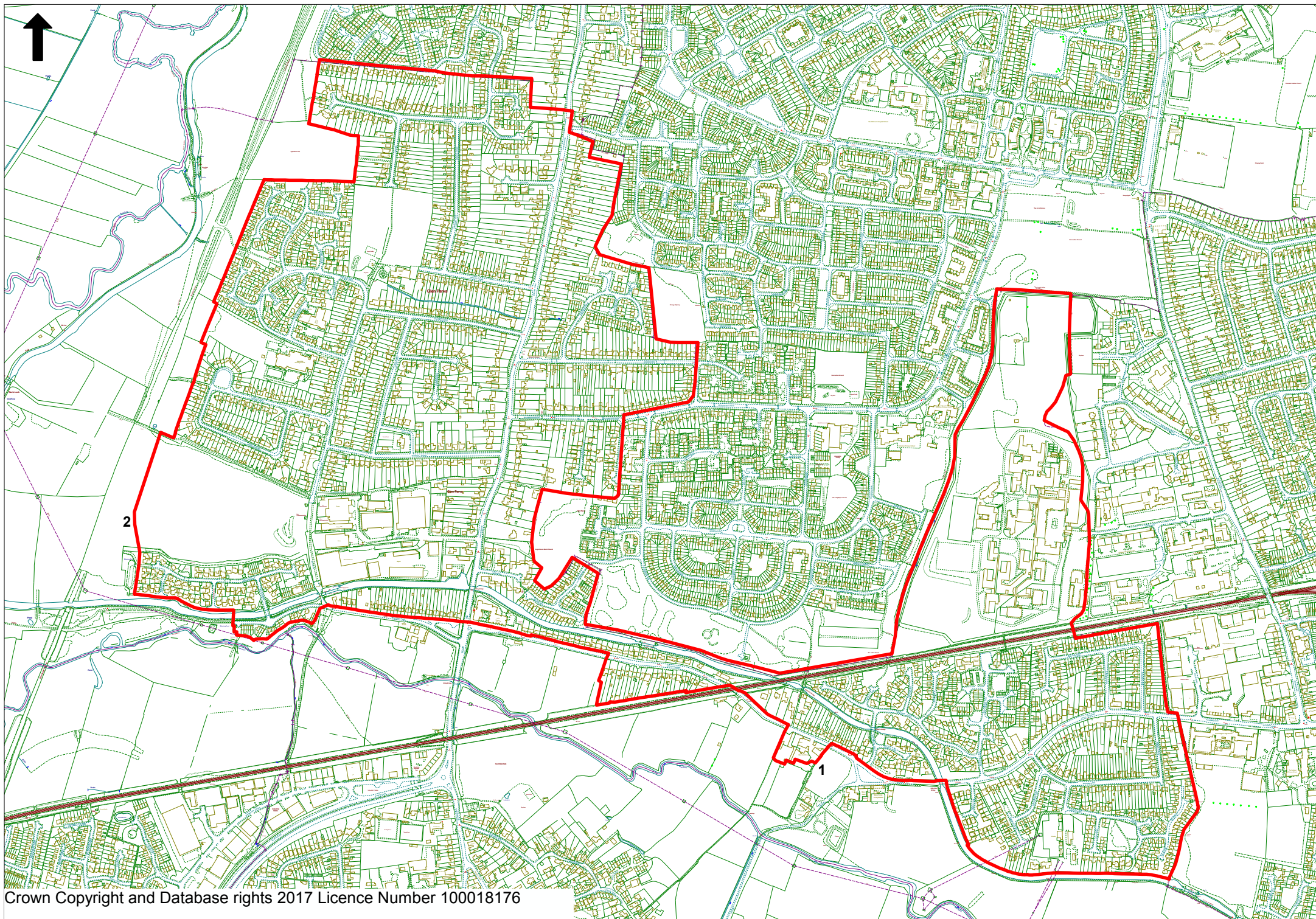
Map of Proposed Settlement Boundary for Glen Parva

B8.8 Please see overleaf.

Key to Map:

-  Proposed settlement boundary
- 1, 2, 3, etc. Proposed change to the settlement boundary

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B9 Glenfield Settlement Boundary Review

B9.1 The starting point for the assessment of the settlement boundary is the current boundary identified in the Blaby District Local Plan and accompanying proposals map (September 1999).

B9.2 The assessment considers the settlement boundary of Glenfield in three sectors divided by the administrative boundary with Leicester City and identified physical features. The three sectors are (clockwise):

A. West and North Glenfield (from Kirby Lane to Glenfield Frith Drive)

B. East and South Glenfield (from Glenfield Frith Drive to Kirby Lane)

C. The Brantings (From the side garden of number 3 Overdale Road)

B9.3 Each of the sectors is considered independently below:

Sector A. West and North Glenfield (from Kirby Lane to Glenfield Frith Drive)	
Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from the junction of Kirby Lane with the rear garden of no. 17 Forge Close):</p> <ul style="list-style-type: none">• The southern boundary of the carriageway of Ratby Lane from the rear of no. 17 Forge Close to the side boundary of no. 13 Kirby Road;• The rear boundaries of no's. 3 to 19 Kirby Road;• An arbitrary line through Old Glebe Farm to the rear boundary of no. 1 Kirby Road;• The side garden of no. 31 Barrows Lane to the eastern extent of the carriageway at Barrows Lane;• The rear boundary of the car park to the Forge public house;• Rear boundaries of no's. 17 and 19 Main Street;• The side and rear gardens of no's. 4 to 10 The Maltings;• The rear and side boundaries of Oakleys Farm and The Barn, The Square;• The rear boundary of the Nags Head public house;• The east, north and west boundary of the Youth Centre car park;• The south-west and north-west boundary of Glenfield Library;• The south-west and north-west boundaries of the superstore up to its junction with the bridge over the Rothley Brook;• The southern boundary of the disused railway line from the superstore to the rear of no. 5 West Street;• The side boundary of no. 154a Main Street;• An arbitrary boundary in the gardens to the rear of no's. 154 and

Sector A. West and North Glenfield (from Kirby Lane to Glenfield Frith Drive)	
	<p>154a Station Road;</p> <ul style="list-style-type: none"> • The side boundary of no. 156 Station Road; • An arbitrary boundary to the rear and side of no's. 156 and 158a Station Road; • The rear gardens of no's. 164 to 190 Station Road; • Rear gardens of no's. 196 to 200 Station Road, and Sandiacres, Station Road; • Rear boundary of no's. 14 to 24 Groby Road; • An arbitrary boundary to the rear of the petrol filling station on Groby Road; • The side boundary of the petrol filling station on Groby Road; • Field hedge boundaries marking the boundaries of no. 17 Sunny Villa, Meadway, and The Paddock, Groby Road, Glenfield; • The rear boundary of no's. 9 to 5 Groby Road and no. 8 Gynsill Lane; • Rear boundaries of no's. 10 to 48 Gynsill Lane; • The western extent of the carriageway at Gynsill Lane to the front of no. 52 Gynsill Lane to the northern boundary of no. 87 Gynsill Lane; • An arbitrary boundary to the rear of no. 87 Gynsill Lane and the rear boundary of no. 79 Gynsill Lane; • The rear boundary of no's. 65 to 77 Gynsill Lane; • The rear boundary of no's. 53 to 63 Gynsill Lane; • The eastern extent of Gynsill Lane (from the front of no. 53) to the A50 / Gynsill Lane; • The south side of the A50 from no. 1 Leicester Road to no. 107, The Lodge, Leicester Road. <p>In addition, the north, east, south and west boundaries of Leicestershire County Hall are within a Primarily Business Area.</p>
Proposed changes to the settlement boundary	<ol style="list-style-type: none"> 1. Include no. 52 Gynsill Lane within the settlement boundary. 2. Include land to the rear of no's. 87 to 57 Gynsill Lane in the settlement boundary. 3. Include the overspill car park and multi-use play area to the rear of Leicestershire County Hall car park in the settlement boundary.
Proposed designation and	<ol style="list-style-type: none"> 1. The land would be within the settlement boundary. <p><u>Reason:</u> To reflect existing development on the ground within the</p>

Sector A. West and North Glenfield (from Kirby Lane to Glenfield Frith Drive)

reasons for proposed changes	<p>Blaby District administrative area.</p> <p>2. The land would be within the settlement boundary. Land north and east of the proposed amendment to the settlement boundary should continue to be designated as Green Wedge.</p> <p><u>Reason:</u> To reflect planning permissions 14/1084/1/PX and 17/0257/OUT.</p> <p>3. The land would be within the settlement boundary. Land north of the proposed amendment to the settlement boundary should continue to be designated as Green Wedge.</p> <p><u>Reason:</u> To reflect planning permission 12/0300/1/CY and 08/0620/1/CX.</p>
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Sector B. East and South Glenfield (from Glenfield Frith Drive to Kirby Lane)

Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from the junction of 'The Lodge' 107 Leicester Road / Glenfield Frith Drive):</p> <ul style="list-style-type: none"> • The administrative boundary from the eastern boundary of 'The Lodge' 107 Leicester Road running in a southerly direction to the southern boundary of no. 7 Springfield Close; • The western boundary of no's. 7 to 11 Springfield Close and no's. 32 to 22 Blackthorn Road; • An arbitrary line through the pond between no's. 22 and 20 Blackthorn Road; • The side and rear gardens of no's. 20 to 6 Blackthorn Road; • The side and rear gardens of houses on Slate Close, Wollaton Close, The Oasis, Farmers Close, Crofters Close and Forge Close.
Proposed changes to the settlement boundary	<p>4. Extend the settlement boundary to the west of the rear of no. 8 Blackthorn Road to follow the southern boundary of new houses at no's. 47 to 57 Slatewalk Way, no's. 19 to 23 Goldworkings Close, no's. 1 to 11 Drovers Close, and following the development boundary of Optimus Point Business Park up to the eastern extent of the former sewage works, along the western edge of Mill Lane in a southerly direction to the south side of Kirby Road, and in an easterly direction towards the western boundary of no. 17 Forge Close to rejoin the existing settlement boundary.</p>
Proposed designation and reasons for proposed changes	<p>4. Land to the east of the proposed amendment will be within the settlement boundary and land outside of the settlement boundary should remain in Green Wedge.</p> <p><u>Reason:</u> To accommodate planning permissions 10/0118/1/OX, 15/1384/FUL, and 17/0060/FUL.</p>

Sector C. East and South Glenfield (from Glenfield Frith Drive to Kirby Lane)	
Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from no. 3 Overdale Road):</p> <ul style="list-style-type: none"> • The extent of front gardens of no's. 38 to 116 Groby Road; • The extent of the side garden of no. 38 Groby Road; • The extent of rear gardens of no's. 38 to 72 Groby Road; • The boundary of no's. 8A to 14 and no's. 11 to 15 Glendale Avenue; • The rear and side boundaries of no's. 54 to 58 and no. 61 Glen Park Avenue; • The rear boundary of no's. 72 to 78 Branting Hill Avenue; • The rear boundaries of no's. 4 to 8 and 3 to 7 Overdale Close; • The rear gardens of no's. 31 to 51 Overdale Drive; • The rear gardens of no's. 1 and 2 Bordar Close; • The rear gardens of no's. 17 to 27 Overdale Drive; • An arbitrary line from the rear boundary of no's. 11 to 17 Overdale Drive; • The administrative boundary (rear gardens) to the rear of no's. 3 to 11 Overdale Drive.
Proposed changes to the settlement boundary	None.
Proposed designation and reasons for proposed changes	Not applicable. No material changes in circumstance or need to remove arbitrary boundaries.

Summary and Recommendations


- B9.4 The settlement boundary of Glenfield as defined on the proposals map associated with the Blaby District Local Plan 1999 should be amended to take account of planning permissions and commitments secured since the adoption of the 1999 Local Plan, primarily the employment and residential development at Optimus Point and Glenfield Park. Settlement boundaries could be amended to be consistent with defined features and remove arbitrary boundaries.

- B9.5 Land outside of the proposed settlement boundary should continue to be designated as Green Wedge.
- B9.6 Glenfield is part of the Principal Urban Area where there is a shortfall in available housing land that can be delivered during the plan period (up to 2029) in accordance with policy CS1 of the Blaby Core Strategy. Some flexibility could be secured to the north of Glenfield if the settlement boundary follows the northern extent of County Hall car park.

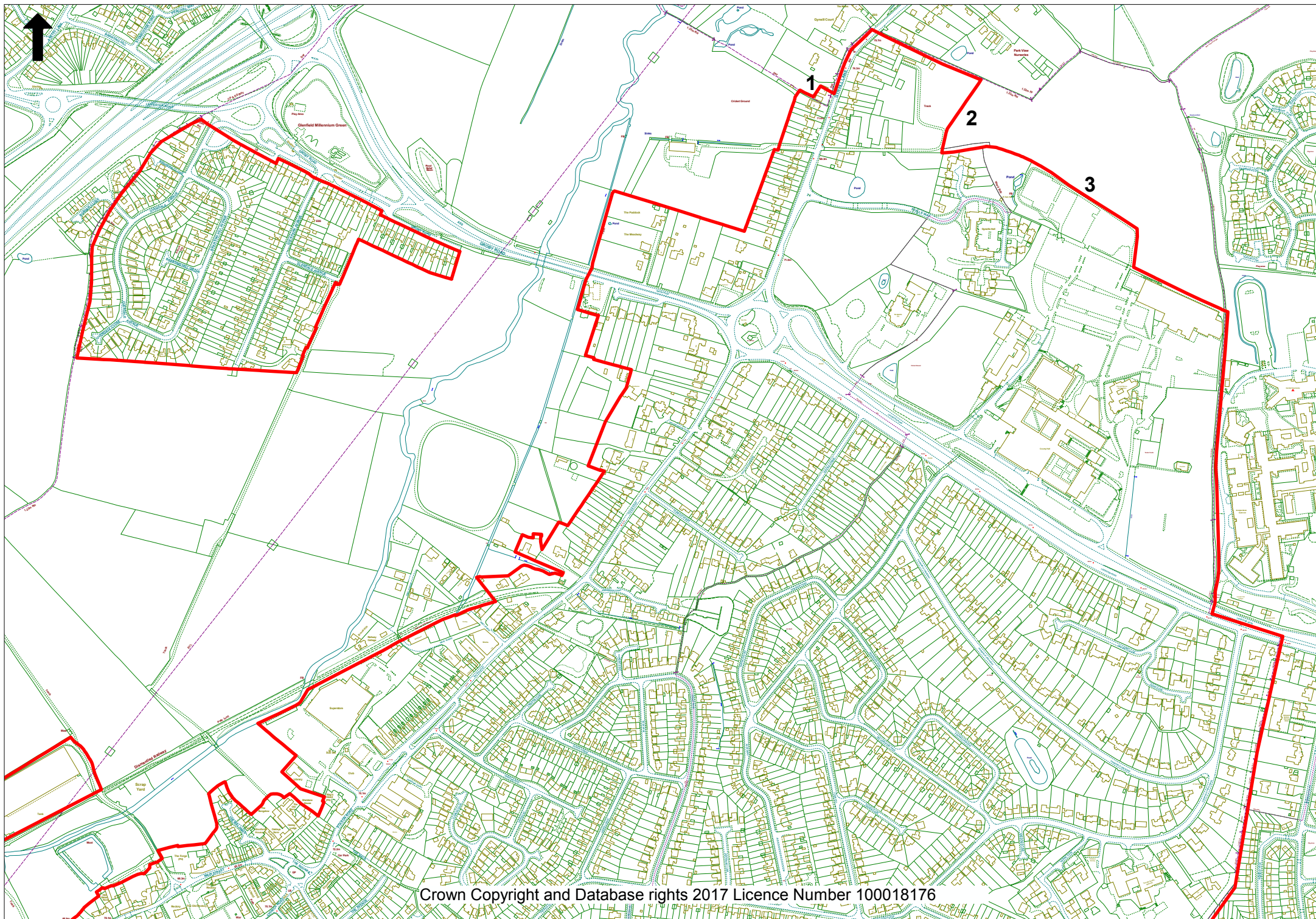
Map of Proposed Settlement Boundary for Glenfield

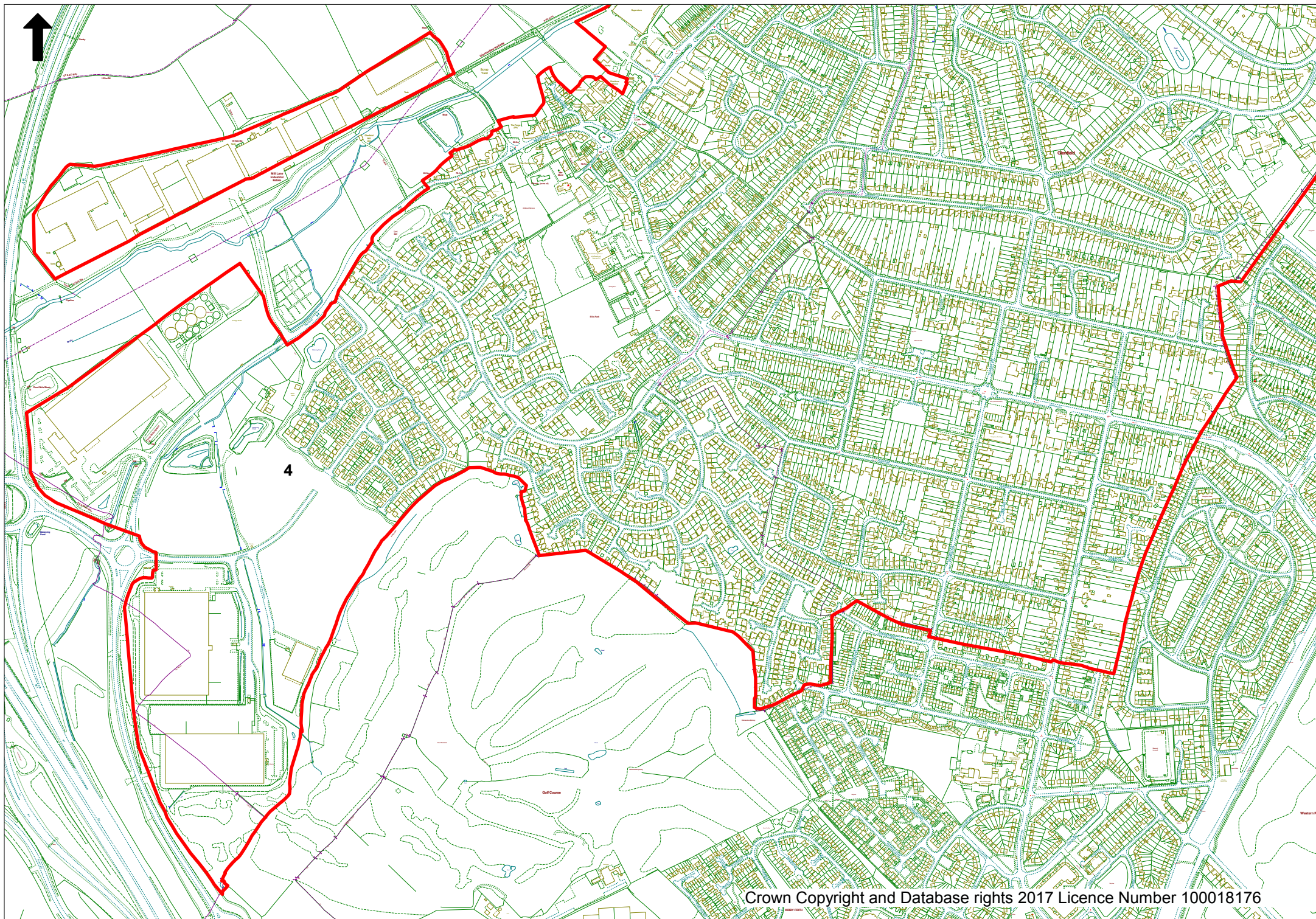
- B9.7 Please see overleaf. The first map illustrates North Glenfield and the second map illustrates South Glenfield.

Key to Map:

-  Proposed settlement boundary
- 1, 2, 3, etc. Proposed change to the settlement boundary

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B10 Huncote Settlement Boundary Review

B10.1 The starting point for the assessment of the settlement boundary is the current boundary identified in the Blaby District Local Plan and accompanying proposals map (September 1999).

B10.2 The assessment considers the settlement boundary of Huncote in three sectors divided by identified physical features. The three sectors are (clockwise):

- A. North and East Huncote (East of Forest Road and North of Narborough Road)
- B. South Huncote (South of Narborough Road and Main Street)
- C. West Huncote (North of Main Street and West of Forest Road)

B10.3 Each of the sectors is considered independently below:

Sector A. North and East Huncote (East of Forest Road and North of Narborough Road)	
Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from the junction of Forest Road and Denman Lane) :</p> <ul style="list-style-type: none">• The field boundary from Forest Road to number 123 Denman Lane;• The side garden of no. 123 Denman Lane and rear gardens of no's. 91 to 119 Denman Lane and no's. 2 to 20a Langley Close;• The side gardens of no's. 22 and 39 Bennett Rise;• The rear gardens of no's. 9 to 39 Bennett Rise;• Part of the garden of no. 7 Bennett Rise, the rear gardens of no's. 1 to 5 Bennett Rise, no's. 21 to 59 Denman Lane and no's. 2 to 18 Fritchley Close;• The side garden to no. 92 Narborough Road and the north side of Narborough Road to it's junction with Denman Lane.
Proposed changes to the settlement boundary	<ol style="list-style-type: none">1. To extend the settlement boundary to follow the northern extent of the residential properties for planning permission 15/0115/OUT and 16/1334/RM.2. To amend the boundary to include the full extent of the garden land for no. 7 Bennett Rise.3. To amend the boundary to reflect the line of the boundary of no. 25 Denman Lane.
Proposed designation and reasons for proposed changes	<ol style="list-style-type: none">1. The land south of the proposed amendment to be included within the settlement boundary and the land to the north to continue to be designated as Countryside. <p><u>Reason:</u> To accommodate the approved residential development.</p>

Sector A. North and East Huncote (East of Forest Road and North of Narborough Road)

	<p>2. The land west of the proposed amendment to be included within the settlement boundary and the land to the east to continue to be designated as Area of Separation.</p> <p><u>Reason:</u> To make the boundary consistent with features on the ground and so to include the entire garden of the relevant property into the settlement.</p> <p>3. The land north of the proposed amendment to be excluded from the settlement boundary and be designated as Area of Separation.</p> <p><u>Reason:</u> To make the boundary consistent with features on the ground.</p>
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Sector B. South Huncote (South of Narborough Road and Main Street)

Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from the side garden of no. 25 Narborough Road):</p> <ul style="list-style-type: none"> • The side garden of no. 25 Narborough Road and the rear gardens of no's. 4 to 54 Ratcliffe Drive. • The rear gardens of no's. 27 to 36 St James Close; • The informal open space off Brook Street; • The rear garden of The Old School, Brook Street and the side garden of no. 48 Main Street.
Proposed changes to the settlement boundary	<p>4. To extend the settlement boundary to follow the northern extent of the residential properties for planning permissions 11/0133/1/OX and 13/0117/1/MX.</p> <p>5. To amend the boundary to include the full extent of the garden land for no. 38 St James Close.</p>
Proposed designation and reasons for proposed changes	<p>4. The land west of the proposed amendment to be included within the settlement boundary and the land to the east and west to be designated as Area of Separation.</p> <p><u>Reason:</u> To accommodate the approved residential development.</p> <p>5. The land north of the proposed amendment to be included within the settlement boundary and the land to the south to continue to be designated as Countryside.</p> <p><u>Reason:</u> To make the boundary consistent with features on the ground and so to include the entire garden of the relevant property into the settlement.</p>

Sector C. West Huncote (North of Main Street and West of Forest Road)

Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from the perimeter hedge of the pumping station on Main Street):</p> <ul style="list-style-type: none"> • The side and rear perimeter hedge of the pumping station adjacent to no. 23 Main Street; rear garden to no. 17 Main Street; rear gardens to no's. 1 to 7 and side garden to no. 6 Mill View; • The rear gardens of no's. 11 to 23 and no's. 26 to 30 Chantry Close and side garden of no. 24 Chantry Close; • Along the northern side of Cheney End and broadly around the boundary of no. 39 Cheney End; • Follows the north-western boundary of Huncote allotment gardens; • To the rear of the former garage site on Compton Drive; • The rear gardens of no's. 5, 6 and 7 Lodge Close and rear of the car parking area to no's. 3, 4, 5 and 6 Lodge Close to Sports Field Lane; • Around the Pavilion Leisure Centre building and the two hard courts, to the rear gardens of no's. 20 and 22 Field View Close and directly back to Sports Field Lane, along the south side of Sports Field Lane to the east side of Forest Road.
Proposed changes to the settlement boundary	<ol style="list-style-type: none"> 6. To alter the settlement boundary to exclude the Huncote allotment gardens. 7. To extend the settlement boundary to include the extension to the Pavilion Leisure centre in line with planning permissions 09/0308/1/PX and 14/0897/1/PX. 8. To extend the settlement boundary to follow the northern extent of the residential properties for planning permission 09/0328/1/PX.
Proposed designation and reasons for proposed changes	<ol style="list-style-type: none"> 6. The land west of the proposed amendment to be excluded from the settlement boundary and the land to be designated as Countryside. <u>Reason:</u> To exclude areas of open space on the edge of the settlement in line with the methodology for assessing the settlement boundaries. 7. The land north and east of the proposed amendment to be included in the settlement boundary and the land south and west to continue to be designated as Countryside. <u>Reason:</u> To accommodate the approved leisure centre development. 8. The land south of the proposed amendment to be included within the settlement boundary and the land to the north to continue to be

Sector C. West Huncote (North of Main Street and West of Forest Road)	
	designated as Countryside. <u>Reason:</u> To accommodate the approved residential development.

Summary and Recommendations

B10.4 The settlement boundary of Huncote as defined on the proposals map associated with the Blaby Local Plan 1999 should be amended to reflect completed and permitted development and two small changes to reflect features on the ground.


B10.5 Land outside of the settlement boundary to the north, south and west should continue to be designated as Countryside. Land to the east should continue to be designated as an Area of Separation. The Area of Separation is proposed to be extended to the north and south of its existing boundaries.

B10.6 It is not recommended that additional flexibility be provided around Huncote to accommodate additional growth. The Medium Central Villages, including Huncote, have accommodated the levels of growth identified in the policies of the Core Strategy.

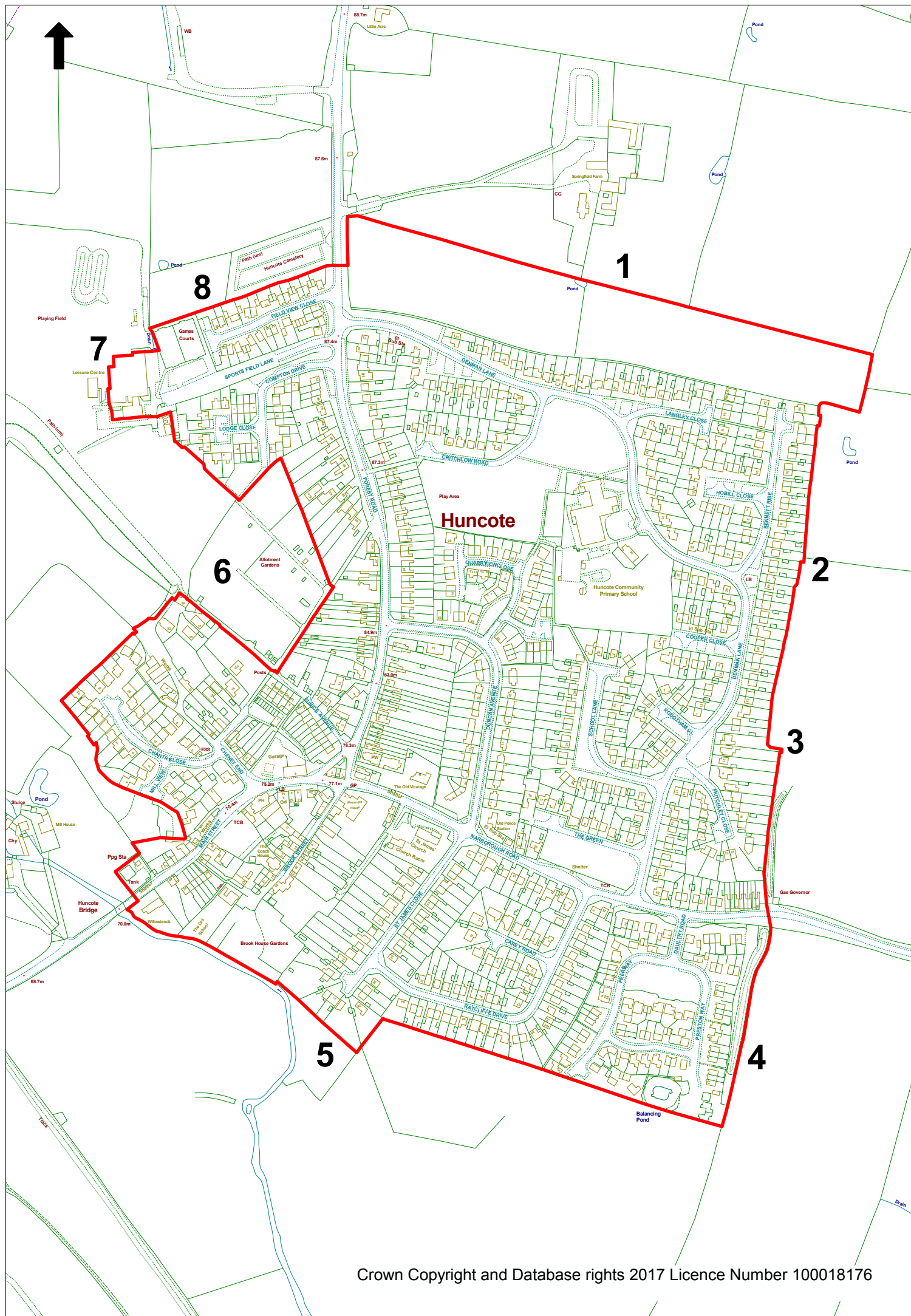
Map of Proposed Settlement Boundary for Huncote

B10.7 Please see overleaf.

Key to Map:

-  Proposed settlement boundary
1, 2, 3, etc. Proposed change to the settlement boundary

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B11 Kilby Settlement Boundary Review

B11.1 The starting point for the assessment of the settlement boundary is the current boundary identified in the Blaby District Local Plan and accompanying proposals map (September 1999).

B11.2 The assessment considers the settlement boundary of Kilby in two sectors divided by identified physical features. The two sectors are (clockwise):

- A. North Kilby (North of Main Street)
- B. South Kilby (South of Main Street)

B11.3 Each of the sectors is considered independently below:

Sector A. North Kilby (North of Main Street)	
Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clock wise from adjacent to number 2 Main Street):</p> <ul style="list-style-type: none">• The side gardens of no's. 2 to 4 Main Street;• The rear garden of no. 2 Main Street towards the rear of no. 8 Main Street;• The western boundary of Kilby C of E Primary School and directly across school buildings to the eastern boundary of the school to join the northern and the eastern boundary of the Aspens, Main Street;• Along the southern boundary of the playing fields;• To the rear gardens of no's. 3 and 5 Breton Close and no. 30 Main Street;• Along the rear gardens of no's. 32 to 40 Main Street;• Rear boundary of no's. 42 to 46a, 46b, and 58 Main Street and side garden of no. 4 Spring Cottage, Wistow Road;• Along the eastern side of Wistow Road to no. 17 Wistow Road;• The rear gardens of no's. 11 to 17 Wistow Road and no's. 2 to 20 Wistow Close;• The side garden of no's. 7 and 20 Wistow Close and the side garden of no's. 1 and 3 Wistow Road.
Proposed changes to the settlement boundary	<ol style="list-style-type: none">1. To extend the settlement boundary to follow the northern extent of the school buildings extended in line with planning permissions 09/0603/1/PX and 11/0332/1/PX.
Proposed designation and reasons for proposed changes	<ol style="list-style-type: none">1. The land south of the proposed amendment to be included within the settlement boundary and the land to the north to continue to be designated as Countryside.

Sector A. North Kilby (North of Main Street)

to the settlement boundary	<u>Reason:</u> To accommodate the approved school related development and so to include the buildings and hard surfaced curtilage of the school into the settlement.
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Sector B. South Kilby (South of Main Street)

Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from the rear of no. 2 Fern Cottage, Fleckney Road):</p> <ul style="list-style-type: none">• To rear of no's. 2 and 6 Fern Cottage on Fleckney Road and the western side of Fleckney Road until in line with the rear garden of no. 9 Fleckney Road;• The rear gardens of no. 9 Fleckney Road, no's. 1 and 2 Goddard Close, and the Old Barn on Goddard Close;• The rear gardens of no's. 47 to 45A Main Street, following this line to the rear of no. 45 Main Street, the Dog and Gun public house and no's. 35 to 37 Main Street;• The rear of no's. 2 and 3 Chapel Close and following this line to the rear of no's. 9 to 19C Main Street;• The rear gardens of no's. 1 and 3 Main Street and to the east side of Main Street.
Proposed changes to the settlement boundary	<ol style="list-style-type: none">2. To extend the boundary of the settlement to follow the extent of the residential development in line with planning permissions 11/0774/1/PX, 14/0628/1/PX and 13/0944/1/PX.3. To extend the settlement boundary to follow the extent of the residential development in line with planning permission 16/0439/FUL.
Proposed designation and reasons for proposed changes to the settlement boundary	<ol style="list-style-type: none">2. The land north of the proposed amendment to be included within the settlement boundary and the land to the south to continue to be designated as Countryside. <u>Reason:</u> To accommodate the approved residential development.3. The land north of the proposed amendment to be included within the settlement boundary and the land to the south to continue to be designated as Countryside. <u>Reason:</u> To accommodate the approved residential development.


Summary and Recommendations

- B11.4 The settlement boundary of Kilby as defined on the proposals map associated with the Blaby District Local Plan 1999 should be amended to reflect completed and permitted development.
- B11.5 Land outside of the settlement boundary should continue to be designated as Countryside.
- B11.6 It is not recommended that additional flexibility be provided around Kilby to accommodate additional growth. The Smaller Villages, including Kilby, have accommodated the levels of growth identified in the policies of the Core Strategy.

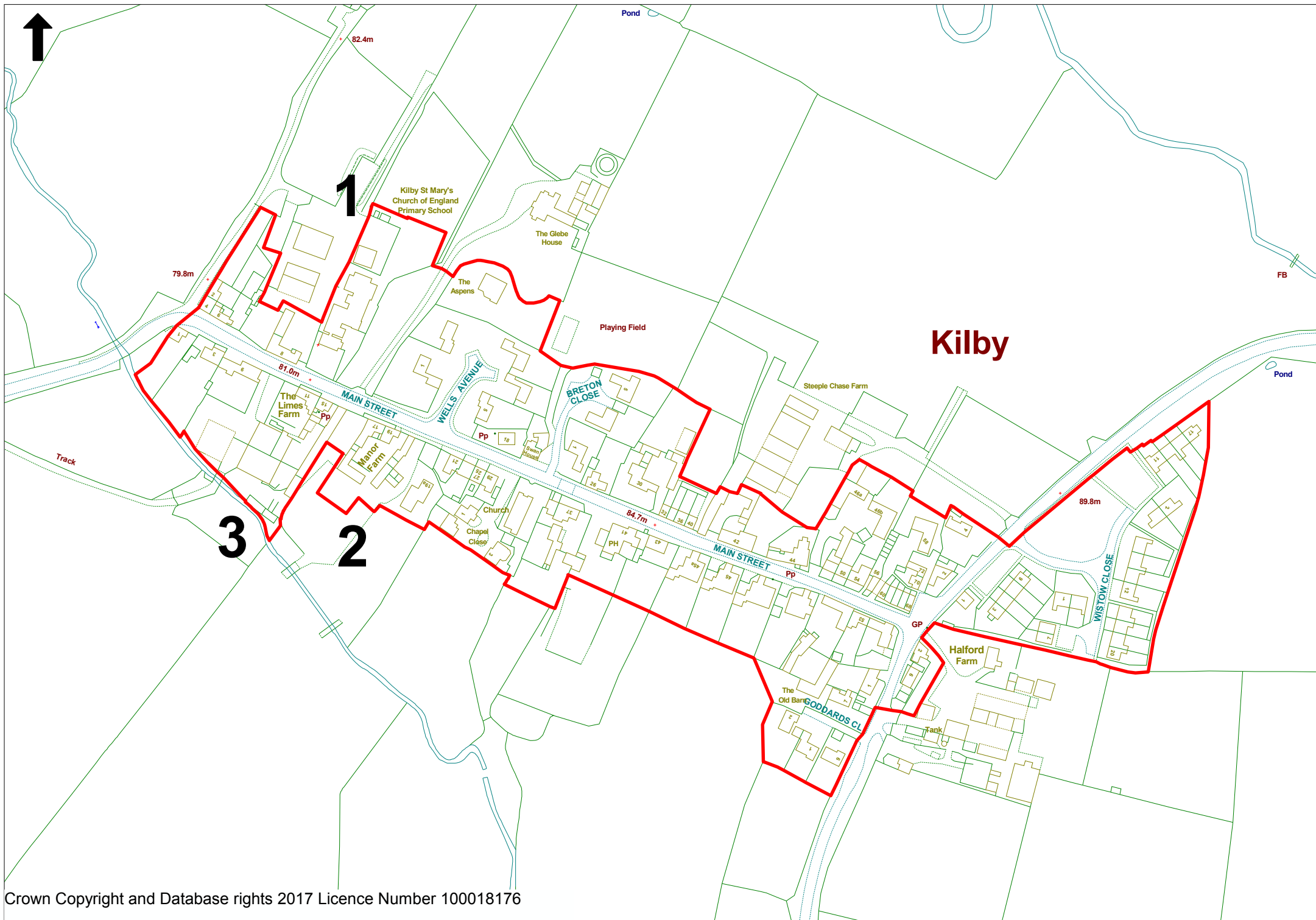
Map of Proposed Settlement Boundary for Kilby

B11.7 Please see overleaf.

Key to Map:

-  Proposed settlement boundary
- 1, 2, 3, etc. Proposed change to the settlement boundary

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B12 Kirby Muxloe Settlement Boundary Review

B12.1 The starting point for the assessment of the settlement boundary is the current boundary identified in the Blaby District Local Plan and accompanying proposals map (September 1999).

B12.2 The assessment considers the settlement boundary of Kirby Muxloe in four sectors divided by identified physical features. The settlement boundary at Kirby Muxloe is not continuous as a result of overlapping with adjoining settlements within the Principal Urban Area. The four sectors are (clockwise):

- A. South Kirby Muxloe (from Hinckley Road to Station Drive)
- B. West Kirby Muxloe (Station Drive to Desford Lane)
- C. North Kirby Muxloe (Desford Lane to Station Road)
- D. Kirby Fields and East Kirby Muxloe (from Station Road to the Ivanhoe Line)

B12.3 Each of the sectors is considered independently below:

Sector A. South Kirby Muxloe (from Hinckley Road to Station Drive)	
Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from Hinckley Road at its junction with Beggar's Lane):</p> <ul style="list-style-type: none"> • The northern edge of the carriageway from numbers 257 to 279 Hinckley Road; • The side boundary of no. 279 Hinckley Road and an arbitrary boundary connecting to the rear boundary of no. 275 Hinckley Road; • The rear boundaries of no's. 275 to 257 Hinckley Road; • The rear boundary of no. 4 Maytree Drive and no's. 125 to 85 Barry Drive; • The rear boundaries of no's. 6 to 1 Shepherd Close; • The rear boundaries of no's. 83 to 67 Barry Drive, no's. 8 to 1 Maytree Court and no's. 10 and 9 Maytree Close; • The rear boundaries of no. 55 Barry Drive, no's 2, 5 and 3 Barry Close, and no's 43 to 29 Barry Drive; • The northern extent of the Ivanhoe railway line up to Station Drive.
Proposed changes to the settlement boundary	<ol style="list-style-type: none"> 1. Follow the southern boundary of the proposed residential site allocation on land north of the A47, the southern frontage of Rose Cottage and Rose Gardens on Hinckley Road, continuing to follow the perimeter of the residential site allocation along its western and northern boundaries to where it meets the northern boundary of Forest Farm, Hinckley Road. Then an arbitrary line across the access track to the buildings at Lower Forest Farm, Hinckley Road to the north-western corner of the rear garden of no. 2 Shepherds

Sector A. South Kirby Muxloe (from Hinckley Road to Station Drive)

	<p>Close.</p> <p>2. Extension of the settlement boundary to the rear of no. 5 Barry Close to no. 75 Barry Drive. The western boundary to follow the site boundary of planning permission 14/0917/1/OX currently marked by field hedges; the northern boundary to be marked by the southern boundary of The Links, Station Drive, and the eastern boundary to be marked by the line of footpath V82 .</p>
Proposed designation and reasons for proposed changes to the settlement boundary	<p>1. Land within the amended area would fall within the settlement boundary. Outside of the new boundary the land should continue to be designated as Countryside.</p> <p><u>Reason:</u> To accommodate the proposed residential site allocation on land north of the A47 and to include the residential properties at Rose Cottage, Rose Gardens, and Forest Farm, Hinckley Road.</p> <p>2. Land within the amended area would fall within the settlement boundary. Outside of the new boundary the land should continue to be designated as Countryside. The housing component should be within the settlement boundary.</p> <p><u>Reason:</u> To accommodate residential development allowed under planning application 14/0917/1/OX.</p>

Sector B. West Kirby Muxloe (Station Drive to Desford Lane)

Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from Station Drive at its junction with the Ivanhoe railway line):</p> <ul style="list-style-type: none"> • The northern edge of the Ivanhoe railway line from no. 26 Station Close to the south side of Gullet Lane; • The southern boundary of gardens on Links Road; • The side gardens of Kailash, Links Road and The Gables, Gullet Lane; • The front garden boundary of The Folly, to the front of The Homestead, Gullet Lane; • The side and rear garden of The Homestead, and part of the rear garden of Duaig, Gullet Lane to where it meets the stream; • The line of the stream to the rear of the houses on Gullet Lane along to where the rear garden of Hedgerows, Gullet Lane abuts the Ivanhoe railway line; • An arbitrary line across the Ivanhoe railway line to the rear gardens of no's. 13 and 11 Gullet Lane;
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Sector B. West Kirby Muxloe (Station Drive to Desford Lane)	
	<ul style="list-style-type: none"> • The side and rear gardens of no's. 2 to 8 Abbot Close; • The side boundary of no. 5 Gullet Lane; • The rear gardens of no's. 12 to 18 Barns Close; • The rear and side gardens of no's. 6 to 10 and no. 11 Barons Close; • The rear and side gardens of no's. 17 to 23 The Huntings; • An arbitrary boundary through Barons Park Farm (up to Desford Road).
Proposed changes to the settlement boundary	3. Inclusion of land between the rear of houses at Baron's Close and Barns Close and of the settlement boundary to accommodate housing development.
Proposed designation and reasons for proposed changes to the settlement boundary	<p>3. All land to be within the defined settlement boundary. The surrounding land is within the existing built-up area and up to the administrative boundary of Hinckley and Bosworth Borough to the west.</p> <p><u>Reason:</u> To accommodate development allowed under planning application 06/0189/1/PX.</p>

Sector C. North Kirby Muxloe (Desford Lane to Station Road)	
Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from Barons Park Farm, Desford Lane:</p> <ul style="list-style-type: none"> • The southern edge of the carriageway from Barons Park Farm (Desford Road) to its junction with Ratby Lane; • The east side of Ratby Lane between no's. 405 and 419; • The eastern edge of the access road to Kirby Muxloe Sports Club; • The south-west boundary to the rear of no. 41 Vicarage Close; • The rear boundary of no's. 41 to 1 Vicarage Close; • The side boundary of no. 1 Vicarage Close; • The rear and side boundaries of no's. 11 to 15 Farley Way; • The rear and side boundaries of no's. 17 to 21, and no's 29 and 12 Primrose Way; • The rear and side boundaries of 9 to 23 Bluebell Close; • An arbitrary line from no. 23 Bluebell Close to the front of no. 400 Ratby Lane; • The front gardens of houses between no's. 128 to 94 Main Street; • The front gardens of no's. 84 to 72 Oakcroft Avenue;

Sector C. North Kirby Muxloe (Desford Lane to Station Road)

	<ul style="list-style-type: none"> • An arbitrary line to the side boundary of no. 97 Oakcroft Avenue; • An arbitrary line through the rear gardens of no's. 97 to 55 Oakcroft Avenue to the side garden of no. 42 Court Close; • The front gardens of no's. 42 to 16 Court Close; • The rear boundary of no's. 11 to 3 Court Close (excluding the tennis court to the rear of no. 11 Court Close); • An arbitrary line through the netball court to the rear of Kirby Muxloe Primary School, Barwell Road; • The rear and side boundary of buildings at Kirby Muxloe Primary School, Barwell Road; • The rear boundary of no's. 45 to 21 Barwell Road; • The rear boundary of no's. 14 to 52 Station Road; • The side boundary of no. 52 Station Road; • The southern boundary of Station Road between no. 52 Station Road and Hollyoaks, Station Road.
Proposed changes to the settlement boundary	4. To extend the settlement boundary north of no. 28 Desford Road around the western and northern boundary of Pine Cottage, Desford Road, extending around the boundary of the proposed residential site allocation to a point perpendicular with the northern side boundary of no. 419 Ratby Lane, and an arbitrary line to the northern side boundary of no. 419 Ratby Lane.
Proposed designation and reasons for proposed changes to the settlement boundary	<p>4. Land south of the proposed amendment to be included within the settlement boundary and land to the north to continue to be designated as Green Wedge.</p> <p><u>Reason:</u> To accommodate the proposed residential land allocation at Ratby Lane and to include Pine Cottage, Desford Road within the settlement boundary.</p>

Sector D. Kirby Fields and East Kirby Muxloe (from Station Road to the Ivanhoe Railway Line)

Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from the junction of Station Road with Hollyoaks, Station Road):</p> <ul style="list-style-type: none"> • The western boundary of Hollyoaks, Station Road and the rear boundary of houses up to Droskyn, Station Road; • Rear gardens marked by a former field hedge to the rear of houses on Forest Drive / Portland Road; • The side boundary of Brandywell, Trollhaugen and Ravensbury (Portland Road); • The side and rear boundary of no's. 4 to 7 Roundhill;
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Sector D. Kirby Fields and East Kirby Muxloe (from Station Road to the Ivanhoe Railway Line)	
	<ul style="list-style-type: none"> • The boundaries of Holmewood House and Sylvan Brae, Holmewood Drive; • The side and rear boundaries of no's. 16 and 17 The Fairway, no's. 8 to 16 Holt Drive, and no's 10 and 7 Rosedene Close; • The eastern boundary of Moel Llys and The Red House, Forest Drive; • The rear boundaries of no's. 3 to 6 Walton Close; • The rear boundary of Whiteoaks, Beechcroft, Court Cottage, The Paddock, and Cathkin, Forest Drive (up to the Ivanhoe Railway Line), this then adjoins the boundary with Braunstone Parish.
Proposed changes to the settlement boundary	None.
Proposed designation and reasons for proposed changes to the settlement boundary	Not applicable. No material changes in circumstance or need to remove arbitrary boundaries. The settlement boundary follows defined physical features.

Summary and Recommendations

B12.4 The settlement boundary of Kirby Muxloe as defined on the proposals map associated with the Blaby Local Plan 1999 should be amended to take account of planning permissions and commitments secured since the adoption of the 1999 plan, primarily the residential development at Barry Close. Settlement boundaries could also be amended to be consistent with defined features and remove arbitrary boundaries.



B12.5 The Council is seeking to allocate land north of Hinckley Road and land west of Ratby Lane as residential land allocations. Therefore, it is recommended to remove the land north of Hinckley Road from Countryside and include it within the settlement boundary. The dwellings at Rose Cottage, Rose Gardens, and Forest Farm, Hinckley Road are also to be included within the settlement boundary as they would then meet the relevant criteria for inclusion within the settlement boundary. Land west of Ratby Lane is to be removed from the Green Wedge and included within the settlement boundary. The residential property to the west of the proposed residential site allocation should be included within the proposed settlement boundary as the land would then meet the relevant criteria for inclusion within the settlement boundary.

- B12.6 Land outside of the new settlement boundary should continue to be designated as Green Wedge to the north of Kirby Muxloe, and the remaining land to the west should continue to be designated as Countryside.
- B12.7 Kirby Muxloe is part of the Principal Urban Area where there is a shortfall in available housing land that can be delivered during the plan period (up to 2029) in accordance with policy CS1 of the Blaby District Core Strategy. There is limited opportunity to provide flexibility in the settlement boundary to allow for further growth and the Council is also seeking to alter the settlement boundary to take account of the two proposed residential land allocations that extend beyond the existing settlement boundary for Kirby Muxloe.

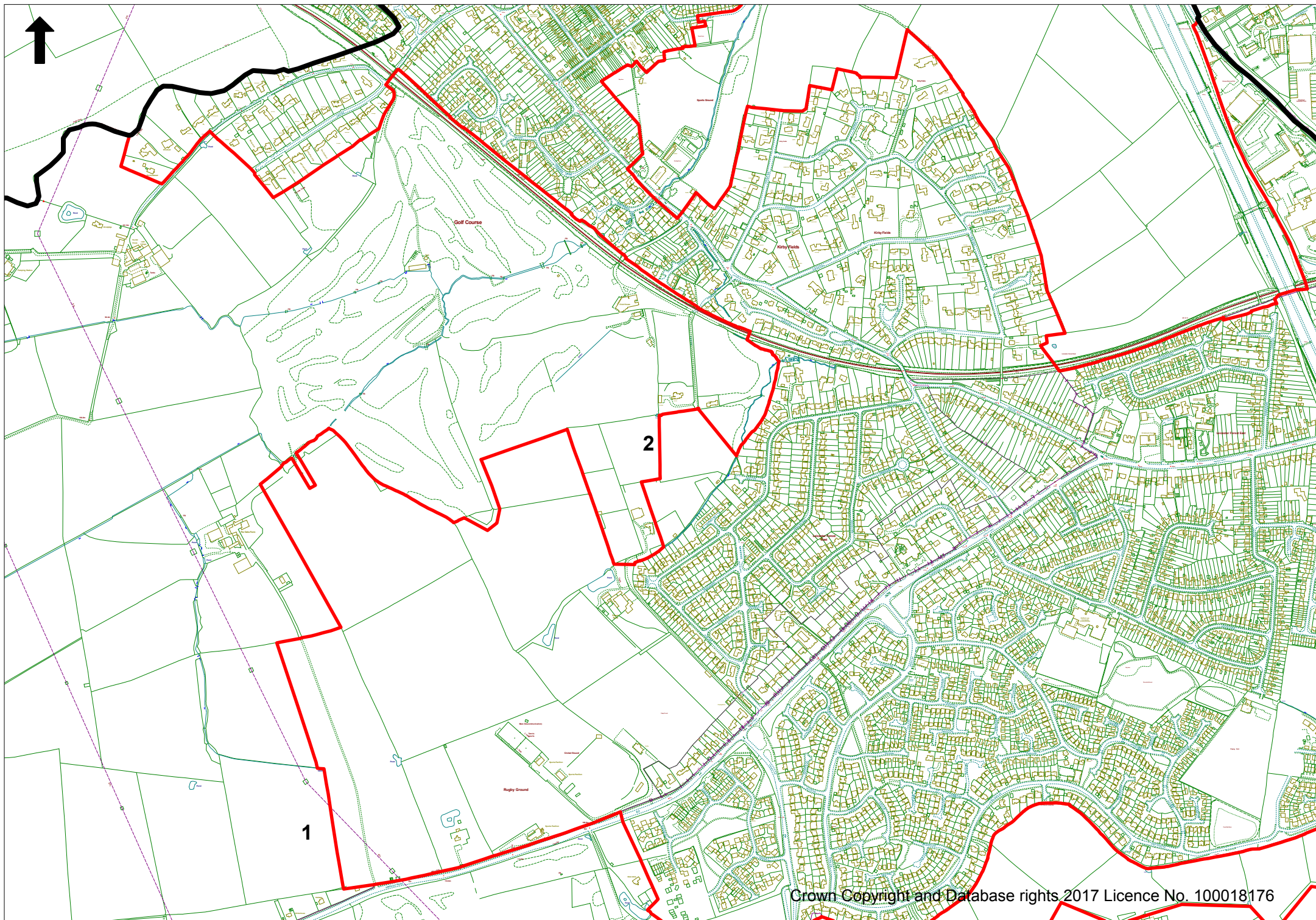
Map of Proposed Settlement Boundary for Kirby Muxloe

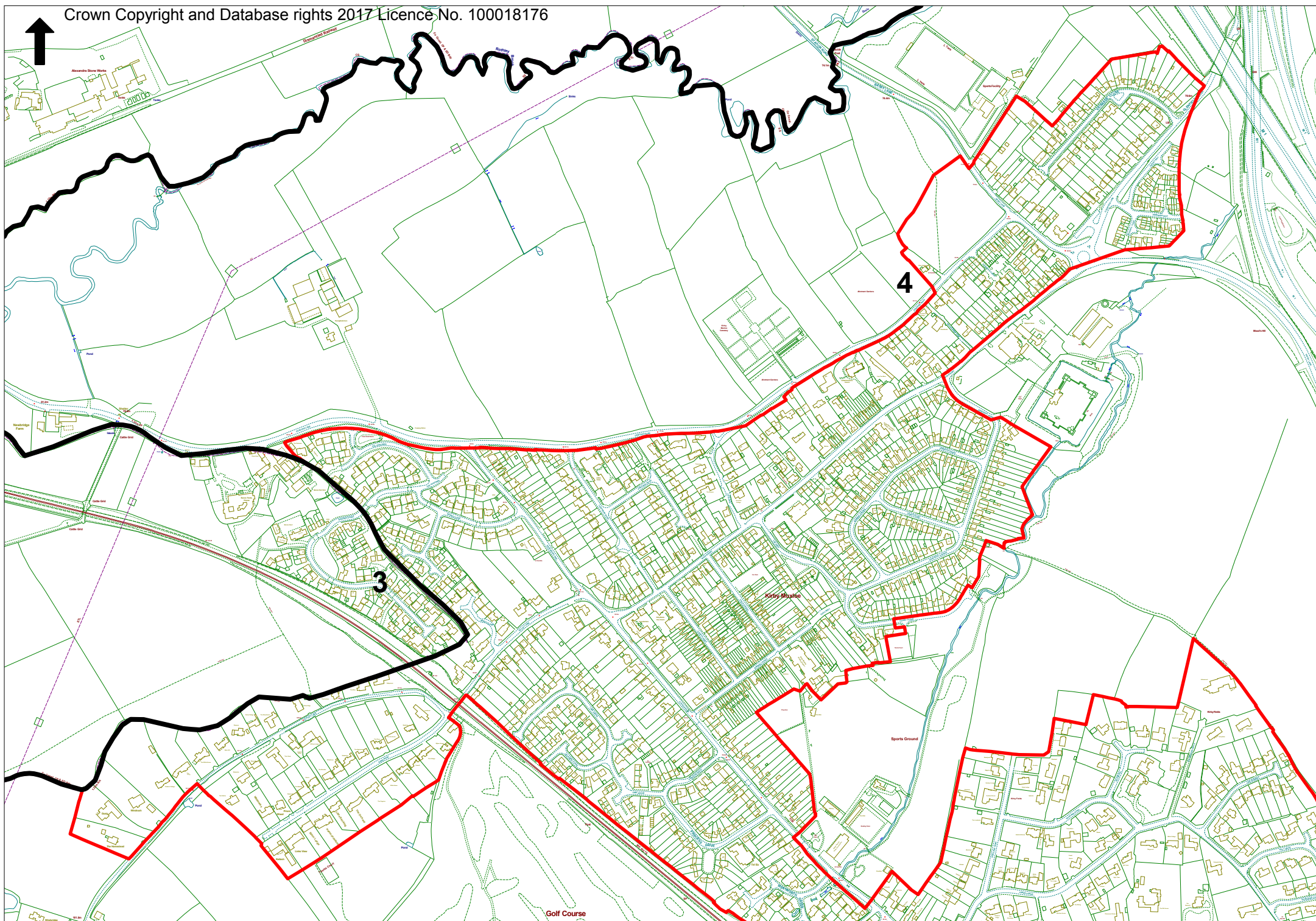
- B12.8 Please see overleaf. The map on page 79 illustrates *Sector A. South Kirby Muxloe (from Hinckley Road to Station Drive)* and *Sector D. Kirby Fields and East Kirby Muxloe (from Station Road to the Ivanhoe Railway Line)*. The map on page 80 illustrates *Sector B. West Kirby Muxloe (Station Drive to Desford Lane)* and *Sector C. North Kirby Muxloe (Desford Lane to Station Road)*.

Key to Map:

-  Proposed settlement boundary
-  District boundary
- 1, 2, 3, etc. Proposed change to the settlement boundary

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B13 Land adjacent to Earl Shilton Settlement Boundary Review

B13.1 The starting point for the assessment of the settlement boundary is the current boundary identified in the Blaby District Local Plan and accompanying proposals map (September 1999).

B13.2 The assessment considers the settlement boundary of land adjacent to Earl Shilton (Sector A).

Sector A. Land adjacent Earl Shilton	
Existing settlement boundary	The extent of the existing settlement boundary is located in Hinckley and Bosworth Borough and adjoins properties on Elvesthorpe Lane and Birch Close, open space to the rear of Elmdale Road, and properties on Maple Way and Station Road, Earl Shilton.
Proposed changes to the settlement boundary	1. To extend the settlement boundary to follow the southern extent of residential development in line with planning permissions 13/0481/1/MX and 13/0951/1/PX.
Proposed designation and reasons for proposed changes	1. The land south of the proposed amendment to be designated as Countryside and land to the north of the proposed amendment to be included within the settlement boundary. <u>Reason:</u> To accommodate the approved residential development.

Summary and Recommendations



B13.3 The settlement boundary of land adjacent to Earl Shilton as defined on the proposals map associated with the Blaby District Local Plan 1999 should be amended to reflect completed and permitted development. Land outside of the settlement boundary should continue be designated as Countryside.

B13.4 It is not recommended that additional flexibility be provided around Elvesthorpe to accommodate additional growth. The Smaller Villages, including Elvesthorpe, have accommodated the level of growth identified in policy CS5 of the Core Strategy.

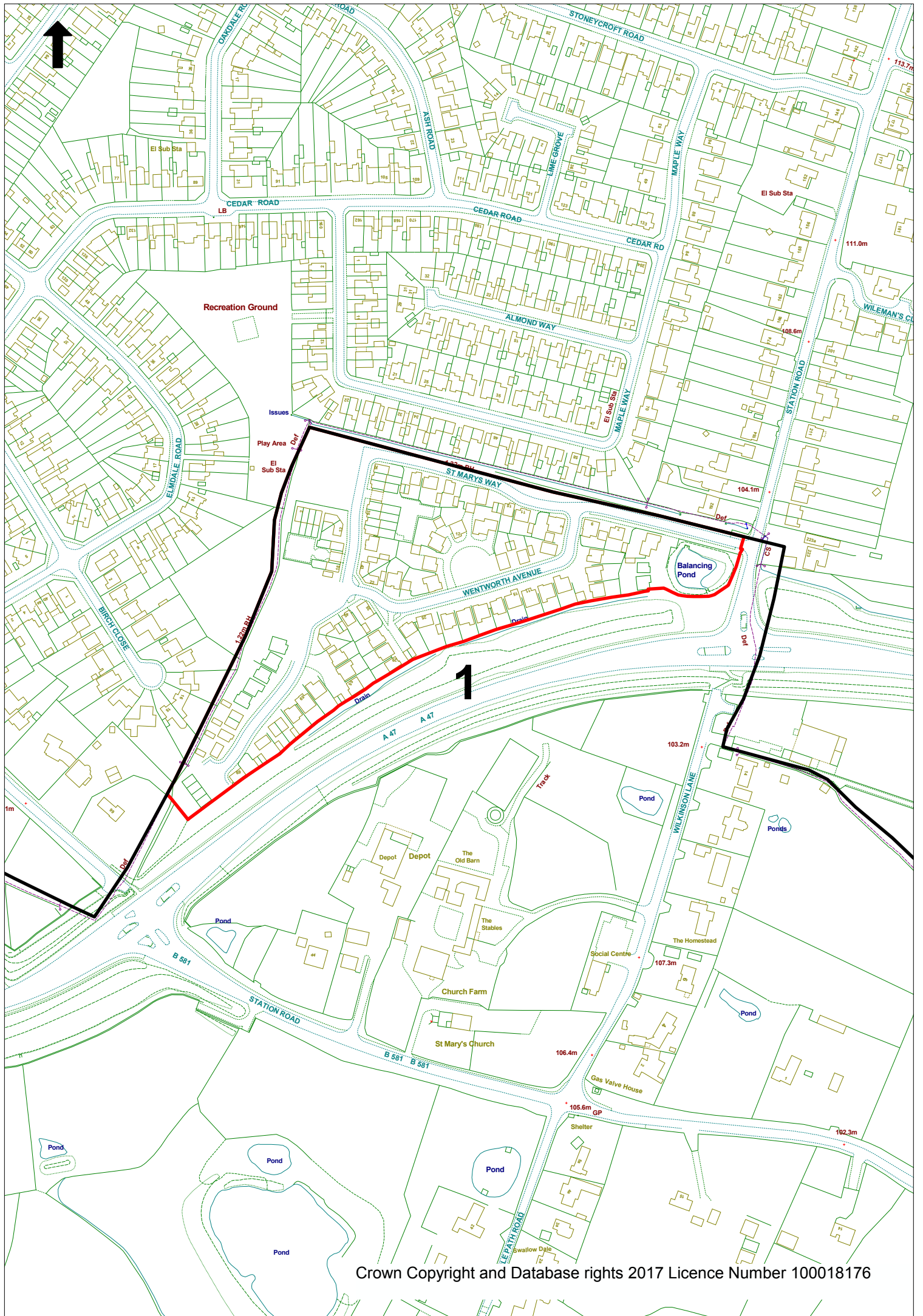
Map of Proposed Settlement Boundary for land adjacent to Earl Shilton

B13.5 Please see overleaf.

Key to Map:

-  District boundary
-  Proposed settlement boundary
- 1, 2, 3, etc. Proposed change to the settlement boundary

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B14 Leicester Forest East Settlement Boundary Review

- B14.1 The starting point for the assessment of the Leicester Forest East settlement boundary is the current limits to development boundary identified in the Blaby District Local Plan and accompanying proposals map (September 1999).
- B14.2 The existing settlement boundary of Leicester Forest East is short in comparison with other settlements of the Principal Urban Area and will be assessed in one sector. The settlement boundary at Leicester Forest East is not continuous as a result of overlapping with the adjoining settlements of Braunstone Town and Kirby Muxloe, and the Leicester City administrative area.
- B14.3 The boundary will be assessed from the southern boundary of houses at Marriott Close, where it abuts Leicester Forest East Services to Hinckley Road, adjacent to number 277.
- B14.4 The existing boundary is considered below:

Sector A. Marriott Close, where it abuts Leicester Forest East Services to Hinckley Road, adjacent to no. 277	
Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from the southern boundary of Marriott Close, where it abuts Leicester Forest East Services):</p> <ul style="list-style-type: none">• The field hedge to the eastern side of Baines Lane;• The northern boundary of the bridge crossing the M1 (east to west);• The western edge of the service road to Leicester Forest East Services;• The rear gardens of no's. 29 to 47 Chapel Green;• The eastern boundary of footpath W3 to the rear of no's. 2 to 20 Webb Close;• The rear and side gardens of no. 20 Webb Close, no's. 2 to 16 Hobill Close, no. 33 Shanklin Gardens, and no's. 79 to 63 Kings Walk;• The rear boundary of no's. 86 to 114 Kings Drive;• The eastern boundary of the playing fields and the flood relief basin south of Kings Drive;• The front boundaries of no's 101 and 99 Forest House Lane, and the side and rear boundaries of no's. 110 to 2 Forest House Lane (marked by the field / parish boundary);• The eastern edge of Beggars Lane from adjacent to no. 2 Forest House Lane to the junction with Hinckley Road (north side) adjacent to no. 2 Maytree Drive;• The northern edge of the carriageway at Hinckley Road up to no. 277 Hinckley Road.

Sector A. Marriott Close, where it abuts Leicester Forest East Services to Hinckley Road, adjacent to no. 277	
Proposed changes to the settlement boundary	<ol style="list-style-type: none"> 1. Follow a perpendicular line west of the tennis courts and play area at Thorpe Astley Community Centre (from where Leicester Forest East Parish boundary meets Braunstone Parish boundary), across the M1 motorway, following the southern boundary of the northbound motorway services, following the field boundary to where it meets the southern boundary of Forest House Lane to the flood relief basin adjacent to Forest House Lane. 2. Extension of the settlement boundary to follow the farm track to Kingstand farm and the western extent of development at Bosworth Way, Ranger Close and Kirkwood Way.
Proposed designation and reasons for proposed changes to the settlement boundary	<ol style="list-style-type: none"> 1. Land north of the amended area would fall within the settlement boundary. South of the new boundary, it is proposed that the land should be designated as an Area of Separation (assessed separately). <u>Reason:</u> To accommodate development allowed under planning application 14/0569/1/PX and the proposed site allocation south of Webb Close. This will reflect the findings of the Area of Separation Assessment. 2. Land within the amended area would fall within the settlement boundary. Outside of the new boundary the land should continue to be designated as Countryside. <u>Reason:</u> To accommodate residential development allowed under planning application 14/0965/1/PX and 11/0264/1/OX.

Summary and Recommendations

B14.5 The settlement boundary of Leicester Forest East as defined on the proposals map associated with the Blaby District Local Plan 1999 should be amended to take account of planning permissions and commitments secured since the adoption of the 1999 plan, primarily the residential development off Forest House Lane and Beggars Lane / Hinckley Road. In addition, the proposed settlement boundary takes into account the proposed site allocation at land south of Webb Close (immediately north of the residential development at Forest House Lane).


B14.6 Land to the west of the proposed settlement boundary should continue to be designated as Countryside and land to the south is proposed to be designated as an Area of Separation.

B14.7 Leicester Forest East is part of the Principal Urban Area where there is a shortfall in available housing land that can be delivered during the plan period (up to 2029) in accordance with policy CS1 of the District of Blaby Core Strategy. There is some potential to provide flexibility in the settlement boundary to allow for further growth at land between Leicester Forest East Services and recent developments to the east of Forest House Lane.

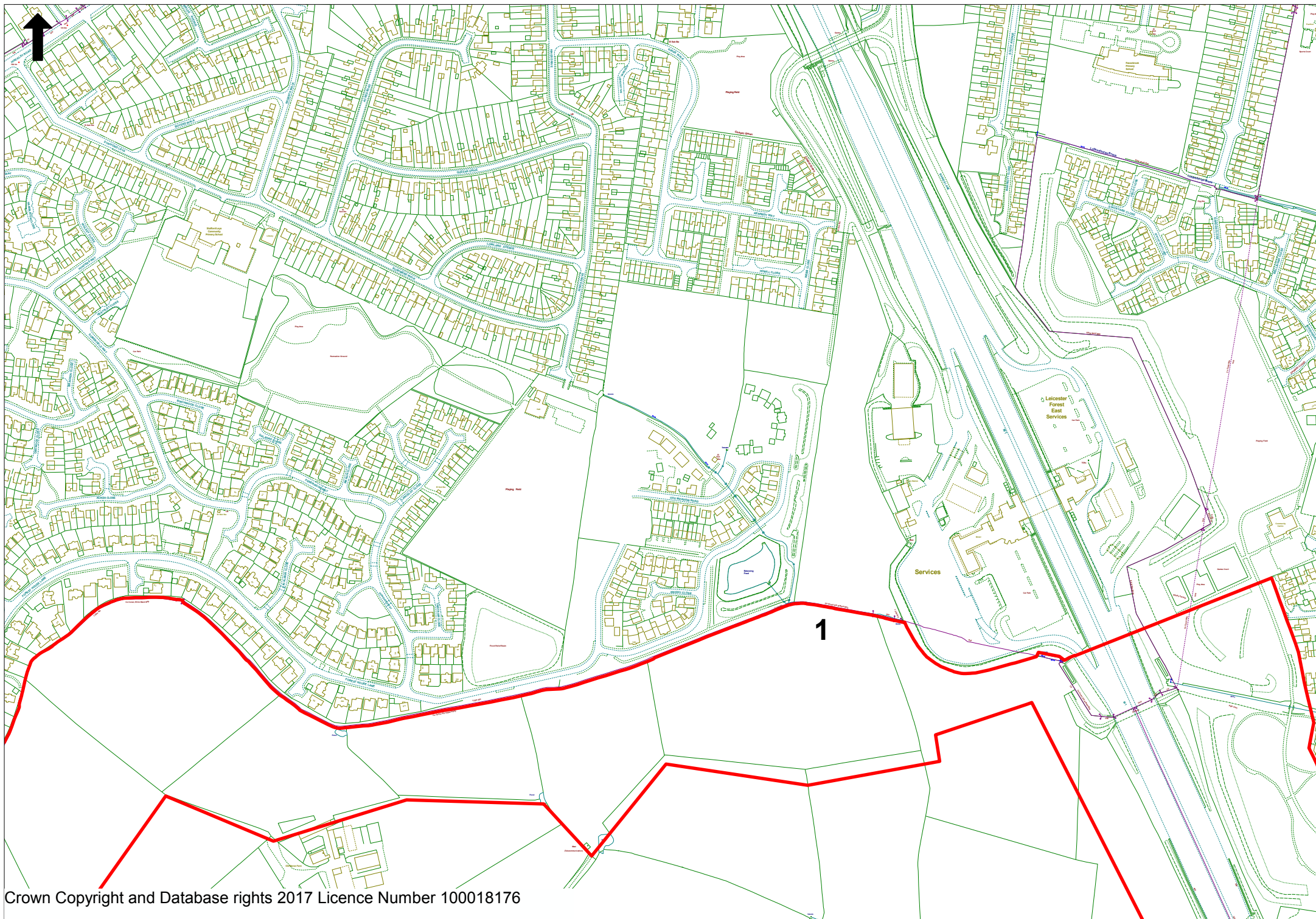
Maps of Proposed Settlement Boundary for Leicester Forest East

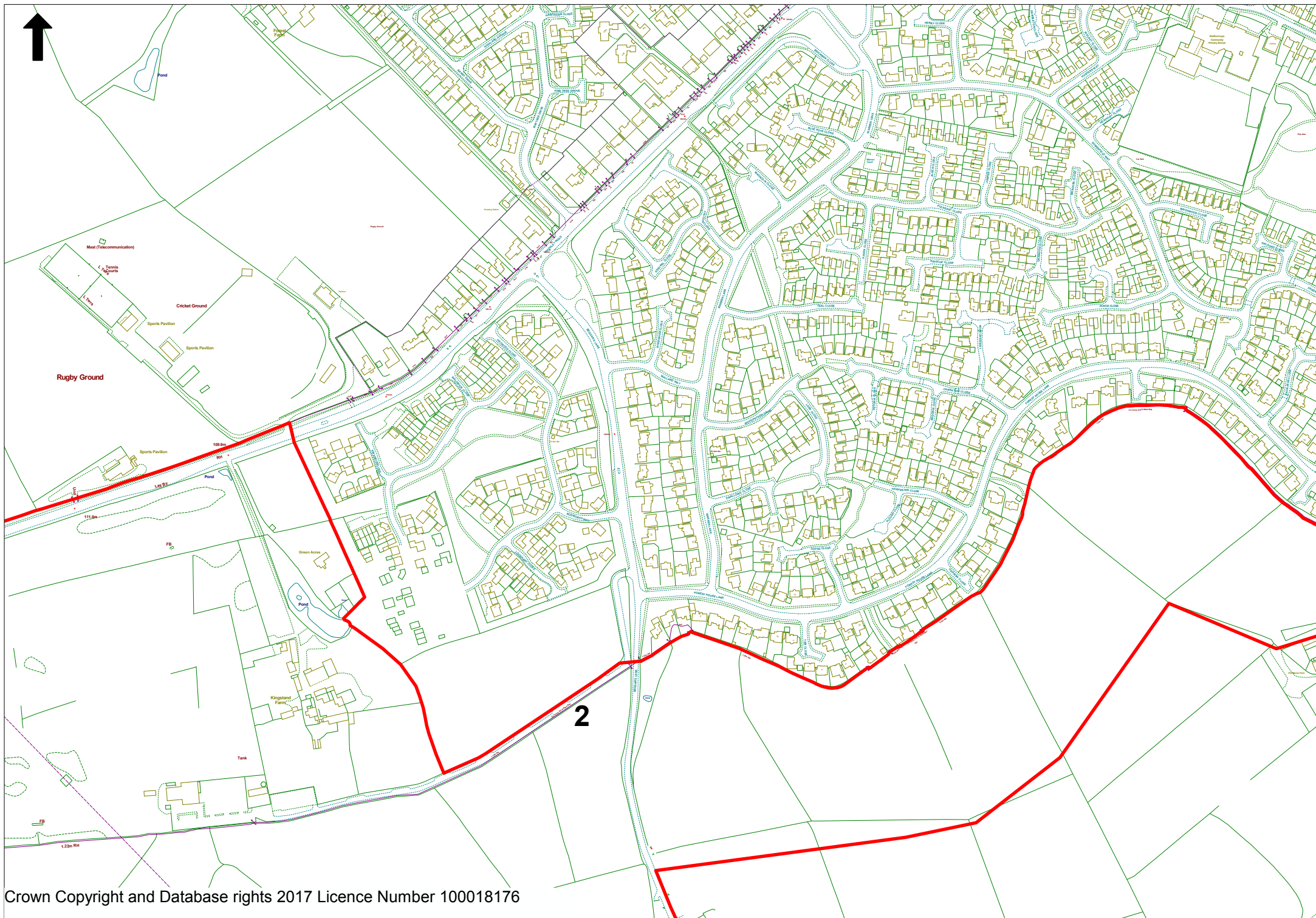
B14.8 Please see overleaf. The map on page 86 illustrates the east of Leicester Forest East and the map on page 87 illustrates the west of Leicester Forest East.

Key to Map:

-  Proposed settlement boundary
- 1, 2, 3, etc. Proposed change to the settlement boundary

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B15 Littlethorpe Settlement Boundary Review

B15.1 The starting point for the assessment of the settlement boundary is the current boundary identified in the Blaby District Local Plan and accompanying proposals map (September 1999).

B15.2 The assessment considers the settlement boundary of Littlethorpe in two sectors divided by identified physical features. The two sectors are (clockwise):

- A. East Littlethorpe (East of Station Road, The Square and Cosby Road)
- B. West Littlethorpe (West of Station Road, The Square and Cosby Road)

B15.3 Each of the sectors is considered independently below:

Sector A. East Littlethorpe (East of Station Road, The Square and Cosby Road)	
Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from the junction of Riverside Way and Station Road):</p> <ul style="list-style-type: none"> • The southern side of Riverside Way from Station Road to Warwick Road; • The northern side of Warwick Road between numbers 56 and 38; • The rear gardens of no's. 2 to 5 Parnell Close and then cutting across Parnell Close to the side garden of no. 6 Parnell Close; • The eastern edge of the former Blaby District Council Depot compound and continuing in a southerly direction to include buildings to the rear of no's. 38 and 40 Cosby Road and no's. 10, 12 and 11 Ridgeway; • The side garden of no. 11 Ridgeway and part of gardens to the rear of no's. 9 to 1 Ridgeway and to the rear of no's. 60 to 64 Cosby Road; • The east side of Cosby Road from no. 64 to Ridgeway.
Proposed changes to the settlement boundary	<ol style="list-style-type: none"> 1. To extend the settlement boundary to follow the eastern extent of the residential properties for planning application 13/0854/1/PX. This has a resolution to grant planning permission subject to the signing of a Section 106 agreement. 2. To amend the boundary to include the full extent of the garden land for no. 40 Cosby Road and no's. 10 to 12 Ridgeway. 3. To extend the settlement boundary to follow the eastern extent of the residential properties for planning permissions 11/0009/1/OX and 14/0096/1/MX. 4. To extend the settlement boundary to follow the eastern extent of the residential properties for planning application 13/0884/1/OX. This has a resolution to grant planning permission subject to the signing of a Section 106 agreement.

Sector A. East Littlethorpe (East of Station Road, The Square and Cosby Road)

Proposed designation and reasons for proposed changes to the settlement boundary	<ol style="list-style-type: none"> 1. The land west of the proposed amendment to be included within the settlement boundary and the land to the east to continue to be designated as Green Wedge. <u>Reason:</u> To accommodate the approved residential development. 2. The land west of the proposed amendment to be included within the settlement boundary and the land to the east to continue to be designated as Green Wedge. <u>Reason:</u> To make the boundary consistent with features on the ground and so to include the entire gardens of the relevant properties into the settlement. This will also create a logical boundary taking account of the nearby proposed amendments. 3. The land west of the proposed amendment to be included within the settlement boundary and the land to the east to continue to be designated as Green Wedge. <u>Reason:</u> To accommodate the approved residential development. 4. The land west of the proposed amendment to be included within the settlement boundary and the land to the east to continue to be designated as Green Wedge. <u>Reason:</u> To accommodate the approved residential development.
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Sector B. West Littlethorpe (West of Station Road, The Square and Cosby Road)

Existing settlement boundary	<p>The extent of the existing settlement boundary is:</p> <ul style="list-style-type: none"> • Gardens to the side of no. 51 Cosby Road and no's. 31 and 32 Gurney Crescent, the rear gardens of 32 to 20 Gurney Crescent, and part of the garden of no. 18 Gurney Crescent; • Part of the gardens to the rear of no's. 123 to 83 Sycamore Way and to the rear of no's 81 to 75 Sycamore Way; • To the side garden of no. 18 Beechwood Road and along eastern side of Beechwood Road, following the extent of the mobile home park on Chestnut Close; • To the rear of no's. 21 and 19 Sycamore Way, the side garden of no. 19 Sycamore Way and following the northern side of Sycamore Way until it meets Station Road; • The eastern side of Station Road until Riverside Way.
Proposed changes to the settlement boundary	<ol style="list-style-type: none"> 5. To amend the boundary to include no. 53 Cosby Road and the full extent of the garden land for no's. 123 to 83 Sycamore Way.

Sector B. West Littlethorpe (West of Station Road, The Square and Cosby Road)

Proposed designation and reasons for proposed changes to the settlement boundary	<p>5. The land north of the proposed amendment to be included within the settlement boundary and the land to the south and west to continue to be designated as Countryside.</p> <p><u>Reason:</u> To make the boundary consistent with features on the ground and so to include the entire gardens of the relevant properties into the settlement.</p>
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Summary and Recommendations

B15.4 The settlement boundary of Littlethorpe as defined on the proposals map associated with the Blaby Local Plan 1999 should be amended to reflect completed and permitted development and two small changes to reflect features on the ground.


B15.5 Land outside of the settlement boundary to the west should continue be designated as Countryside. Land to the east should continue to be designated as Green Wedge with the exception of the land that is approved for residential development.

B15.6 It is not recommended that additional flexibility be provided around Littlethorpe to accommodate additional growth. The Medium Central Villages, including Littlethorpe, have accommodated the levels of growth identified in the policies of the Core Strategy.

Map of Proposed Settlement Boundary for Littlethorpe

B15.7 Please see overleaf.

Key to Map:

-  Proposed settlement boundary
- 1, 2, 3, etc. Proposed change to the settlement boundary

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B16 Lubbesthorpe Settlement Boundary Review

- B16.1 In the Blaby District Local Plan 1999 and on the accompanying proposals map (September 1999), the parish of Lubbesthorpe does not have a boundary illustrating any limits to built development. This is because the whole parish is designated as Countryside in the Blaby District Local Plan 1999 and is illustrated accordingly on the proposals map.
- B16.2 In 2014, outline planning permission was granted for a Sustainable Urban Extension at Lubbesthorpe comprising 4,250 dwellings, a mixed use district centre and two mixed use local centres featuring a supermarket, retail, commercial, employment, leisure, health, community and residential uses, non-residential institutions including a secondary school, primary schools and nurseries, an employment site of 21 hectares, open spaces, woodlands, new access points and associated facilities and infrastructure, and detailed proposals for two new road bridges over the M1 motorway and M69 motorway, and two road access points from Beggars Lane and new accesses from Meridian Way, Chapel Green / Baines Lane and Leicester Lane on land north and south of the M69 motorway, west of the M1 motorway and east of Beggars Lane.
- B16.3 Whilst there is currently no settlement boundary to review from the 1999 Local Plan, it is useful to explain how the proposed settlement boundary for Lubbesthorpe has been drawn. As the development is in its infancy, the approved planning documents have formed the basis for drawing the proposed settlement boundary for Lubbesthorpe. The Site Wide Green Infrastructure and Biodiversity Plan that was accepted to discharge condition number 18 of the outline planning permission (planning application reference: 15/0054/DOC) shows the extent of the built development at Lubbesthorpe and this was used to plot the proposed settlement boundary for the new development.
- B16.4 It is proposed that the Lubbesthorpe settlement boundary joins the settlement boundary at Braunstone Town (Meridian Business Park) to the east (the settlement boundary for Braunstone Town is assessed separately) to form one continuous boundary with the Principal Urban Area of Leicester. Land north of the proposed settlement boundary is proposed to be designated as an Area of Separation between the Lubbesthorpe development, Thorpe Astley and Leicester Forest East (as assessed separately in the Area of Separation Assessment). Land to the south of the proposed settlement boundary is proposed to be designated as Green Wedge (as assessed separately in the Strategic Green Wedge Assessment). South of the M69 motorway, the proposed settlement boundary follows the outline of the proposed Strategic Employment Site and this joins the settlement boundary at Enderby (the settlement boundary for Enderby is assessed separately) to form one continuous boundary.

Summary and Recommendations

B16.5 A settlement boundary should be drawn to reflect permitted development at Lubbesthorpe. Generally, the settlement boundary is defined by Beggars Lane to the west and the extent of the permitted built development, which are both strong defensible boundaries.

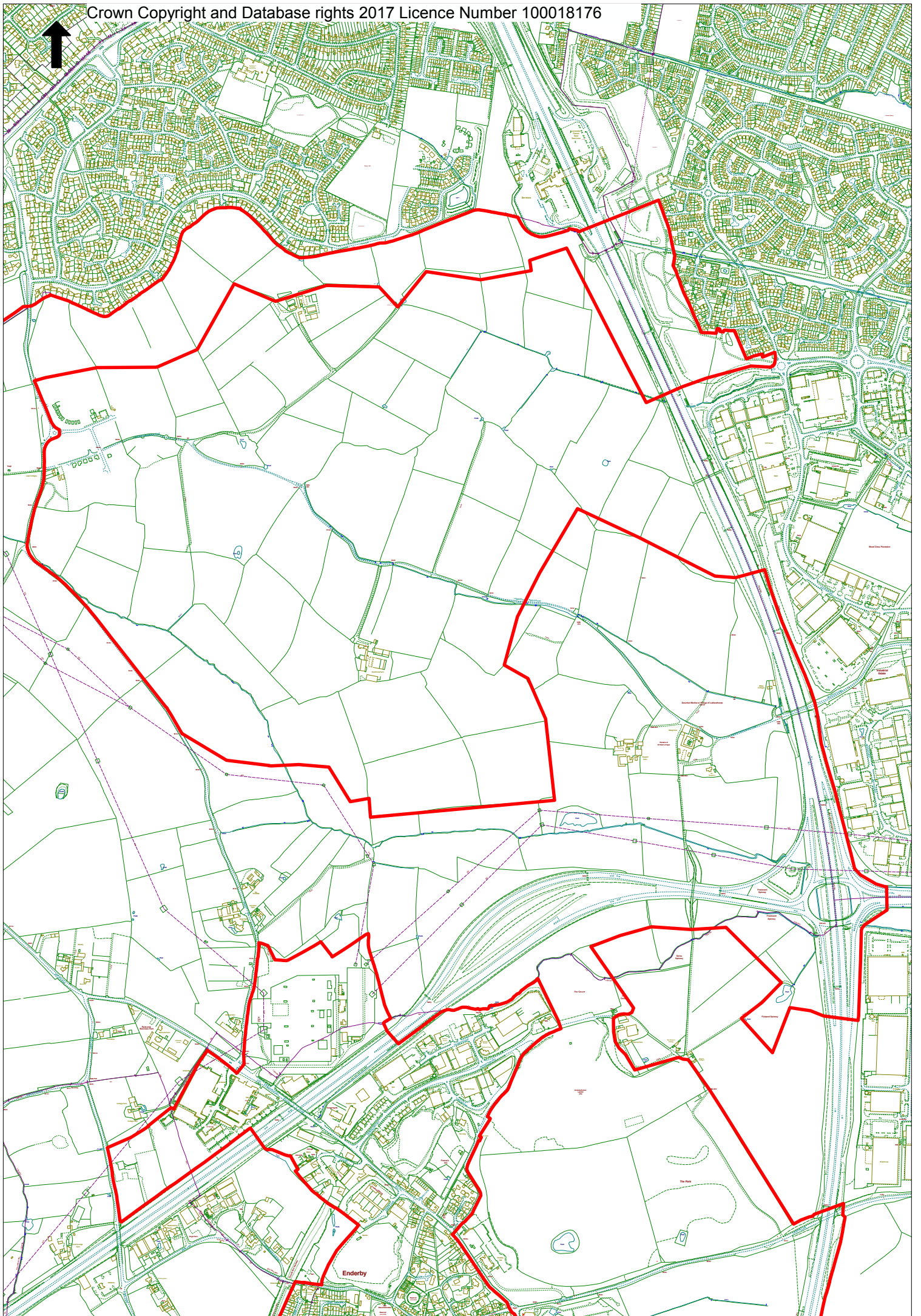
Map of Proposed Settlement Boundary for Lubbesthorpe

B16.6 Please see overleaf.

Key to Map:

 Proposed settlement boundary

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B17 Narborough Settlement Boundary Review

B17.1 The starting point for the assessment of the settlement boundary is the current boundary identified in the Blaby District Local Plan and accompanying proposals map (September 1999).

B17.2 The assessment considers the settlement boundary of Narborough in three sectors divided by identified physical features. The three sectors are (clockwise):

- A. South Narborough (South of King Edward Avenue and Coventry Road)
- B. West Narborough (North of Coventry Road and south west of Desford Road / Forest Road)
- C. East Narborough (South of Stewart Road / West Street, north west of Desford Road / Forest Road and north of King Edward Avenue)

B17.3 Each of the sectors is considered independently below:

Sector A. South Narborough (South of King Edward Avenue and Coventry Road)	
Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from where the eastern boundary of number 107 Leicester Road meets Leicester Road):</p> <ul style="list-style-type: none">• West of the M1 embankment to the rear of gardens of no. 107 Leicester Road, no's. 4 to 28 Roy Close, no. 37 Roy Close and no's. 32 to 46 Alexandra Street;• The rear gardens of no's. 46 to 50 Alexandra Street and garages which back onto the northern embankment of the railway line;• Across the railway line to follow the extent of Regent Street Industrial Estate and returning to the northern extent of the railway line;• The northern extent of the railway line to the rear of properties on Victoria Street, Bell Lane, Jubilee Crescent, the northern boundary of Narborough train station ticket office and waiting room, the southern boundary of the building supply yard west of Station Road, and the rear gardens of properties on Brier Close, Geary Close and Burrows Close;• The northern extent of the railway to the south of the industrial estate, along the southern boundary of the River Soar and re-joining the southern extent of the industrial estate south of Mortimer Road to Coventry Road.
Proposed changes to the settlement boundary	<ol style="list-style-type: none">1. To extend the settlement boundary to follow the east and southern extent of the industrial building as extended under planning permission 15/0299/FUL.2. To extend the settlement boundary to follow the northern extent of

Sector A. South Narborough (South of King Edward Avenue and Coventry Road)

	the River Soar and the southern boundary of the industrial estate.
Proposed designation and reasons for proposed changes to the settlement boundary	<p>1. The land west and north of the proposed amendment to be included within the settlement boundary and the land to the east and south to continue to be designated as Green Wedge.</p> <p><u>Reason:</u> To accommodate the approved industrial development.</p> <p>2. The land north of the proposed amendment to continue to be included within the settlement boundary and the land to the south to be designated as Countryside.</p> <p><u>Reason:</u> To make the boundary consistent with features on the ground and so to exclude the River Soar from inclusion within the settlement.</p>

Sector B. West Narborough (North of Coventry Road and south west of Desford Road / Forest Road)

Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from the eastern edge of the Whistle Way at Coventry Road):</p> <ul style="list-style-type: none"> • Eastern edge of the Whistle Way from Coventry Road to Forest Road, at this point the settlement boundary continues to the adjoining settlement of Enderby; • From Sector C to the northern edge of The Pastures from Forest Road to Clover Close; • Along the side and rear garden of no. 1 The Pastures and following the western extent of Woodlands Day Hospital to the rear gardens of no. 6 Primrose Close, properties on Homer Drive and no. 1 Copt Oak Road; • Along southern side of Copt Oak Road between no. 14A and the junction with Langham Drive.
Proposed changes to the settlement boundary	<p>3. To extend the settlement boundary to the residential development for planning permission 10/0216/1/PX. The settlement boundary extent is not directly affected by this proposal as there are other associated proposed changes in Sector C.</p>
Proposed designation and reasons for proposed changes to the settlement boundary	<p>3. The land within the proposed area will be within the settlement.</p> <p><u>Reason:</u> To accommodate the approved residential development.</p>

Sector C. East Narborough (South of Stewart Road / West Street, north-west of Desford Road / Forest Road and north of King Edward Avenue)

Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from the junction of Stewart Avenue and Forest Road):</p> <ul style="list-style-type: none"> • The east side of Stewart Avenue from Forest Road to no. 70 West Street; • The side garden of no. 70 West Street and the rear gardens of no's. 70 to 60 West Street, where at this point the settlement boundary adjoins the northern perimeter boundary of Carlton Park; • From Hayes House, West Street following the western extent of Carlton Park until approximately in line with the north-eastern extent of the pond where the boundary heads in a south-westerly direction towards the Ambulance Station; • From the north-eastern corner of the Ambulance Station, following the northern boundary of the Ambulance Station to join Forest Road; • Follows the west side of Forest Road from numbers 74 to 62 and into Sector B; • From Sector B and along the north-west side of Desford Road until the bend in Forest Road where it adjoins no. 4 Bushey Close; • The side and rear gardens of no. 4 Bushey Close, the rear gardens of no's. 9 and 4 Woodfield Close and no's. 11, 4 and 3 Hyde Close to the south side of King Edward Avenue; • Along the south side of King Edward Avenue to Leicester Road.
Proposed changes to the settlement boundary	<ol style="list-style-type: none"> 4. To extend the settlement boundary to include the land south of Stewart Avenue to Carlton Park within the settlement. 5. To extend the settlement boundary to include the Ambulance Station and Ambulance HQ on Forest Road within the settlement boundary. 6. To extend the settlement boundary to include Forest House, Forest Road (a Specialist Day School) within the settlement in line with planning permission 13/0314/1/PX.
Proposed designation and reasons for proposed changes to the settlement boundary	<ol style="list-style-type: none"> 4. The land south of Stewart Avenue to be included within the settlement boundary. <u>Reason:</u> The surrounding land is within the settlement boundary and to exclude this land would be an anomaly. 5. The land west of the proposed amendment to be included within the settlement boundary and the land to the east to continue to be designated as Green Wedge. <u>Reason:</u> To make the boundary consistent with features and built

Sector C. East Narborough (South of Stewart Road / West Street, north-west of Desford Road / Forest Road and north of King Edward Avenue)

	<p>development on the ground and so to include the Ambulance Station and HQ within the settlement.</p> <p>6. The land west of the proposed amendment to be included within the settlement boundary and the land to the east to continue to be designated as Green Wedge.</p> <p><u>Reason:</u> To accommodate the approved school development.</p>
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Summary and Recommendations

B17.4 The settlement boundary of Narborough as defined on the proposals map associated with the Blaby District Local Plan 1999 should be amended to reflect completed and permitted development and a number of changes to reflect features on the ground.

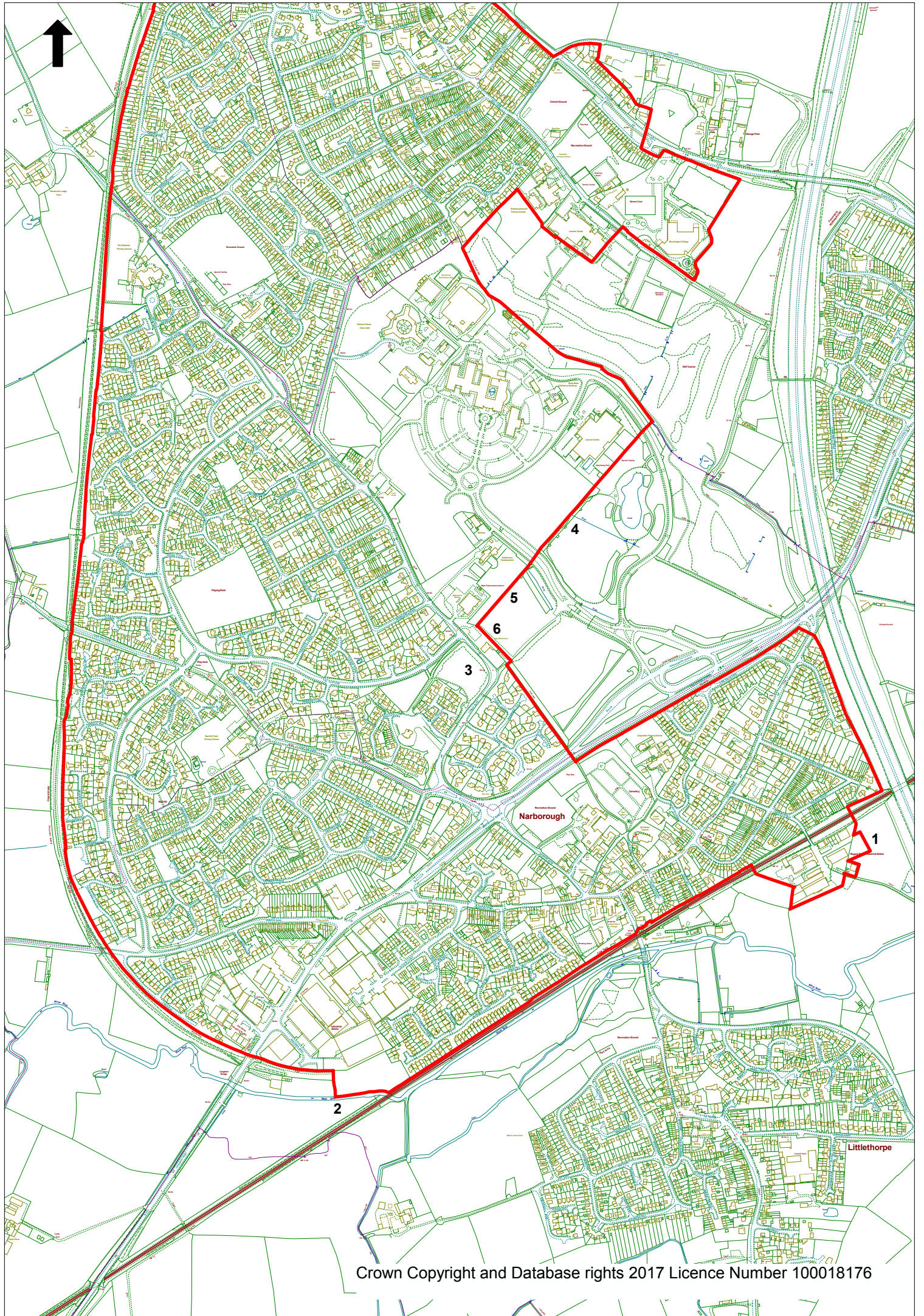
Map of Proposed Settlement Boundary for Narborough

B17.5 Please see overleaf.

Key to Map:

-  Proposed settlement boundary
- 1, 2, 3, etc. Proposed change to the settlement boundary

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B18 Sapcote Settlement Boundary Review

B18.1 The starting point for the assessment of the settlement boundary is the current boundary identified in the Blaby District Local Plan and accompanying proposals map (September 1999).

B18.2 The assessment considers the settlement boundary of Sapcote in four sectors divided by identified physical features. The four sectors are (clockwise):

- A. North-east Sapcote (Grace Road / Stanton Road to Sharnford Road)
- B. South Sapcote (Sharnford Road to Donkey Lane)
- C. South-west Sapcote (Donkey Lane to Hinckley Road)
- D. North-west Sapcote (Hinckley Road to Stanton Road)

B18.3 Each of the sectors is considered independently below:

Sector A. North-east Sapcote (Grace Road / Stanton Road to Sharnford Road)	
Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from the eastern boundary of Grace Road and Stanton Road):</p> <ul style="list-style-type: none"> • The western boundary of Grace Road from Stanton Road to number 2 Harecroft Crescent; • The side gardens to no's. 19 and 21 Grace Road, part of the rear gardens to no's. 8 and 10 Browns Close, and the rear gardens of no's. 22 to 28 Lockley Gardens; • The boundary between the garages to the rear gardens of no's. 30 to 38 Leicester Road and the allotments to the north; • The rear gardens of no's. 40 to 52 Leicester Road and the curtilage of the Telephone Exchange building; • Adjoining the garden of no. 89 Leicester Road, the rear gardens of no's. 67 to 25 Calver Crescent, and the rear gardens of no's. 26A to 46 Sharnford Road.
Proposed changes to the settlement boundary	<ol style="list-style-type: none"> 1. To extend the settlement boundary to follow the eastern extent of the residential properties for planning permissions 15/0847/FUL and 16/0776/VAR. 2. To extend the settlement boundary to follow the eastern extent of the residential properties for planning permissions 13/0592/1/PX and 16/0037/VAR. 3. To amend the boundary to include the full extent of the garden land for no's. 8 and 10 Browns Close.
Proposed designation and reasons for proposed changes	<ol style="list-style-type: none"> 1. The land west of the proposed amendment to be included within the settlement boundary and the land to the east to continue to be designated as Countryside. <p><u>Reason:</u> To accommodate the approved residential development.</p>

Sector A. North-east Sapcote (Grace Road / Stanton Road to Sharnford Road)	
to the settlement boundary	<p>2. The land west of the proposed amendment to be included within the settlement boundary and the land to the east to continue to be designated as Countryside.</p> <p><u>Reason:</u> To accommodate the approved residential development.</p> <p>3. The land south of the proposed amendment to be included within the settlement boundary and the land to the east to continue to be designated as Countryside.</p> <p><u>Reason:</u> To make the boundary consistent with features on the ground and so to include the entire gardens of the relevant properties into the settlement.</p>

Sector B. South Sapcote (Sharnford Road to Donkey Lane)	
Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from the side boundary of no. 46 Sharnford Road):</p> <ul style="list-style-type: none"> • From the side boundary of no. 46 Sharnford Road along the eastern edge of Sharnford Road to no. 42 Sharnford Road, across to the side boundary of no. 49 Sharnford Road; • Along the rear gardens of no's. 2 to 25 Pougher Close and no. 16 Cooks Lane; • The southern extent of the main buildings relating to no. 20 Cooks Lane, South View Farm, The Barn and Church View House on Cooks Lane, and All Saints Primary School and The Bungalow on Bassett Lane.
Proposed changes to the settlement boundary	<p>4. To extend the settlement boundary to follow the southern and western extent of the residential development at Fosse Close for planning permissions 10/0505/1/PX.</p> <p>5. To extend the settlement boundary to follow the southern extent of various residential developments to the south of Cooks Lane relating to planning permissions 13/0550/1/OX, 14/0525/1/PX, 14/0595/1/OX, 15/1540/RM, 16/1106/VAR, 04/0200/OX and 05/0823/1/PX.</p> <p>6. To extend the settlement boundary to the south of All Saints Primary School to follow the field boundary.</p>
Proposed designation and reasons for proposed changes to the settlement boundary	<p>4. The land north and east of the proposed amendment to be included within the settlement boundary and the land to the south and west to continue to be designated as Countryside.</p> <p><u>Reason:</u> To accommodate the approved residential development.</p> <p>5. The land north of the proposed amendment to be included within the settlement boundary and the land to the south to continue to</p>

Sector B. South Sapcote (Sharnford Road to Donkey Lane)

	<p>be designated as Countryside.</p> <p><u>Reason:</u> To accommodate the approved residential development.</p> <p>6. The land north of the proposed amendment to be included within the settlement boundary and the land to the south to continue to be designated as Countryside.</p> <p><u>Reason:</u> To make the boundary consistent with features on the ground and so to include the entire curtilage of All Saints Primary School into the settlement.</p>
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Sector C. South-west Sapcote (Donkey Lane to Hinckley Road)

Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from the western field boundary of All Saints Primary School):</p> <ul style="list-style-type: none"> • Along the western field boundary of All Saints Primary School and The Bungalow, Bassett Lane to the north-eastern edge of the junction of Park Road and Bassett Lane; • The northern edge of Park Road from the side boundary of no. 2 Castle Close to the front boundary of no. 2 Park Road; • The side garden of no. 19 Livesey Drive and the rear gardens of no's. 6 to 8 Livesey Drive; • The side and rear garden of no. 1 Livesey Court and the rear gardens of no's. 14 to 15B Livesey Drive; • The rear gardens of no's. 54 to 62 Hinckley Road and the side and rear garden of no. 64 Hinckley Road.
Proposed changes to the settlement boundary	<p>7. To extend the settlement boundary west of Livesey Court, Livesey Drive, along the length of footpath V38 to where it meets the southern boundary of the residential development known as The Limes, to accommodate planning permission 17/0247/OUT.</p> <p>8. To extend the settlement boundary to follow the southern, western and northern boundary of the residential development (known as The Limes) related to planning permissions 12/1023/1/PX, 13/0472/1/DOC, 13/0321/NMAT and 15/0171/FUL, extending along the southern edge of Hinckley Road to where it abuts the north-western boundary of no. 64 Hinckley Road, to accommodate planning permission 17/0247/OUT.</p>
Proposed designation and reasons for proposed changes to the settlement	<p>7. The land north of the proposed amendment to be included within the settlement boundary and land to the south to continue to be designated as Countryside.</p> <p><u>Reason:</u> To accommodate the approved residential development.</p> <p>8. The land north of the proposed amendment to be included within</p>

Sector C. South-west Sapcote (Donkey Lane to Hinckley Road)

boundary	<p>the settlement boundary and the land to the south to continue to be designated as Countryside.</p> <p><u>Reason:</u> To accommodate the approved residential development.</p>
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Sector D. North-west Sapcote (Hinckley Road to Stanton Road)

Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from the side boundary to Bramble Lodge, Hinckley Road):</p> <ul style="list-style-type: none"> • The side and part of the rear garden to Bramble Lodge at no. 73 Hinckley Road, part of the rear gardens to no's. 71 to 69 Hinckley Road and no's. 67 to 39 Hinckley Road; • The rear gardens of no's. 10 to 38 Frewen Drive and the rear gardens of no's. 32 to 78 Spa Drive; • The northern extent of informal open space adjoining Spa Drive and the northern extent of Spa Drive that adjoins Stanton Road; • The eastern side of Stanton Road between 61 Stanton Road and the junction with Sapcote Road and Grace Road.
Proposed changes to the settlement boundary	<p>9. To extend the settlement boundary to include the full extent of the gardens of no's. 69 to 73 Hinckley Road.</p> <p>10. To extend the settlement boundary to include the full extent of the gardens of no's. 36 to 38 Frewen Drive relating to planning permissions 08/0797/1/PY and 09/0066/1/PY to extend garden land and the change of use from agricultural land.</p> <p>11. To extend the settlement boundary to include the northern extent of proposed residential development relating to planning permissions 11/0272/2/OX, 13/0795/1/MX and 16/0499/VAR.</p>
Proposed designation and reasons for proposed changes to the settlement boundary	<p>9. The land south of the proposed amendment to be included within the settlement boundary and the land to the north to continue to be designated as Countryside.</p> <p><u>Reason:</u> To make the boundary consistent with features on the ground and so to include the entire gardens of the relevant properties into the settlement.</p> <p>10. The land east of the proposed amendment to be included within the settlement boundary and the land to the west to continue to be designated as Countryside.</p> <p><u>Reason:</u> To accommodate the approved garden land.</p> <p>11. The land south of the proposed amendment to be included within the settlement boundary and the land to the north to continue to be designated as Countryside.</p>

Sector D. North-west Sapcote (Hinckley Road to Stanton Road)	
	<u>Reason:</u> To accommodate the approved residential development.

Summary and Recommendations

B18.4 The settlement boundary of Sapcote as defined on the proposals map associated with the Blaby District Local Plan 1999 should be amended to reflect completed and permitted development and a number of smaller changes to reflect features on the ground.


B18.5 Land outside of the settlement boundary to the east, south and west should continue be designated as Countryside. Land to the north should continue to be designated as an Area of Separation with the exception of the land that is approved for residential development.

B18.6 It is not recommended that additional flexibility be provided around Sapcote to accommodate additional growth. The Medium Central Villages, including Sapcote, have accommodated the levels of growth identified in the policies of the Core Strategy.

Map of Proposed Settlement Boundary for Sapcote

B18.7 Please see overleaf.

Key to Map:

 Proposed settlement boundary
1, 2, 3, etc. Proposed change to the settlement boundary

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B19 Sharnford Settlement Boundary Review

B19.1 The starting point for the assessment of the settlement boundary is the current boundary identified in the Blaby District Local Plan and accompanying proposals map (September 1999).

B19.2 The assessment of the Sharnford settlement boundary is set out below. The assessment starts at Leicester Road (adjacent to number 37-39 Coventry Road) and proceeds clockwise returning to no. 37-39 Coventry Road.

Sector A. Sharnford	
Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from the southern boundary of no. 37-39 Coventry Road):</p> <ul style="list-style-type: none">• An arbitrary boundary that runs to the south of no. 37-39 Coventry Road through the outside storage area associated with the works to the rear of no. 37-39 Coventry Road;• The rear boundary of no. 4 Leicester Road;• Arbitrary boundaries to the rear of no's. 4 to 14 Leicester Road;• The rear and side boundary of Pipalpen Farmhouse, Aston Lane;• The eastern extent of Aston Lane from the front of The Close, Leicester Road to the side and rear boundary of no. 2 Holyoak Drive;• An arbitrary boundary through the rear gardens of no's. 2 to 10 Holyoak Drive;• The rear boundary of no's. 51 to 45 Park View;• The rear boundary of no's. 14 to 46 Henson Way;• The extent of school buildings at Sharnford Primary School;• The side garden of no. 33 Henson Way and the rear gardens of no's. 27 to 5 Halls Crescent and associated garage courts;• The northern boundary of rear gardens of houses on Chapel Lane;• The eastern side of the carriageway from no's. 17 to 27 Mill Lane;• The side boundary of no. 27 Mill Lane and the rear gardens of no's. 1 to 27 Mill Lane;• The rear gardens of no's. 3 to 9 St Helens Close and no's. 86 to 96 Leicester Road;• The side garden of no. 96 Leicester Road;• The north side of Leicester Road from no. 96 Leicester Road to Mill Lane;• The eastern boundary of St. Helen's Church yard, Leicester Road;

	<ul style="list-style-type: none"> • An arbitrary boundary following the built form of The Old Rectory, Leicester Road; • The southern extent of Parson's Lane; • The western boundary of Holyoak Farm, Leicester Road; • An arbitrary boundary to the rear of Rathlyn, Bumble Bee Gardens; • The north-eastern bank of the Soar Brook up to Leicester Road; • The field boundary to the east of no. 27 Leicester Road; • An arbitrary boundary through Tinkers Cuss, no. 19 School Lane; • The side and rear boundary of no's. 19 to 5 School Lane and London Pride, School Lane; • The extent of the building at Dunfarmin (formerly View Farm), School Lane; • The rear gardens of no's. 15 to 1 Fosse Close; • The rear gardens of no. 4 High Lees, an arbitrary line through the rear garden of no's. 6 and 8 High Lees, to the rear of no's. 10, 9 and 7 High Lees; • An arbitrary boundary through no. 26 Coventry Road.
Proposed changes to the settlement boundary	<ol style="list-style-type: none"> 1. To extend the settlement boundary to the west of no. 37-39 Coventry Road. 2. To extend the settlement boundary to the west of Roadly House Farm, Leicester Road. 3. To extend the settlement boundary around the garden boundaries of Periwinkle and Stretton House, Aston Lane. 4. To extend the settlement boundary to the east of no. 96 Leicester Road.
Proposed designation and reasons for proposed changes	<ol style="list-style-type: none"> 1. The land to the north would be within the settlement boundary and land to the west and south of the proposed amendment to the settlement boundary should continue to be designated as Countryside. <u>Reason:</u> To accommodate residential development permitted under application 14/0013/1/OX and 16/1579/RM. 2. The land to the east would be within the settlement boundary and land to the west of the proposed amendment to the settlement boundary should continue to be designated as Countryside. <u>Reason:</u> To accommodate residential development permitted under application 14/0751/1/OX and 15/1512/RM. 3. The land to the east would be within the settlement boundary and land to the north, east and south of the proposed amendment

	<p>should continue to be designated as Countryside.</p> <p><u>Reason:</u> To reflect identifiable features on the ground.</p> <p>4. The land to the west would be within the settlement boundary and land to the north, east and south of the proposed amendment to the settlement boundary should continue to be designated as Countryside.</p> <p><u>Reason:</u> To accommodate residential development permitted under application 13/0704/1/PX.</p>
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Summary and Recommendations


B19.3 The settlement boundary of Sharnford as defined on the proposals map associated with the Blaby District Local Plan 1999 should be amended to be consistent with identifiable features and remove arbitrary boundaries. The boundary should be amended to allow for three planning permissions at the settlement edge. Land outside of the revised settlement boundary should remain to be designated as Countryside.

B19.4 It is not recommended that additional flexibility be provided around Sharnford to accommodate additional growth. Sharnford is able to accommodate the levels of growth identified in the policies of the Core Strategy.

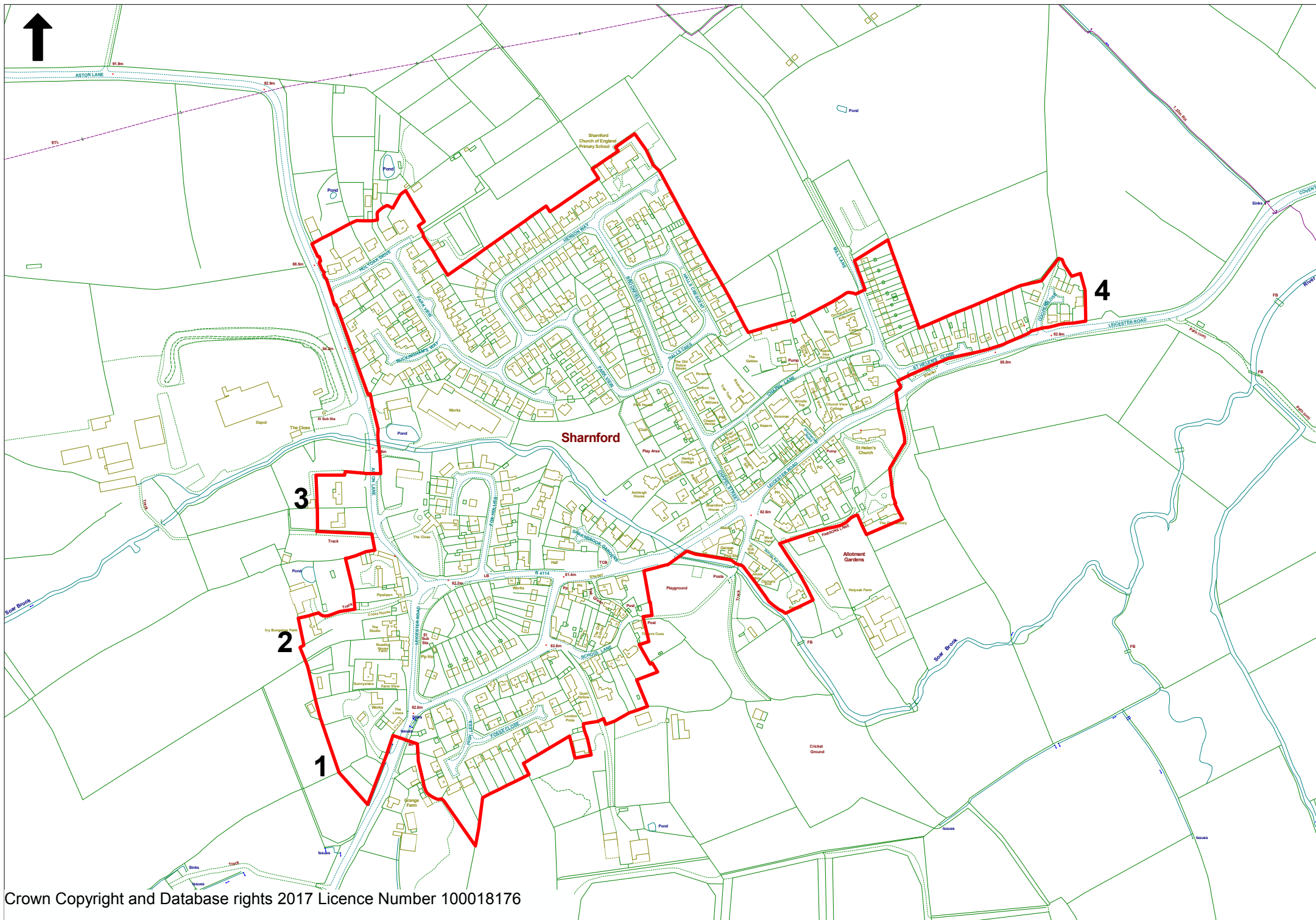
Map of Proposed Settlement Boundary for Sharnford

B19.5 Please see overleaf.

Key to Map:

-  Proposed settlement boundary
- 1, 2, 3, etc. Proposed change to the settlement boundary

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B20 Stoney Stanton Settlement Boundary Review

B20.1 The starting point for the assessment of the settlement boundary is the current boundary identified in the Blaby District Local Plan and accompanying proposals map (September 1999).

B20.2 The assessment considers the settlement boundary of Stoney Stanton in three sectors divided by identified physical features. The three sectors are (clockwise):

- A. South Stoney Stanton (South of Station Road / New Road / Broughton Road)
- B. West Stoney Stanton (North of Station Road / New Road and West of Long Street / Huncote Road)
- C. East Stoney Stanton (North of Broughton Road and East on Long Street / Huncote Road)

B20.3 Each of the sectors is considered independently below:

Sector A. South Stoney Stanton (South of Station Road / New Road / Broughton Road)	
Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from the south side of the junction of Broughton Road with South Drive):</p> <ul style="list-style-type: none">• Along the south side of Broughton Road from South Drive to no. 35 Broughton Road;• The side garden of no. 35 Broughton Road and the rear gardens of no's. 2 to 24 South Drive;• The side of no's. 3 to 7 and 10 Chesterton Court;• The rear gardens of no's. 46 to 48 South Drive and the side garden of no. 52 Sapcote Road;• Across Sapcote Road to south of Lanes Hill Grove / the northern boundary of the unnamed watercourse;• The side garden of no. 11 Lanes Hill Grove and the rear gardens of no's. 7 to 11 Lanes Hill Grove, no's. 30 to 33 Johnson Rise;• Along the rear boundary of no. 29 Greencroft and Greencroft Surgery to the south side of Carey Hill Road;• The south side of Carey Hill Road from Greencroft to no. 17 Carey Hill Drive;• To the side of no. 17 Carey Hill Drive and the rear of no's. 31 to 19 Underwood Drive;• The side garden of no. 6 Martin Close to footpath from Martin Close to recreation ground;• Along the eastern boundary of the footpath to the recreation ground and to the rear of properties on Martin Close, Riley Close, Shadrack Close, Townsend Road, Doudney Close and Howe

Sector A. South Stoney Stanton (South of Station Road / New Road / Broughton Road)

	<p>Close to Hinckley Road;</p> <ul style="list-style-type: none"> • Along the southern side of Hinckley Road from Underwood Close to no. 93 Hinckley Road; • The side garden of no. 93 Hinckley Road and the rear gardens of no's. 93 to 83 Hinckley Road; • The side boundary of no. 20 Tansey Crescent and across to the side boundary of no. 22 Tansey Crescent; • The rear gardens of no's. 22 to 46 Tansey Crescent, the side gardens of no's. 11 and 8 St Peters Close, the rear gardens of no's. 22 to 26 Farndon Drive, no's. 22 to 16 Smithy Farm Drive, and the side garden of no. 5 Fisher Close; • Cuts across the corner of the field to the field boundary that runs in a north-easterly direction to join Station Road adjoining no. 22 Station Road (Mountsorrel Cottages); • Along the southern side of Station Road from no. 22 to no. 1 Mountsorrel Cottages, Station Road.
Proposed changes to the settlement boundary	<ol style="list-style-type: none"> 1. To extend the settlement boundary to follow the west and northern extent of the residential development approved and constructed under planning permission 93/0754/1/PX (properties on George Marriott Close). 2. To amend the settlement boundary to follow the field boundary adjoining no. 6 Fisher Close.
Proposed designation and reasons for proposed changes to the settlement boundary	<ol style="list-style-type: none"> 1. The land east and south of the proposed amendment to be included within the settlement boundary and the land to the west and north to continue to be designated as Countryside. <u>Reason:</u> To accommodate the approved residential development. 2. The land west of the proposed amendment to be excluded from the settlement boundary and to be designated as Countryside. <u>Reason:</u> To make the boundary consistent with features on the ground and so to exclude the corner of the field from inclusion within the settlement.

Sector B. West Stoney Stanton (North of Station Road / New Road and West of Long Street / Huncote Road)

Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from the frontage of no. 1 Mountsorrel Cottages, Station Road):</p> <ul style="list-style-type: none"> • From the frontage of no. 1 Mountsorrel Cottage, Station Road to the west boundary of the access road to Foxbank Industrial Estate;
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Sector B. West Stoney Stanton (North of Station Road / New Road and West of Long Street / Huncote Road)

	<ul style="list-style-type: none"> • Along the west side of the access road and following the western and northern extent of the buildings of Foxbank Industrial Estate until the north-western corner of the garden of no. 44 Cadles Close; • The rear gardens of no's. 42 to 16a Cadles Close; • Following the western extent of Highfields Farm Enterprise Centre until approximately half of Unit 18 where it crosses through the building to follow the rear extent, to the north, of Units 7 to 14; • In an arbitrary line to the south of The Gables, Mays Farm Drive, and then along the southern side of Mays Farm Drive until the junction with Huncote Road; • Along the west side of Huncote Road until the junction with The Fleet.
Proposed changes to the settlement boundary	<p>3. To extend the settlement boundary to the proposed residential development for planning permissions 10/0321/1/OX and 16/0205/RM.</p> <p>4. To extend the settlement boundary to fully include the Highfields Farm Enterprise Centre in line with planning permission 01/0021/1/PX and to extend the settlement boundary around the perimeter of the planning permission 16/1654/OUT.</p>
Proposed designation and reasons for proposed changes to the settlement boundary	<p>3. The land within the proposed area will be within the settlement and the land to the west will continue to be designated as Countryside. <u>Reason:</u> To accommodate the approved residential development.</p> <p>4. The land within the proposed area will be within the settlement and the land to the north will continue to be designated as Countryside. <u>Reason:</u> To accommodate the built and approved industrial development.</p>

Sector C. East Stoney Stanton (North of Broughton Road and east on Long Street / Huncote Road)

Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from the junction of Huncote Road and The Fleet):</p> <ul style="list-style-type: none"> • The south side of The Fleet from Huncote Road until no. 9 The Fleet; To the side and rear of Croft View, The Fleet and to the rear gardens of no's. 2A to 58 The Fleet and the side of no. 26 Clint Hill Drive; • To the side of no. 39 Clint Hill Drive and to the rear of no's. 39 to 19 Clint Hill Drive; • Along the eastern extent of the buildings of Cosy Nook, Elisha
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Sector C. East Stoney Stanton (North of Broughton Road and east on Long Street / Huncote Road)

	<p>Close to Elisha Close (track);</p> <ul style="list-style-type: none"> • Along the northern side of Elisha Close (track) to Long Leys, Elisha Close and in a southerly direction to the east of Stanton Nurseries Cottages; • Along the southern extent of the Stanton Nurseries to the rear of no. 35 Stanton House, Long Street and no. 33, Long Street; • The rear gardens of no's. 7 to 27 and no's. 16 and 18 Middleton Close and around the extent of Sycamore Cottage, continuing along the south of Sycamore Cottage, Middleton Close and no's. 16 to 18 Middleton Close to the rear garden of no. 14 Middleton Close; • The rear gardens of The Cedars to no. 2 Garfield Terrace on Broughton Road; • Following the extent of buildings for Stanton Farm, Cove Cottage, Barnwell, Swallows Nest and Sett House on Broughton Road; • Across Broughton Road to the junction of Broughton Road and South Drive.
Proposed changes to the settlement boundary	<p>5. To extend the settlement boundary to include the residential development for planning permissions 09/0962/1/OX and 13/0523/1/MX.</p> <p>6. To extend the settlement boundary to include the residential development for planning permission 10/0103/1/PX.</p>
Proposed designation and reasons for proposed changes to the settlement boundary	<p>5. The land west and south of the proposed amendment to be included within the settlement boundary and the land to the east and north to continue to be designated as Countryside.</p> <p><u>Reason:</u> To accommodate the approved residential development.</p> <p>6. The land west of the proposed amendment to be included within the settlement boundary and the land to the east to continue to be designated as Countryside.</p> <p><u>Reason:</u> To accommodate the approved residential development.</p>


Summary and Recommendations

- B20.4 The settlement boundary of Stoney Stanton as defined on the proposals map associated with the Blaby District Local Plan 1999 should be amended to reflect completed and permitted development and a number of changes to reflect features on the ground.
- B20.5 Land outside of the proposed settlement boundary to the south should continue to be protected as an Area of Separation and the remaining land outside of the settlement boundary should continue to be designated as Countryside.
- B20.6 It is not recommended that additional flexibility be provided around Stoney Stanton to accommodate additional growth. The Rural Centre Stoney Stanton has accommodated the levels of growth identified in policies of the Core Strategy.

Map of Proposed Settlement Boundary for Stoney Stanton

B20.7 Please see overleaf.

Key to Map:

-  Proposed settlement boundary
- 1, 2, 3, etc. Proposed change to the settlement boundary

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B21 Thurlaston Settlement Boundary Review

B21.1 The starting point for the assessment of the settlement boundary is the current boundary identified in the Blaby District Local Plan and accompanying proposals map (September 1999).

B21.2 The assessment of the Thurlaston settlement boundary is set out below. The assessment starts at Croft Road (adjacent to Hill View House) and proceeds clockwise returning to Hill View House:

Sector A. Thurlaston	
Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from the west side of Croft Road, adjacent to Hill View House):</p> <ul style="list-style-type: none">• An arbitrary boundary to the side and rear of Hill View House, Croft Road;• The rear boundaries of houses between Meadowcroft and Highcroft, Croft Road;• The rear and side boundaries of houses at Normanton Grove;• An arbitrary line to the rear of houses between Pippins Lodge and Badgers Holt, Earl Shilton Road, and along the side of the property Badgers Holt, to where it meets Earl Shilton Road;• The side garden of Brambles, Earl Shilton Road and the side of number 37 Moat Close;• The western extent of Moat Close to the front of no's. 26 to 2, Moat Close;• The side / rear gardens of no's. 2, 20, 18, and no's. 39 to 43 Holt Crescent;• The northern boundary of allotments to the rear of no's. 35 to 29 Holt Crescent;• The rear gardens of no's. 27 to 15 Holt Crescent;• The northern extent of the house at The Mulberrys, Desford Road;• The side boundary of The Mulberrys and the western boundary of Westfield Farm;• The rear boundaries of houses at no's. 35 to 23a Desford Road;• The side and rear of gardens at no's. 3 to 1 Fox End;• The rear and side gardens of houses at no's. 5 to 1 Oak Close;• An arbitrary boundary to the side elevation of no. 14 Main Street;• The eastern extent of Main Street from no. 15 to South View;• The side boundary of South View, Main Street;

	<ul style="list-style-type: none"> • The footpath to the rear of no's. 22 and 29 Tyers Close; • The rear of no's. 29 to 11 Tyers Close; • The rear gardens of no's. 30 to 3 Nursery Close; • The side garden of no. 4 Croft Road; • The frontage of houses on Croft Road from Little Acre to Hill View House, Croft Road.
Proposed changes to the settlement boundary	1. To extend the settlement boundary to the south of Normanton Grove to accommodate development permitted under application 12/0811/1/PX.
Proposed designation and reasons for proposed changes to the settlement boundary	<p>1. The land within the revised settlement limits to development would be within the settlement boundary. Land south of the proposed amendment to the settlement boundary should continue to be designated as Countryside.</p> <p><u>Reason:</u> To accommodate residential development permitted under application 12/0811/1/PX.</p>

Summary and Recommendations

B21.3 The settlement boundary of Thurlaston as defined on the proposals map associated with the Blaby District Local Plan 1999 should be amended to be consistent with identifiable features and remove arbitrary boundaries. The boundary should be amended to allow for planning permission at the settlement edge to the rear of houses at Normanton Grove. Land outside of the revised settlement boundary should remain designated as Countryside.


B21.4 No other sites have been identified that offer potential additional flexibility to accommodate growth within the settlement boundary. Hill View Garden Centre, a SHLAA site that adjoins the settlement boundary and contains a substantial amount of operational development was not considered suitable for inclusion within the boundary. It is an established use that is compatible with its location on the edge of the built up area.

B21.5 Thurlaston is able to accommodate the levels of growth identified in the policies of the Core Strategy (along with the other 'Smaller Villages').

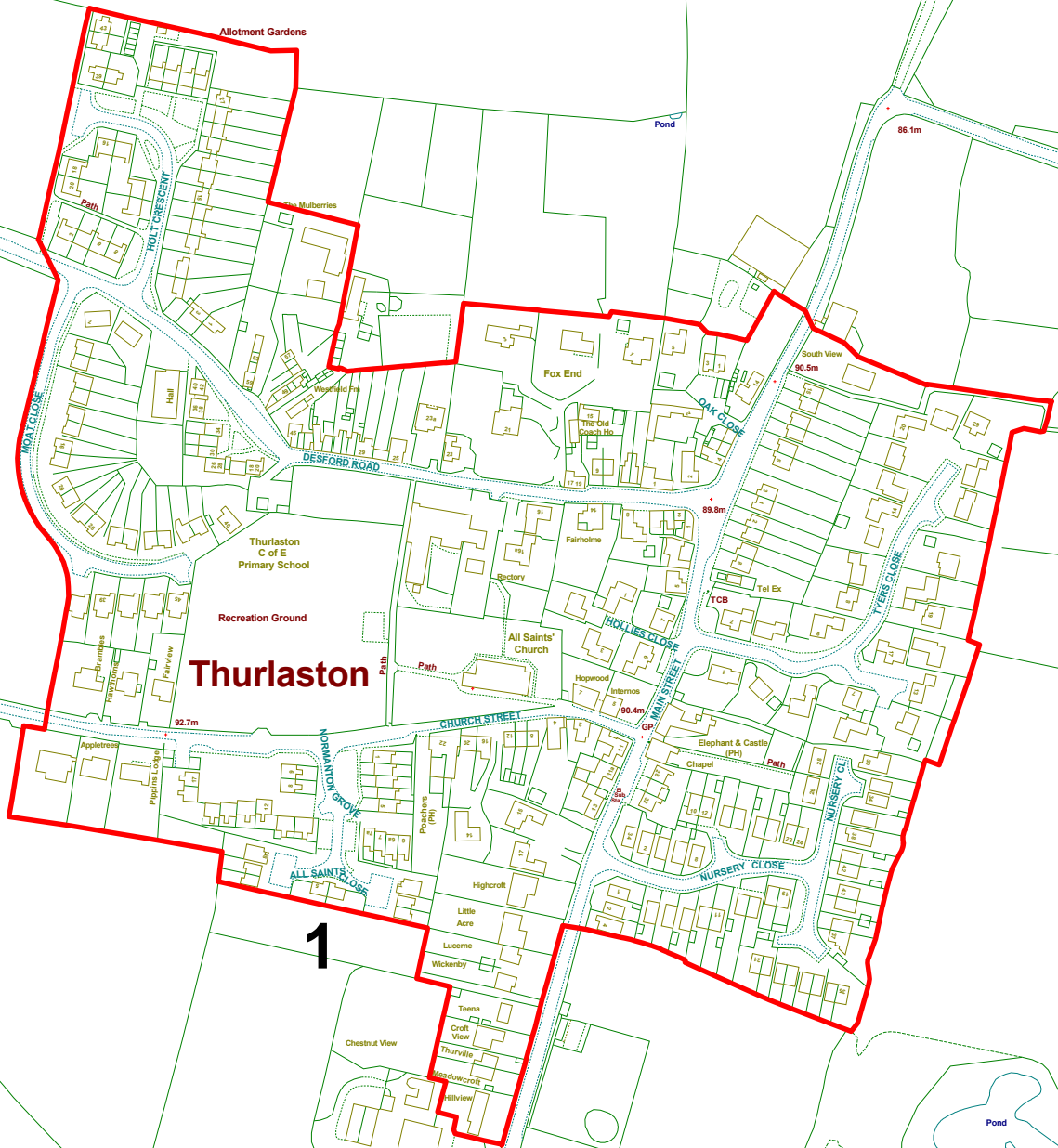
Map of Proposed Settlement Boundary for Thurlaston

B21.6 Please see overleaf.

Key to Map:

-  Proposed settlement boundary
- 1, 2, 3, etc. Proposed change to the settlement boundary

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B22 Whetstone Settlement Boundary Review

B22.1 The starting point for the assessment of the settlement boundary is the current boundary identified in the Blaby District Local Plan and accompanying proposals map (September 1999).

B22.2 The assessment considers the settlement boundary of Whetstone in four sectors divided by identified physical features. The four sectors are (clockwise):

- A. East Whetstone (South of Enderby Road, east of Victoria Road / High Street and Cambridge Road);
- B. West Whetstone (South of Enderby Road, west of Victoria Road / High Street and Cambridge Road);
- C. North Whetstone (North of Enderby Road and west of Winchester Avenue and Foulds Lane); and,
- D. Winchester Avenue Industrial Estate (East of Winchester Avenue and Foulds Lane, north of the Blaby By-pass).

B22.3 Each of the sectors is considered independently below:

Sector A. East Whetstone (South of Enderby Road, east of Victoria Road / High Street and Cambridge Road)	
Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from the south-east corner of the rear garden of number 80 Enderby Road):</p> <ul style="list-style-type: none">• From the south-east corner of the rear garden of no. 80 Enderby Road, the existing settlement boundary joins the western side of the Blaby By-pass and follows to the rear of properties on College Road, the side of properties on no's. 24 and 15 Mill Hill Close, no's. 20 and 9 Curtis Close, no's. 10 and 19 Johnson Close, no's. 18 and 15 Herbert Close, no's. 16 and 15 Earle Smith Close, the rear of no's. 16 to 15 Buxton Close, and to the eastern boundary of open space east of no's. 35 to 27 Attfield Drive;• Crosses Grove Road to the northern edge of Sanderson Close;• Continues to follow the western side of the Blaby By-pass to the east of no's. 59 to 48 Sanderson Close, no's. 9 and 8 Hind Close, no. 22 Sanderson Close, no's. 11 to 16 Charlton Close, no's. 16 and 14 Phipps Close, no's. 9, 7, 5 and no. 12 Simpson Close, no's. 16 to 12 and no. 17 Kenny Close, no's. 27 to 21 and no. 16 Holden Close and no's. 18 to 14 and no's. 7 to 13 Hubbard Close;• Crosses Wychwood Road, continues along the western edge of the Blaby By-pass to the east of no. 11 Coales Avenue, no. 5 and no's. 4 to 8 Kinder Close, no's. 15 to 3 and no's. 8 to 14 Medhurst Close, and the Co-op Shop to Dog and Gun Lane;• The north side of Dog and Gun Lane until Whetstone Brook;• Follows the east side of Whetstone Brook until no. 17 Elliot Close;

Sector A. East Whetstone (South of Enderby Road, east of Victoria Road / High Street and Cambridge Road)

	<ul style="list-style-type: none"> To the rear and side gardens of no's. 12, 14 and 17 Elliot Close, no. 19 Wright Close, no's. 1 to 9 and no. 11 Franklin Way, no's. 1, 2 and 3 Hexter Close, no. 15 Flamingo Drive and no's. 1 to 11 Cheer Close; Along the west side of Springwell Lane from no. 70 Springwell Lane to no. 9 Greylag Close; To the side and rear of no. 9 and no's 22 to 8 Greylag Close, the side of no's. 5 and 12 Humes Close and the side and rear of no's. 13 to 17 Eider Close; Along the edge of industrial units on Ashville Way and the eastern edge of the M1 motorway embankment up to where it abuts Cambridge Road.
Proposed changes to the settlement boundary	<ol style="list-style-type: none"> To extend the settlement boundary to follow the east and southern extent of the residential development for planning permissions 11/0818/1/OX and 13/0507/1/PX. To extend the settlement boundary to follow the east and southern extent of the residential development for planning permissions 13/0803/1/MX and 15/0175/FUL.
Proposed designation and reasons for proposed changes to the settlement boundary	<ol style="list-style-type: none"> The land west and north of the proposed amendment to be included within the settlement boundary and removed from Countryside. The land to the east of Lutterworth Road is Green Wedge. It would be consistent to draw the boundary between the settlement and Green Wedge along the western side of Lutterworth Road. <u>Reason:</u> To accommodate the approved residential development. The land north and west of the proposed amendment to be included within the settlement boundary and the land to the south and east to continue to be designated as Countryside. <u>Reason:</u> To accommodate the approved residential development.

Sector B. West Whetstone (South of Enderby Road, West of Victoria Road/ High Street and Cambridge Road)

Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from the northern side of Cambridge Road and the southern corner of Unit H, Whiteacres):</p> <ul style="list-style-type: none"> Along the eastern extent of the M1 motorway embankment to the rear of industrial properties on Whiteacres up to the disused railway line;
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Sector B. West Whetstone (South of Enderby Road, West of Victoria Road/ High Street and Cambridge Road)

	<ul style="list-style-type: none"> • The east side of the disused railway line embankment to the rear of industrial properties on the Whittle Estate up to Warwick Road; • Along the southern side of Warwick Road up to no. 27 Bridge Way; • Along the eastern boundary of the playing fields that adjoin Bridge Way up to Whetstone Brook; • Crosses Whetstone Brook and The Dicken towards the access road to no's. 1, 2 and 3 The Dicken; • To the rear gardens of no's. 20 to 32 Avon Drive, the side garden of no. 44A Avon Road and the side gardens of no's. 15, 12, 11, and 3 to 1 Elizabeth Gardens; • Crosses the disused railway line and follows the rear and side gardens of no's. 102 to 16 Spinney Halt up to Station Street; • Along the northern side of Station Street and back to the east side of the disused railway line to the west of no. 9 Station Street, no's. 1 and 2 Blackthorn Gardens, no's. 18 and 19 Central Close; • To the rear of no's. 32 and 30 Victoria Road, no's. 1 to 4 Woodway and no's. 7 to 5 Charnwood Avenue, and to the side of no's. 166 and 164 Enderby Road.
Proposed changes to the settlement boundary	None.
Proposed designation and reasons for proposed changes to the settlement boundary	Not applicable. No material changes in circumstance or need to remove arbitrary boundaries. The settlement boundary follows defined physical features.

Sector C. North Whetstone (North of Enderby Road and the Blaby By-pass)

Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from the side garden of no. 164 Enderby Road):</p> <ul style="list-style-type: none"> • Along the south side of Enderby Road from no. 164 Enderby Road to where Enderby Road crosses over the Birmingham to Peterborough railway line, before the settlement boundary crosses over to the north side of Enderby Road and runs to the entrance road to Enderby Industrial Estate; • In a northerly direction towards the estate road and then in a westerly direction to follow the extent of industrial buildings and
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Sector C. North Whetstone (North of Enderby Road and the Blaby By-pass)	
	<p>south of the sewage works;</p> <ul style="list-style-type: none"> • To the eastern extent of the sewage works and then to the north of Whetstone Recycling and Household Waste Centre and then following the northern boundary of the Whetstone Recycling and Household Waste Centre in an eastward direction up to the disused railway line; • Following a central line along the disused railway line until south of the Birmingham to Peterborough railway line; • Along the southern extent of the Birmingham to Peterborough railway line and to the north of the properties on Sunnyside Close, Woodyard Lane, Daybell Close and Vicarage Lane until the attenuation pond at the end of Foulds Lane; • Along the west side of Foulds Lane, through the buildings at no's. 18 to 9 Foulds Lane, to the front of no's. 1 to 3 Loughland Close, to the side of no. 1 Foulds Lane, to the side of no's. 3 and 8 Harrop Close, through the buildings at no's. 57 to 39 Loughland Close to where it meets the north side of Enderby Road; • Along the northern edge of the carriageway of Enderby Road to no. 29 Loughland Close where it crosses over Enderby Road to the front of no. 88 Enderby Road; • Running from the front of no's. 88 to 80 Enderby Road, following the western edge of the carriageway of the Blaby By-pass to the south-east corner of the rear garden of no. 80 Enderby Road.
Proposed changes to the settlement boundary	<ol style="list-style-type: none"> 3. To extend the settlement boundary to include the land west of Enderby Road to include the vehicle recycling facility relating to planning permission 08/0345/1/CX (County Council). 4. To extend the settlement boundary to include the residential development related to planning permissions 02/0078/1/OX and 02/0628/1/PX.
Proposed designation and reasons for proposed changes to the settlement boundary	<ol style="list-style-type: none"> 3. The land east of the proposed amendment to be included within the settlement boundary. And the land to the west to continue to be designated as Green Wedge. <u>Reason:</u> To accommodate the approved vehicle recycling facility. 4. The land to the south of the proposed amendment to be included within the settlement boundary. <u>Reason:</u> To accommodate the approved residential development.

Sector D. Winchester Avenue Industrial Estate (East of Winchester Avenue and Foulds Lane, north of the Blaby By-pass)

Existing settlement boundary	<p>The extent of the existing settlement boundary is (Clockwise from approximately 60 metres north-east of the centre of the Blaby By-pass / Enderby Road roundabout, where Blaby Parish meets Whetstone Parish in the centre of the Blaby By-pass):</p> <ul style="list-style-type: none"> • From where Blaby Parish meets Whetstone Parish, approximately 60 metres north of the Blaby By-pass and Enderby Road Industrial Estate, following an arbitrary line to the western edge of the carriageway of the Blaby By-pass; • Following the Blaby By-pass to where it meets the junction with Winchester Avenue, following the eastern edge of the carriageway of Winchester Avenue and following an arbitrary line across Winchester Avenue to the eastern boundary of properties on Foulds Lane up to the south side of the Birmingham to Peterborough railway line; • Along the south side of the Birmingham to Peterborough railway line in an easterly direction where it meets the parish boundary with Blaby and then following the parish boundary back to the starting point of Sector D - approximately 60 metres north-east of the centre of the Blaby By-pass / Enderby Road roundabout, where Blaby Parish meets Whetstone Parish in the centre of the Blaby By-pass.
Proposed changes to the settlement boundary	<p>5. To adjoin Sectors D and C by drawing an arbitrary line from the Blaby By-pass / Enderby Road roundabout in a westward direction to the northern carriageway of Enderby Road at its western entrance to the Blaby By-pass / Enderby Road roundabout, and from this point in a southerly direction to the north-eastern corner of the front of no. 80 Enderby Road. To the north, Sectors D and C will be adjoined by extending the existing settlement boundary along the southern extent of the Birmingham to Peterborough railway line.</p>
Proposed designation and reasons for proposed changes to the settlement boundary	<p>5. Land to the north of the proposed amendment to be included in the settlement boundary and land to the south of the proposed amendment should continue to be designated as Green Wedge.</p> <p><u>Reason:</u> The road improvement scheme (A426 Glen Parva Bypass) as identified under Policy T17(i) in the Blaby District Local Plan 1999 is not proceeding and therefore the land shown on the 1999 Proposals Map no longer needs to be safeguarded for this road improvement scheme.</p>

Summary and Recommendations

B22.4 The settlement boundary of Whetstone as defined on the proposals map associated with the Blaby District Local Plan 1999 should be amended to reflect completed and permitted development.


B22.5 Land outside of the settlement boundary to the east of the M1 motorway and south of Whetstone should continue to be designated as Countryside. Land to the north, east and west should continue to be designated as Green Wedge and land to the west of the Whittle Estate, Cambridge Road should continue to be designated as an Area of Separation.

B22.6 It is not recommended that additional flexibility be provided around Whetstone to accommodate additional growth. Whetstone, a Larger Central Village, has accommodated the levels of growth identified in the policies of the Core Strategy.

Maps of the Proposed Settlement Boundary for Whetstone

B22.7 Please see overleaf. The first map illustrates the south of Whetstone (Sectors A and B) and the second map illustrates the north of Whetstone (Sectors C and D).

Key to Map:

-  Proposed settlement boundary
- 1, 2, 3, etc. Proposed change to the settlement boundary

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