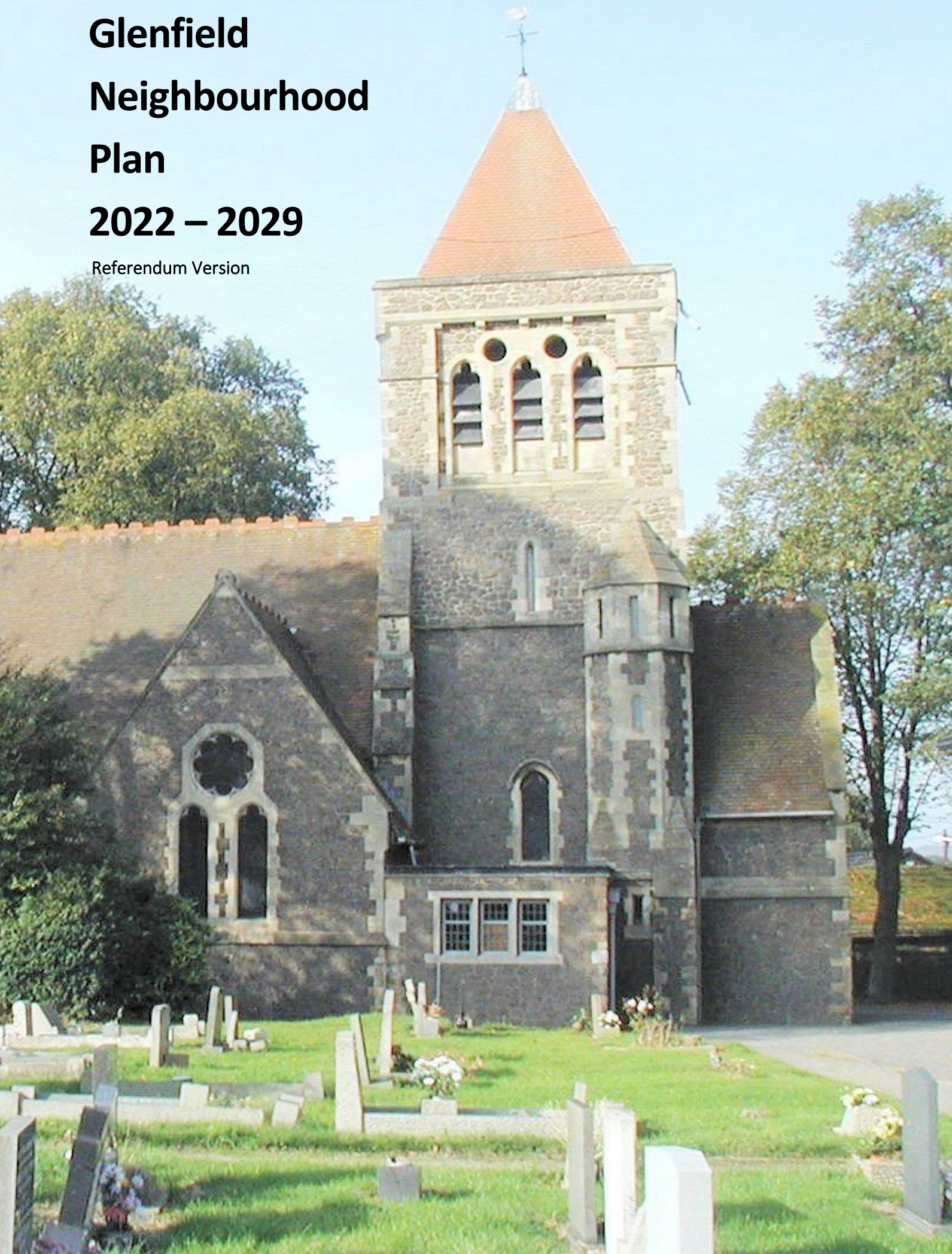
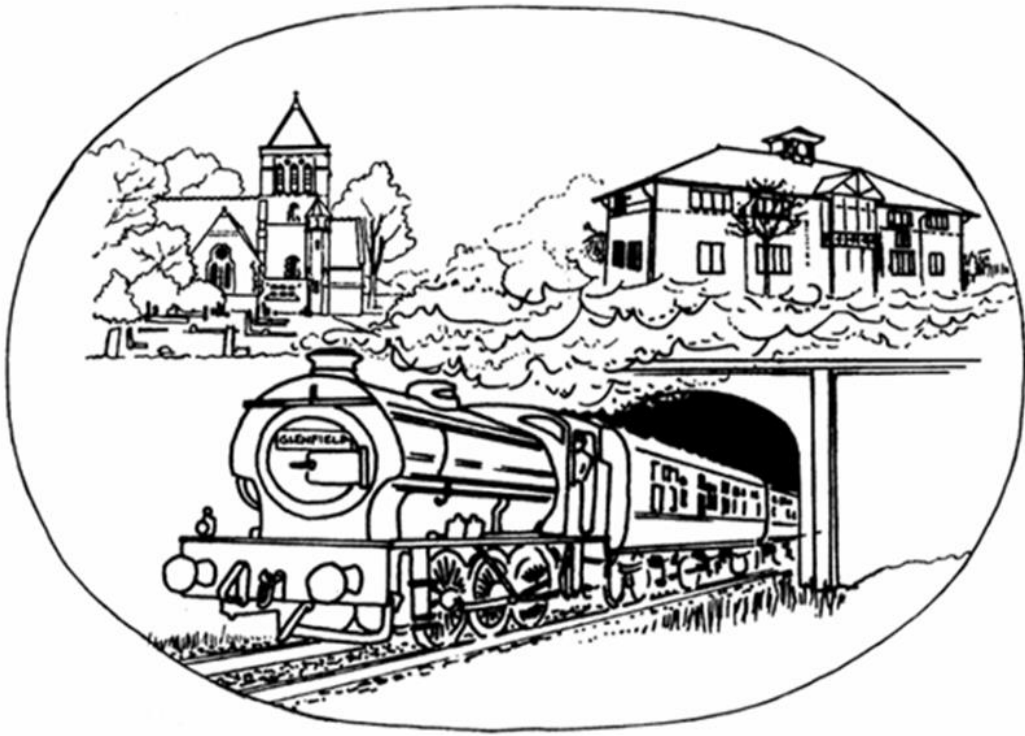


Glenfield Neighbourhood Plan 2022 – 2029

Referendum Version





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Foreword

The Localism Act (2011) introduced Neighbourhood Planning to give communities in England the right to shape their future development at a local neighbourhood level.

The 'Glenfield Neighbourhood Plan Steering Group' was formally established by the Parish Council following a successful application from the Parish Council (as the qualifying body) to Blaby District Council in 2018 for Neighbourhood Area status.

The intention of this Plan is to reflect community-wide views, comments, observations, concerns and ambitions about Glenfield's future, in a context of local and national planning requirements.

This Plan seeks to ensure that Glenfield will remain as a separate identity retaining its unique and distinctive character, in particular managing the balance between retaining open space and potentially accommodating any required development over the plan period. This includes for example, developing the scattered shopping areas and addressing housing allocations as necessary.

It has taken the hopes, aspirations and concerns about the parish as highlighted through various consultations to create a vision for the future and establish aims and objectives for sustainable development. It has created the policies and mechanisms to deliver these for the plan period up to 2029 and aims to reflect the community's overwhelming desire to make Glenfield an even better place to live, work or visit, now and for future generations.

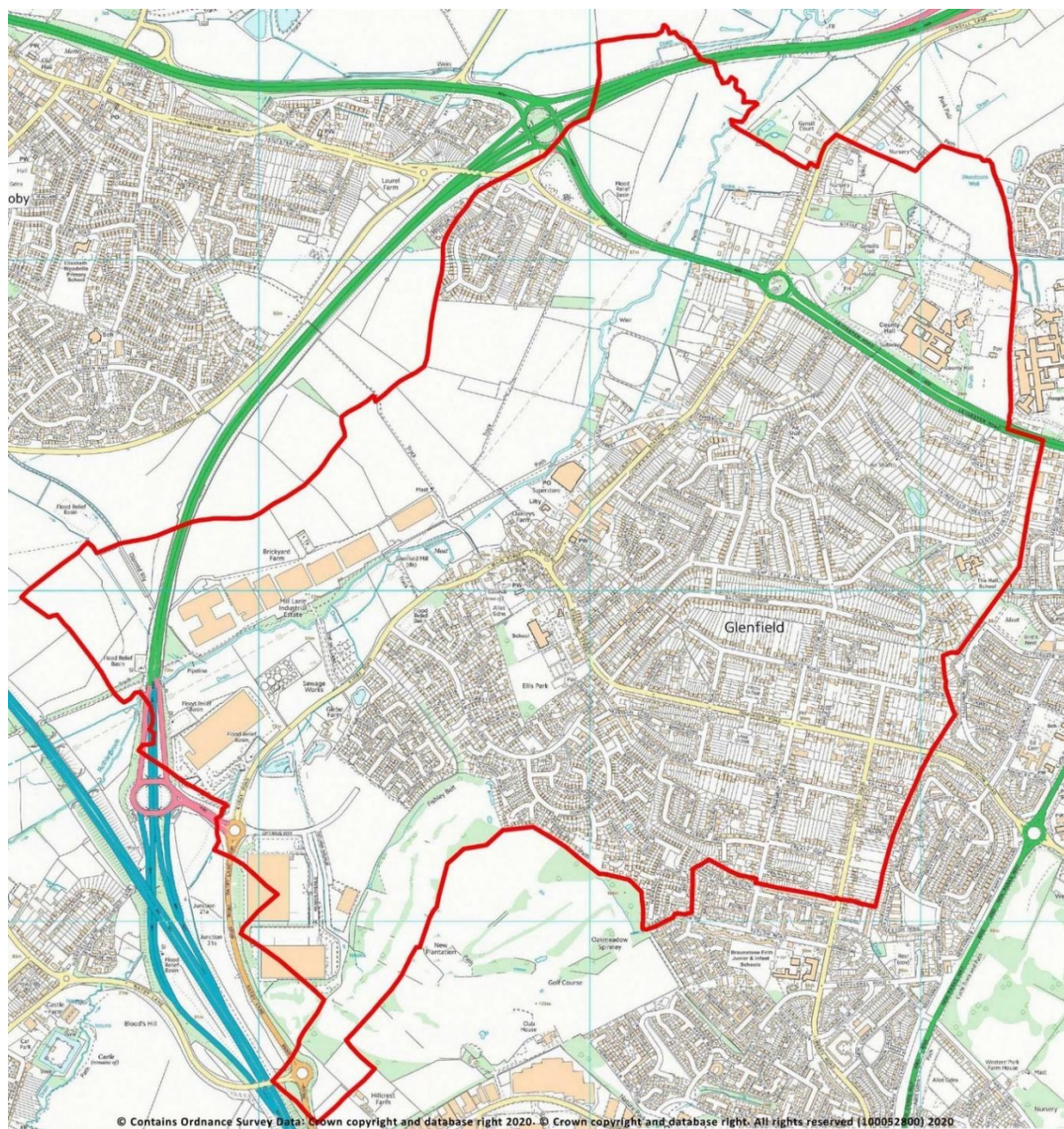
Roy Denney
Chair,
Glenfield Neighbourhood Plan Steering Group

1. Background and Context

Introduction

- 1.1 A key part of the Government's Localism agenda, a Neighbourhood Plan is a new type of planning document that gives local people greater control and say over how their community develops, now and in the future. This includes, for example, where new homes and businesses should be built; what new buildings and extensions should look like and which areas of land should be protected from development.

Figure 1 Designated area (Blaby District Council mapping)



- 1.2 The right for communities to prepare Neighbourhood Plans was established through the Localism Act 2011, which set out the general rules governing their preparation.
- 1.3 As the Plain English Guide to the Localism Act 2011 states, “Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live”.
- 1.4 The Plan covers the whole of the Parish of Glenfield. It sets out a long-term approach for the development of Glenfield Parish and sets out clear development-related policies to realise this.
- 1.5 In preparing a Neighbourhood Plan a community is not working from a blank piece of paper. Legislation requires that the Plan, and the policies it contains, must be prepared in a prescribed manner; in particular, the policies must be in general conformity with relevant national and district-wide (i.e. Blaby) approved strategic planning policies.
- 1.6 Whilst planning applications will still be determined by Blaby District Council, and in special circumstances Leicestershire County Council, the production of a Neighbourhood Plan will mean that they must have regard to the provisions of the Plan and the relevant locally-formulated criteria when reaching planning decisions that affect Glenfield Parish. This means that the residents of the Parish will have far greater control over where development takes place, and what it looks like.
- 1.7 It should be noted, however, it is not at the ‘Made’ stage when the provisions of the Plan first need to be taken into account when considering planning decisions by Blaby District Council and others. It is at the submission stage, where the Neighbourhood Plan carries some ‘weight’ in the system. Legislation requires that the more advanced the preparation of the Plan the greater the weight that may be given to its contents.

How the Plan fits into the planning system

- 1.8 A Neighbourhood Plan forms part of the Statutory Development Plan for the area in which it is prepared. This statutory status means that it must be taken into account when considering planning decisions affecting that area.
- 1.9 One of the main rules governing the preparation of a Neighbourhood Plan is that it must comply with EU regulations on strategic environmental assessment and habitat regulations (despite leaving the EU, these regulations still apply to neighbourhood planning). It must also be in general conformity with national, county and district wide (i.e. Blaby) planning policies. This means that it cannot be prepared in isolation. It will need to take into account, and generally work with, the grain of the district wide and national policies unless there are good reasons for not doing so.
- 1.10 At the local level, the key planning document which a Neighbourhood Plan must have regard to is the district-wide Local Plan. In the case of Glenfield, this is the Blaby District Local Plan.

Why we want a Neighbourhood Plan in Glenfield

- 1.11 Glenfield has the services and facilities to serve its ever-growing community and with careful forward planning should be able to continue to do so. Managing the need for development, whilst retaining the essential character of Glenfield, requires an innovative approach to securing sustainable growth. This Plan seeks to ensure that Glenfield will continue to thrive as a vibrant community with a separate identity evolving to meet the challenges posed by the 21st century, while also retaining its unique and distinctive character for the benefit of current and future generations.
- 1.12 The Plan demonstrates the importance of green spaces to the character of Glenfield, now and for the future. It aspires to enhance the infrastructure and improve the open spaces for visitors and residents alike. This was articulated by Greg Clark the then Minister of State for Communities and Local Government when the Localism Act (2011) was introduced:
- “The primary objectives (of Neighbourhood plans) are to:
- a) Put unprecedented power into the hands of local communities to shape the places in which they live;
 - b) To better support growth;
 - c) And to ensure the places we cherish are bequeathed to the next generation in a better condition than they are now.”
- 1.13 The Plan is Glenfield’s opportunity to help fulfil those ambitions at a local neighbourhood level. Set within a broader context of the process of neighbourhood planning which incorporates many “neighbourhood management” issues and policies, the Plan reflects the need for social, economic and environmental actions.

How the Neighbourhood Plan supports sustainable development

- 1.14 Also important is the National Planning Policy Framework (NPPF) which was updated in 2021. This sets out the Government's planning policies for England and how these are expected to be applied. The NPPF requires the planning system (including Neighbourhood Plans) to encourage sustainable development and details three dimensions to that development: A social dimension – policies should support strong, vibrant and healthy communities by providing the right supply of housing and creating a high-quality built environment with accessible local services; an environmental dimension – policies should contribute to protecting and enhancing the natural, built and historic environment and an economic dimension – policies should contribute to economic development.
- 1.15 The goal of sustainable development is to enable all people to satisfy their basic needs and to

enjoy a better quality of life, without compromising the ability of future generations to meet their own social, economic and environmental needs.

1.16 The Neighbourhood Plan seeks to meet its commitment to promoting sustainable development in the following ways:

a) Social

- To safeguard existing open space for the enjoyment of residents;
- To protect existing community facilities; and
- To ensure that any new housing meets the needs of present and future generations.

b) Environmental

- To ensure that housing development does not harm but positively reflects the existing and historic character of the area;
- To protect important open spaces from development;
- To ensure that the design of development enhances the Parish's special character and identity;
- To protect and, where possible, improve biodiversity and important habitats; and
- To provide for improved pedestrian and cycling facilities, as appropriate.

c) Economic

- To protect existing employment uses;
- To up-skill employment opportunities in Glenfield by supporting small work units for start-ups, thereby helping to retain skills, reduce travel time and keep spending in the local community; and
- To encourage and facilitate appropriate new businesses and home working.

2. Glenfield - A brief history of the Parish

- 2.1 Mainly due to housing development, but more recently by a large expansion of its commercial base, Glenfield has grown considerably, during the latter half of the 20th century and particularly, the last 20 years. It has however been in existence for many centuries as early maps show.
- 2.2 Evidence of Neolithic man in the area has been found probably dating from between 3000- and 2000-years BC. There is also evidence of continuing occupation during the Iron Age and traces have been found of a small Bronze-Age settlement dating to about 800 BC. There was certainly one and possibly two Roman roads going by what we now know as the village but the roots of the modern settlement in Glenfield are traceable back to the 8th century AD and it features in the Domesday Book of 1086. In Edward the Confessor's time it was known as Clenefelde, Clanefelde or Clanfelde. It was owned by an Abbey in Normandy for some time, under the control of the Earls of Leicester before being granted to Roger de Glenfield.
- 2.3 The Bronze Age settlement was roughly where Blackthorn Road now is and the confirmed Roman road came through Western Park and across the foot of Ibbetson Avenue and Normandy Close then across the golf course. There is some indication of settlements from that era along the route of the road. Archaeological excavations before the building of the new residential and commercial area at the southern end of the parish found evidence of the extensive Iron Age settlement and also Romano-British pottery, probably from the 1st & 2nd centuries AD. The excavation revealed the area was inhabited through most of the Iron Age and Roman eras
- 2.4 Glenfield's Domesday Book entry reads "Erneisus holds of Hugo in Clanefelde 6 carucates of land less 3 bovates. There is land for 4 ploughs. In demesne there are 2 ploughs and 2 serfs: and 3 villeins with a priest and 3 bordars and 4 socmen have 3 ploughs. There (is) a mill rendering 16 pence and 8 acres of meadow. Wood 8 furlongs in length and 4 in breadth. It was worth 10 shillings now 40 shillings"
- 2.5 By the start of the 14th century Glenfield probably had about 30 families but after the Black Death knocked them back it struggled to recover and 200 years later it appears that there were only 15 families. There is evidence of early commercial activity towards the end of the 18th century when five knitting frames were apparently in use, but following the enclosure acts this activity took off. Fifty years later there were fifty frames. In more recent times Glenfield featured in the early development of the railways with the tunnel, opened in 1832, the then longest in the world at just over a mile in length It is occasionally opened up for visitors to see. The tunnel entrance is a grade II listed structure. as are the ventilation shafts now in private gardens. Passenger trains stopped using the line in the 1920s and freight use stopped in the 1960's and the station was demolished including the Station House, known as

the Round House.

- 2.6 During the late 1800s the Premier Brick Company was developed, situated where the Mill Lane Industrial Estate is now and the Glenfield Distributive Society was established, later becoming the 'Co-op' with branches in Station Road, Stamford Street and Dominion Road. The Glenfield Co-operative Boot and Shoe Manufacturing Society was founded in the Progress Works on Station Road but Glenfield was still very much a rural community.



The Round House and goods train

- 2.7 The Parish Council was formed in 1894 and prior to that, such village records as there were should have been maintained in the 'Village Box' in the custody of the local Rector. When the Council was formed and took over such responsibilities the box was obtained without any key and had to be publicly broken into only to find that it did not even contain the Ordnance Survey map required to show the limits of the parish.
- 2.8 In 1901 permission was obtained for the parish of Glenfield to absorb the parish of Glenfield Frith to create the village as we know it today. Officially since then the parish has been called Glenfields although the village retains the name of Glenfield. As the village expanded and hamlets were absorbed some old names are reflected on modern maps but looking at old records it is curious how names change or are apparently lost. In those days, The Square was known as The Market Square. There was an open area known as Baulk Field but the path to it is now known as the Balk. The path between Main Street and Church Road was known as The Lees and that between Church Road and Stamford Street as Blacksmith's Bank, both names which have recently been reintroduced. Streetlamps were first provided in 1902 and a lamplighter was employed at a weekly rate of 10s.6d. (52p). There have since been many changes; we have lost the railway; many new roads have been constructed thousands of houses have been built and new commercial areas created with the separation zones between the village and our neighbours shrinking.
- 2.9 In the 1950s and 1960s the Calverley estate was developed, and the nature of the village changed with another primary school being required. County Hall became another important employer and with the population growing steadily more shops came along. 30 years later the Elm Tree housing development brought yet more people and in recent years a further housing estate has been built beside Optimus point bringing the population to close to 12,000
- 2.10 During the last few years Glenfield has been transformed with the creation of a large new commercial area largely taken up by distribution businesses and employing close to 2000 people. This has generated a number of new amenity areas and new footpaths, a new set of allotments and substantial amounts of money to improve existing facilities. New housing has been built in several locations. Streets of houses have been created off Gynsill's Lane and

Dominion Road, a small estate created at the Brantings (part in Glenfield and part in Groby) on the site of a former public house and a larger estate created off Kirby Road on former farmland. Taken with a number of small infill builds these properties probably home well over 1000 new residents. The parish has changed enormously over the years with change accelerating in the recent past and Glenfield is now a town in all but name.

Glenfield Parish Profile

- 2.11 At the time of the 2011 Census, the Glenfield Parish was home to around 9,643 residents living in 4,117 households. This analysis is based on this data, however by 2021 the population of Glenfield had risen to well over 11,000.
- 2.12 Analysis of the Census suggests that between 2001 and 2011 population in the local area declined marginally by around 1% (78 people). However, more recent small area population estimates indicate the number of people living in the local area has in fact increased, growing by around 9% (880 people) between 2001 and 2018. This population growth is attributable to an increase in new build housing in the local area with 480 new build residential sales recorded between 1995 and 2018, equating to 12% of total sales.
- 2.13 There is an over representation of older people and evidence of an ageing population with the number of over 65-year olds rising between 2001 and 2011 by 18%, up from 19% of total population to 22% in 2011. The latest small area population estimates indicate this trend is continuing with the number of over 65-year olds representing over 24% of total population in 2018. In line with national trends the local population is likely to get older as average life expectancy continues to rise, although recent development in the village has attracted younger families.
- 2.14 In 2011, 90.9% of the parish was White, with 6.4% being Asian. 44.5% of the populations described itself as being in very good health, slightly below the District average (47.5%). 8% of the population identified limitations to their day-to-day activities, compared to 6.9% of the population district-wide. 46.9% of the population said that they were not deprived in any way, compared to 49.8% across Blaby as a whole.
- 2.15 Home ownership levels are very high with more than 83% of households owning their homes outright or with a mortgage or loan and at 6% the share of households living in social rented accommodation is very low when compared with regional and national rates. Land Registry data indicates a significant volume of new build housing having occurred in the area during recent years. The majority of residential new build sales were detached.
- 2.16 Deprivation is not a significant issue in the local area. Home ownership is dominant in Glenfield and neither affordable rental properties nor smaller freehold properties are easy to access for people on low incomes; seeking to get on the housing ladder or wishing to downsize but stay local.

- 2.17 Glenfield has a medium sized area of commercial properties, made up of the comparatively new Optimus Point development and the older site down Mill Lane. The area lies either side of Kirby Road at the southern extremity of the village and near the M1 and A46 access roads. The units are used amongst other things for storage, warehousing, distribution, packaging, and a bakery.
- 2.18 There are footpaths and cycle ways winding throughout and into the area encouraging sustainable travel, and to support the latest development an extended regular bus service has been introduced. The sites appear quite successful with all larger units and all of the smaller enterprise units currently fully let, providing employment opportunities for both local people and those from neighbouring communities. It is thought that about 2000 people work there with a further plot being developed and a further large plot still available to be built to the requirements of potential users.

3. Community Engagement

- 3.1 This plan addresses the need for sustainable development within the parish of Glenfield until 2029. It builds on the principles of the Blaby District Core Strategy taking into account the views of the local population. This Plan has resulted directly from the views expressed to the Neighbourhood Plan Steering Group through earlier soundings, community groups, public events, questionnaire responses and other communication. The Neighbourhood Plan Steering Group which has been coordinated by Glenfield Parish Council, consisted of a mix of parish councillors and interested local residents, supported by Blaby District Council.
- 3.2 After the Parish Council took the decision to prepare a Neighbourhood Plan a process was set in motion to establish a Steering Committee to drive the process forward.
- 3.3 The Localism Act (2011) introduced Neighbourhood Planning to give communities in England the right to shape their future development at a local neighbourhood level and the Parish Council started working towards creating such a plan at that time, with members taking informal soundings of the community at any opportunity. The 'Glenfield Neighbourhood Plan Steering Group' was formally established by the Parish Council following a successful application from the Parish Council (as the qualifying body) to Blaby District Council for Neighbourhood Area status in 2018.
- 3.4 The Plan has evolved following work by members of the steering group, with input from residents and stakeholders. Extensive engagement and consultation has taken place with residents and stakeholders before and throughout the plan making process. In 2018 questionnaires were distributed to all houses in Glenfield as a supplement to the Glenfield Newsletter. Questionnaires were also distributed at a public meeting held in Park House, the home of the Parish Council, the meeting having been particularly advertised to discuss the potential plan. To ensure the consultation process was as inclusive as possible, posters were distributed to local businesses and placed on the many parish notice boards.

- 3.5 The views of parishioners on the future and needs of the community had also been initially established by a parish appraisal carried out nearly 20 years earlier and a subsequent Parish Plan.
- 3.6 Reflecting the general satisfaction with the current situation and subsequent lack of concerns the response to this questionnaire was not strong but the great majority of the questionnaires returned supported the Parish priorities for the embryo Neighbourhood Plan. The results of a similar exercise carried out in 2000 as part of the production of a parish Appraisal were also considered as was a Parish Plan drawn up in 2012.

Please help shape the future of our community
Complete and return to Park House, home of Glenfield Parish Council. It can be downloaded from the website and emailed back to the Parish. Deadline for responses January 31st, 2021.

Please rate importance to you from 1 (not at all important) to 5 (very important)	1	2	3	4	5
Having a post office					
Village community/identity and separation from neighbouring villages					
Provision of public transport					
Well maintained roads and pavements					
Children & teenagers' facilities including formal public areas e.g. parks, playgrounds					
Open spaces and green areas, footpaths and cycleways					
Protection of wildlife and 'natural' habitats including the Kibbly Brook corridor					
Providing bird and bat boxes throughout the village					
Identifying and publicising local walks					
The wider verges in the village given over to wild flowers					
Planting trees in suitable verges					

To what extent do any of the following cause you concern within Glenfield Parish?

Please rate from 1 (not at all concerned) to 5 (very concerned)	1	2	3	4	5
Litter and fly tipping					
Dog fouling					
Lack of public car parking provision					
Air pollution					
Traffic speed					

Please rate importance of amenities to improve life in the parish

	1	2	3	4	5
A larger sports ground					
A secondary school					
Recreation ground (see enclosed questions on possible locations)					
Alleenments (see enclosed questions on possible locations)					

Glenfield Survey January 2021



Glenfield Gazette February 2021

- 3.7 Due to restrictions imposed during the coronavirus pandemic public meetings to further explore the wishes of the residents were not possible during 2020 so a further questionnaire was launched at the end of that year bearing down on the specifics within the Plan.
- 3.8 An excellent response rate from 822 people was achieved, and remarkably, over 400 said that they wanted to be involved as the Neighbourhood Plan progressed. They were all, therefore, invited to be part of a 'Focus Group' to receive updates about the Neighbourhood Plan and to contribute their thoughts.
- 3.9 The analysis of the survey was shared with the community of Glenfield in the February 2021 edition of the Glenfield Gazette.

4. A Vision for Glenfield

- 4.1 The Neighbourhood Plan covers the period up to 2029, a timescale which deliberately mirrors that of the Blaby Core Strategy.
- 4.2 The main purpose of the Neighbourhood Plan is not to duplicate national or District planning policies, but to sit alongside these, to add additional or more detailed policies specific to Glenfield Parish. The Plan focuses on those planning issues which consultation shows matter most to the community, and to which the Plan can add the greatest additional value. A simple and clear vision for the future development of the Parish has been established based on local consultation. The vision is as follows:

By 2029, Glenfield will be a vibrant, healthy, well balanced community that continues to be a great place to live, to be educated, to work and to visit whilst maintaining its historic character and separate identity with an attractive conservation area and variety of open spaces.

- 4.3 Our Neighbourhood Plan provides guidance for planners and developers on how to deliver our vision.

Objectives

- 4.4 The following objectives naturally evolved from the evidence base to guide proposed actions needed for local sustainable development. It was recognised that some of these are achievable components of policy whilst others are important aspirations for the community:
 - 1) Development will be supported that is sensitive to and respects the character of Glenfield, incorporating appropriate design features to enhance and complement Glenfield's existing housing, commercial and historic character.
 - 2) It is important that there is a sufficient supply of suitable housing in the Parish. Housing demand is strong as Glenfield is a popular place to live. The Neighbourhood Plan recognises that providing a wide choice of high-quality homes is essential to developing a sustainable, mixed and inclusive community. A better housing mix in terms of tenure and size will help meet the needs of a well-balanced population vital to the on-going viability of local services and the prosperity of the community, particularly in light of its increasingly aged population
 - 3) New employment initiatives that are sensitive to the character of the Plan area and avoid harmful impacts such as increased traffic (without mitigation), parking problems, air quality, the preservation of historic/heritage assets, residential amenity and the local environment will help to boost and diversify the local economy.
 - 4) The Neighbourhood Plan seeks to up-skill the workforce as overall Glenfield has a disproportionate percentage of warehousing, distribution and service jobs which with the

demographics of the village mean a lot of people travel into the village to work. The absence of suitable jobs also involves residents travelling elsewhere to work and this adds to the traffic problems and pollution levels

- 5) Home working is supported to promote opportunities within the village to allow businesses to develop and grow. The provision of business hubs, meeting spaces and workshops could create opportunities for villagers. The Neighbourhood Plan recognises the need to extend or convert suitable buildings to accommodate such businesses provided it does not adversely affect neighbours. It will be important that any future housing and developments within the parish should consider accommodation that can promote home working and local employment.
 - 6) Locally important open spaces, biodiversity and amenities are to be protected and enhanced wherever possible. It seeks to balance any requirement for appropriate development against the value of environmental features that are both special in their own right and as community assets and significant for their wildlife and history of the community., in keeping with the Parish Council being an exemplar for its approach to improving biodiversity.
 - 7) The Plan seeks to protect the Conservation Area and Glenfield's heritage through the identification of non-designated heritage assets alongside the 66 buildings and structures in the Plan area that already have statutory protection through Listing at Grade II or higher.
 - 8) Maintaining a healthy population will be achieved by protecting and enhancing green amenity areas, supporting extensions to the public footpath network to link important community facilities where appropriate and by providing sports facilities and promoting healthy lifestyles
 - 9) Opportunities will be sought to identify locations for a burial ground and allotments.
- 4.5 The Neighbourhood Plan is seeking to mitigate the effect of climate change at every opportunity using such planning influence as it has to minimise the environmental impact of any new buildings and any future housing development.
- 4.6 We urge Blaby District Council to support our ambition to ensure that new homes are built to much higher environmental standards and to encourage improvements in the energy efficiency of existing properties moving towards cleaner means of heating homes in order to move towards a carbon neutral situation earlier than the national target of 2050. Retrofitting homes can play a major part in reducing carbon emissions.
- 4.7 Working together to reduce the levels of particulates, CO2 and other noxious emissions will help mitigate the impact of climate change.
- 4.8 This includes the protection of the natural environment and ecology of the parish, promoting sustainable travel and encouraging recycling, repair and renewal. Much of this will revolve round advocacy and education to engender behaviour change.
- 4.9 Older residents are occupying and heating larger homes than they need and every effort

When using the Plan to form a view on a development proposal or a policy issue, the whole document and the policies contained in it must be considered.

- Figure 2 – Glenfield District Centre (from Blaby Core Strategy Appendix C2)



5. Policies

A. Housing and the Built Environment

- 5.1 The 2021 NPPF makes clear that the preparation of plans and policies should be underpinned by relevant and up-to-date evidence, and that this should be adequate and proportionate to support and justify the policies concerned, taking into account relevant market signals (para 31).
- 5.2 At paragraph 8, the NPPF also makes clear that plans should contribute to the achievement of sustainable development having regard to economic, social and environmental objectives. In particular the social objective aims to support strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations. NPPF para 13 states that neighbourhood plans should support the delivery of strategic policies contained in local plans, and para 29 requires that they: “should not promote less development than set out in the strategic policies for the area or undermine those strategic policies”. Glenfield Parish Council acknowledges that the Glenfield Neighbourhood Plan is required to be consistent with the strategic housing policies in the Blaby District Local Plan.
- 5.3 The Blaby District Local Plan Core Strategy (adopted February 2013) and Delivery Development Plan Document (Delivery DPD) Adopted February 2019 identifies further significant increases in population for the District. The population of the District was 93,915 in 2011 (Census information) and is forecast to grow to approximately 109,000 by 2029. The District-wide target is for at least 8,740 new homes between 2006 and 2029.
- 5.4 In order to help accommodate this expected growth, the District Council has undertaken an options appraisal and concluded that growth is best located within a limited number of sustainable locations rather than dispersing development more widely across the District. The adopted Local Plan (Core Strategy) established a hierarchy of settlements to help determine the most appropriate locations for development.
- 5.5 Glenfield is classified as being part of Blaby District’s ‘Principal Urban Area’ (PUA) along with five other settlements. These are settlements which adjoin and have a strong functional relationship with the PUA and administrative area of Leicester City. The Core Strategy requires the PUA to accommodate a minimum of 5,750 dwellings in Policies CS1 and CS5 between 2006 and 2029. Determining precisely how much of this requirement for new dwellings the Parish should plan for is set out in the Delivery DPD.
- 5.6 There is no specific housing target for Glenfield or the other 5 PUAs individually. Existing completions, current planning permissions and the proposed allocations in this Plan and the emerging Delivery DPD fulfil the minimum housing requirement in the PUA as a whole. Blaby District Council’s Delivery DPD allocates land to accommodate a minimum of 37 homes within

Glenfield, up to 2029.

- 5.7 Glenfield has seen substantial development over the past few years meaning that the Parish has met its obligations in support of the Blaby District Core Strategy. If that target had been apportioned by population size among the communities making up the PUA, Glenfield has probably exceeded its obligations by between 70 and 100 residences. However, Blaby District Council is revisiting the Delivery Development Plan and residential allocations to deliver the identified outstanding housing requirements indicating a need to identify suitable sites for housing for at least 660 dwellings in the PUA. Glenfield's contribution is to be 37 homes at Nursery Rise. No further housing allocations are proposed in Glenfield in the Delivery DPD.
- 5.8 At the time of preparing the Neighbourhood Plan, Blaby District Council cannot confirm the housing requirement for Glenfield as the preparation of the new Local Plan is not sufficiently advanced.
- 5.9 Although the Parish Council undertook a site selection process to identify potential development sites, it was ultimately decided to avoid making any residential allocations whilst there was so much uncertainty over the extent of development required in the Parish through the period of the new Local Plan.
- 5.10 The Parish Council have committed to revisit this issue once the timescales for the Adoption of the new Local Plan are known and the residential requirement becomes clearer.
- 5.11 Through the standard methodology, the District Council anticipates around 339 new dwellings will be required in Glenfield over the timescales for the new Local Plan. If the impacts of Brexit and COVID do not lead to a review of housing need given the unused business and retail premises in the major towns and cities and Glenfield Parish is obliged to meet a new requirement, a reassessment of suitable housing sites will be made in an early review of the Neighbourhood Plan.

Settlement Boundary

- 5.12 In historical terms, communities like Glenfield have often been protected by the designation of a village envelope (or settlement boundary) adopted in a statutory Local Plan. With a settlement boundary in place development is only permitted inside the envelope or outside it, in carefully controlled circumstances (for example to provide affordable housing or to meet the needs of the community). The purpose of the settlement boundary is to ensure that sufficient land is identified to meet residential need and that this is available in the most sustainable locations.
- 5.13 Settlement boundaries were originally established by Blaby District Council in order to clarify where all new development activity is best located. They have been used to define the extent of a developed part of a settlement and to distinguish between areas where, in planning terms, development would be acceptable in principle, such as in the main settlement, and

where it would not be acceptable, generally in the least sustainable locations such as in the open countryside. Such unfettered and/or unsustainable growth would risk ribbon or piecemeal development and the merging of distinct settlements to the detriment of the community and visual amenity of the area.

5.14 The Settlement Boundary for Glenfield from within the Local Plan Delivery DPD is shown here to reinforce the boundary contained in the DPD.

POLICY H1: SETTLEMENT BOUNDARY – Development proposals within the Neighbourhood Plan area on sites within the Settlement boundary will be supported where they comply with the policies of this Neighbourhood Plan and the Blaby District Local Plan Core Strategy and subject to meeting design policy and amenity considerations. Land outside the defined Settlement Boundary will be managed in line with local and national strategic planning policies.

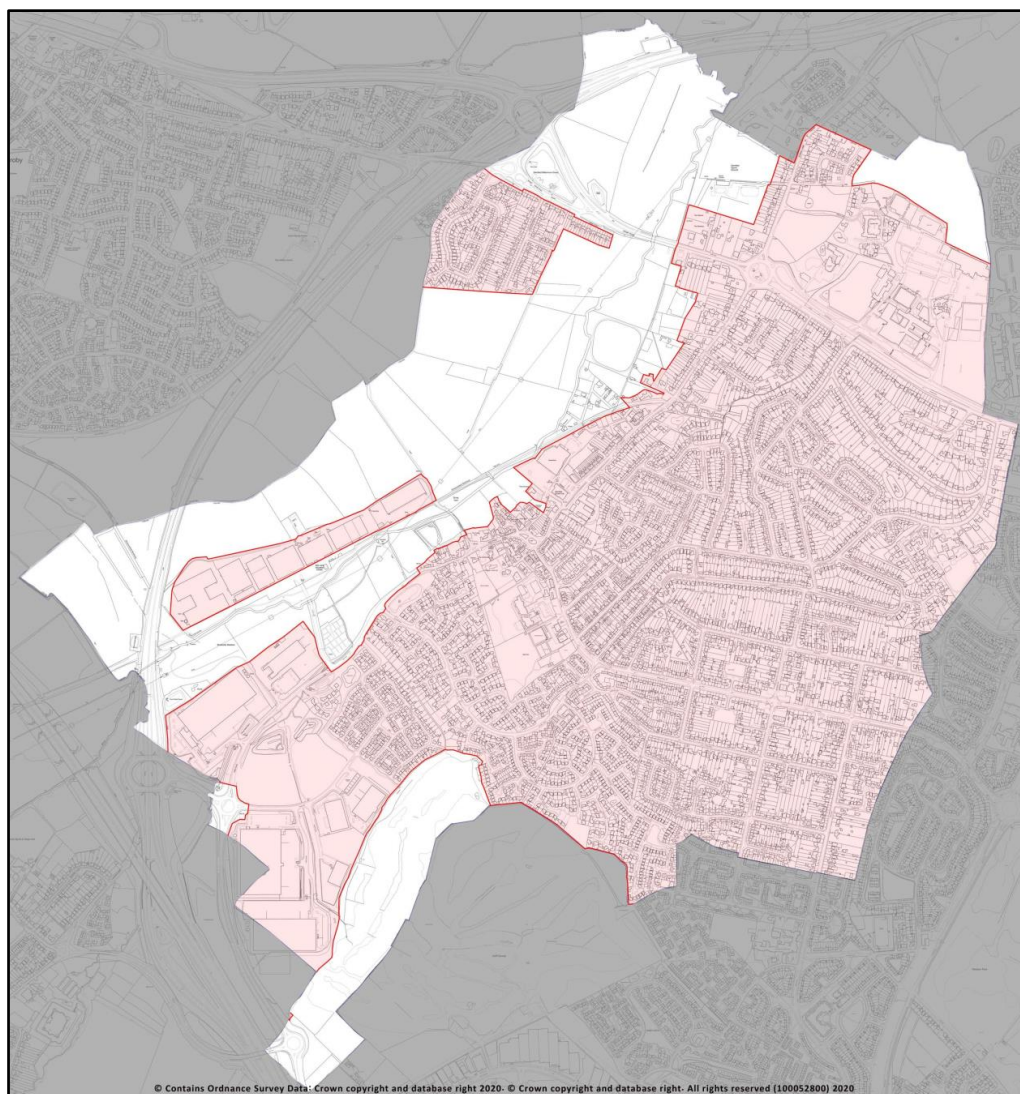


Figure 3 – Settlement Boundary for Glenfield

Housing Mix

- 5.15 At the 2011 Census, Glenfield had a high representation of residents aged between 60 and 79 compared with the national average. It has a lower share of people aged between 20 and 39 which may reflect lack of affordable and suitable accommodation for young people entering the housing market. Research shows the number of older people will grow significantly in the future and relative growth will be highest in older cohorts. Latest available population projections suggest that Blaby District's 65 plus age group is forecast to grow by around 43% between 2016 and 2036.
- 5.16 Home ownership levels are high with around 85% of households owning their homes outright or with a mortgage or loan. This is higher than the district (81%), regional (67%) and national (63%) rates. Around 8% of households live in private rented accommodation which is lower than the district (10%), region (15%) and England (17%) averages. 6% of households live in social rented accommodation which is lower than the district (8%), regional (16%) and national (18%) rates.
- 5.17 Data from the 2011 Census shows the majority (47%) of residential dwellings were detached which was higher than the district (36%), regional (32%) and national (22%) shares. Semi-detached housing accounted for 41% of the housing stock against 47% for the district, 35% for the region and 31% nationally. Terraced housing, flats and apartments provided 12% of accommodation spaces against 16% for the district, 32% for the region and 47% for England as a whole.
- 5.18 There is evidence of under occupancy in the local area (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows that around 49% of all occupied households in Glenfield have two or more spare bedrooms and around 35% have one spare bedroom. This suggests a need for smaller homes of one to two bedrooms which would be suitable for residents needing to downsize, small families and those entering the housing market. Conversely, there is also evidence of overcrowding in some households with dependent children. Providing suitable accommodation for elderly residents will enable them to remain in the local community and release under-occupied larger properties onto the market which would be suitable for growing families.
- 5.19 The above data is taken from the housing needs report undertaken as part of the preparation of the Neighbourhood Plan and is available as appendix 2.

POLICY H2: HOUSING MIX - New Housing development proposals comprising ten units or more should provide a mixture of housing types taking into account the most up to date assessment of housing need. Priority should be given to dwellings of 2 and 3 bedrooms and to homes suitable for older people, including bungalows and dwellings suitable for those with restricted mobility.

Windfall Development

- 5.20 A windfall site is defined in the NPPF as one which has not been specifically identified as available through the Local or Neighbourhood Plan process. Sites often comprise previously developed land that has unexpectedly become available.
- 5.21 Tandem development is defined as the placing of one dwelling behind another within a single plot or the erection of a dwelling or dwellings on parts of large gardens attached to existing dwellings.
- 5.22 To help protect the nature of the villages' character, development will be restricted to windfall sites within the Settlement Boundary.

POLICY H3: WINDFALL SITES – Residential development proposals for infill and redevelopment sites will be supported where:

- a)** They are within the Settlement Boundary of Glenfield;
- b)** They help to meet the identified housing requirement for Glenfield in terms of housing mix (Policy H2);
- c)** They reflect the character and historic context of existing developments within Glenfield;
- d)** They retain existing important natural boundaries such as trees, hedges and streams;
- e)** They provide for a safe and suitable vehicular and pedestrian access to the site and any traffic generation and parking impact created does not result in a severe direct or cumulative impact on congestion or road and pedestrian safety unless appropriate mitigation measures are undertaken;
- f)** Adequate on-site parking is to be provided in line with Leicestershire Highways standards;
- g)** They do not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise;
- h)** They do not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the occupiers of the dwelling.; and
- i)** They do not include tandem development.

Affordable Housing

- 5.23 Affordable housing is defined in the NPPF (Annex 2) as “social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market”. The 2021 NPPF references ‘housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)’ and identifies four elements – affordable housing for rent starter homes; discounted market sales housing and other affordable routes to home ownership. The Planning Practice Guidance (PPG 2a-022) describes affordable housing need as being an estimate of “the number of households and projected households who lack their own

housing or live in unsuitable housing and who cannot afford to meet their housing needs in the market.”

- 5.24 Affordability is a housing consideration for the Parish. The latest housing affordability data for England and Wales shows that on average, full-time workers could expect to pay an estimated 7.8 times their annual workplace-based earnings on purchasing a home in England and Wales in 2018. This affordability ratio has increased by 0.8% since 2017, but this change is not statistically significant, however, median house prices increased faster than median gross annual full-time earnings (the price paid for properties rose by 3.3% while earnings rose 2.6%).
- 5.25 The housing affordability gap continues to widen between the most and least affordable areas. In Blaby District, the gap has worsened with average house prices estimated at being 7.2 times workplace-based average annual earnings in 2018 compared with 3.1 times in 2008.
- 5.26 Workplace-based earnings are not available at parish level but as the average 2018 house price in Glenfield continues to rise it is presumed the affordability gap also continues to widen.
- 5.27 The latest available Office for National Statistics House Price Statistics for Small Areas reveals the cost of an entry-level property on average across England and Wales has increased by almost 20% in the ten-year period to June 2016 to £140,000. For new properties, the price was nearly £180,000. The data also shows that home-ownership prospects vary across the country.
- 5.28 In the Glenfield Parish area in 2016 a low to mid-priced property cost on average £168,500 which was higher than the national average. Assuming a 15% deposit, those entering the property market in the area would require a household income of £31,828 (£26,444 E&W average) and savings of £28,145 which is a challenge for many households.
- 5.29 With the average cost of an entry-level home in the area being £168,500 prospective buyers would require an estimated £2,000 for legal and moving costs, £870 stamp duty and £25,275 for a 15% deposit, coming to £28,145 in total. Home ownership is dominant in Glenfield and affordable rental properties may be difficult to access for people on low incomes. An assessment of Affordable Housing is contained in Appendix 3.
- 5.30 First Homes can also deliver affordable housing. First Homes and its eligibility criteria is defined within the Government’s Planning Practice Guidance and further detail is available in the Affordable Housing Update (24 May 2021) Ministerial Statement.

POLICY H4: AFFORDABLE HOUSING PROVISION – Where Affordable Housing is required on major development sites of 10 or more dwellings:

- a)** The mix of affordable housing shall be in line with up-to-date evidence of housing need in Glenfield;
- b)** Developments should be ‘tenure blind’, where affordable housing is indistinguishable from market dwellings and is spread throughout the development;
- c)** If it is not possible to provide affordable housing on site, in exceptional circumstances it will be acceptable to provide funding in lieu of affordable housing on-site if this leads to the provision of additional affordable housing in the Parish. If this is not possible within the timeframe for spending committed sums it can be used across the District;
- d)** Development proposals that contribute to the provision of affordable homes that are suited to the needs of older people and those with disabilities will be supported as will First Homes;
- e)** The provision of affordable housing for those already resident in the parish or with family residing in the parish will be prioritised. If there are no suitable households with this Glenfield connection, the properties will be made available to others on Blaby District Council’s waiting list.

Design

- 5.31 The Parish of Glenfield has a long and interesting history, resulting in a wide array of heritage assets, attractive landscapes and a distinctive local character. The biggest challenge facing the future of the parish is to balance the desire to protect the character of the village with the need for it to grow and evolve in a sensitive and proportionate manner to sustain the community and its facilities.
- 5.32 The policies in this section seek to reflect the design principles which the community believes will help to achieve this aim. This can be achieved by the use of the planning system to respond sensitively to the wide range of historic buildings, structures, landscapes and archaeology situated within the Parish. These assets form many of the key characteristics of the Parish, and future development should seek to enhance, reinforce and preserve this distinctive historic environment. Development should be in keeping with the relevant character areas identified in Appendix 7
- 5.33 The Neighbourhood Plan seeks to identify and protect the distinctive elements which together provide the special qualities of the landscape setting and built heritage of Glenfield parish. New development should be designed sensitively to ensure that the high-quality built environment of the Parish is maintained and enhanced, particularly where schemes are located within or in close proximity to the Conservation Area. New designs should respond in a positive way to the local character through careful and appropriate use of high-quality materials and detail. Proposals should also demonstrate consideration of height, scale and massing, to ensure that new development delivers a positive contribution to the street scene and adds value to the distinctive character of the area.

5.34 Residents in the Plan Area want their communities to play their part in the sustainable development of the District. As noted in the NPPF, Planning Authorities should, through their policies, contribute as fully as possible to the aims of Biodiversity 2020 DEFRA, 2011. New development in Glenfield should be designed to incorporate the current best practice standards and methods for biodiversity protection and enhancement.

POLICY H5: DESIGN PRINCIPLES - Development proposals should respond positively to the character and historic context of existing development within the Parish and have regard for the character of the immediate area. The use of innovative materials and design will be supported, and encouragement given to schemes that reflect the following design principles:

- a)** Development respects the local landscape, streetscape and is sympathetic to its surroundings including scale, height, materials, and orientation, and in keeping with development as identified in the Character Areas described in Appendix 7;
- b)** the amenity of neighbouring occupiers or uses should not be adversely affected through overlooking, lack of privacy, overshadowing, over dominance or disturbance;
- c)** the incorporation of sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon technology; and the incorporation of appropriate sustainable drainage systems. Drives and gardens should be porous in nature wherever possible.
- d)** extensions to properties should ideally be of subordinate scale to the original buildings and the resulting building should be in keeping with, and not adversely affect, the form, scale, appearance, the general character and design of the original building and its setting; and
- e)** development does not reduce garden space to an extent where it has an unacceptable adverse impact on the character of the area, or the amenity of neighbours and the occupiers of the development; and
- f)** Light pollution should be minimised wherever possible and street and security lighting (in accordance with Leicestershire County Council's Leicestershire Highways Design Guide) should be appropriate to its setting, unobtrusive and energy efficient;
- g)** development proposals should aim to maintain and enhance biodiversity and preservation, of existing trees. Where appropriate developments are encouraged to include measures to enhance biodiversity which may include:
 - i. Providing roof and wall constructions that follow technical best practice recommendations for integral bird nest boxes and bat breeding and roosting sites;
 - ii. Providing boundaries that encourage connectivity of habitat for hedgehogs;
 - iii. The inclusion of deciduous trees, vines and climbers is supported;
 - iv. Proposals should be designed to retain ancient, veteran and mature trees (particularly in ancient woodland) and trees or hedgerows of ecological, arboricultural and amenity value and should be accompanied by a tree survey that establishes the health and longevity of any affected trees. Development proposals must not result in unacceptable loss of – or damage to – existing trees and woodlands and hedges and significant

landscaping during or because of development. Where trees must be lost as a result of development, these must be replaced at a ratio of at least 2:1 within the site, with a preference for native trees and for wildlife-friendly fruit and nut trees. The responsible planting of additional trees that reduce or absorb air pollution from traffic will be supported throughout the Plan Area.

- h)** All new dwellings should have access to off road parking in line with Leicestershire Highways requirements.

B. The Natural, Historic and Social Environment

Introduction

The environment in Glenfield's sustainable development

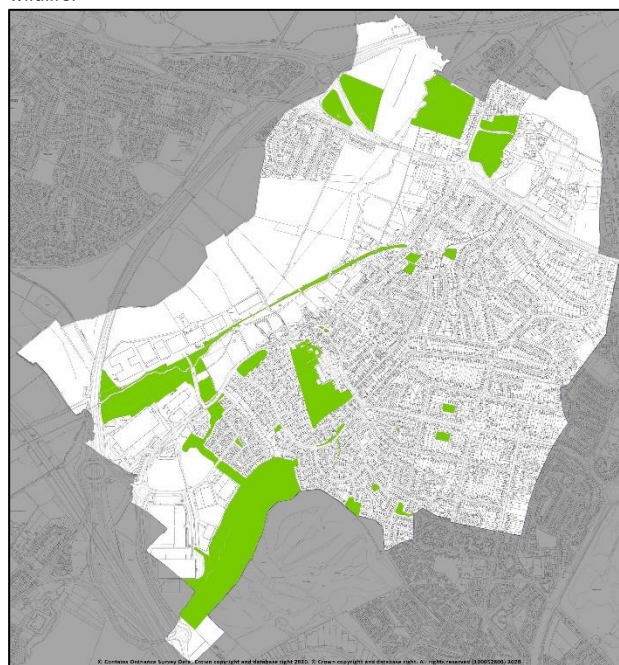
- 5.35 This chapter of the Neighbourhood Plan deals with the environmental component of sustainable development, together with open spaces of community value from the social component, as described in the National Planning Policy Framework (2019), page 5. The chapter aims to balance the requirement for appropriate development in the Plan Area against the value of environmental and other features that are both special – appreciated, in their own right and as community assets, by local people – and significant for their wildlife and history. It also deals with broader environmental topics – biodiversity protection, flood risk, walking for amenity and recreation, air quality and views – which are of concern to the community.
- 5.36 Care was taken during preparation of the plan to ensure that the policies (and the sites and areas of environmental significance covered by them) were not unduly restrictive on development during the Plan's lifetime. Some 24% of the area of all open and currently undeveloped land in the Plan Area is protected at any level from potential environmentally damaging development, as follows in Table 1:

Table 1

Typology	Size (ha)
1. Total area of Neighbourhood Plan Area	c. 540. ha
2. Open and/or undeveloped land	c. 161.9 ha
3. Area recognised in this Plan (including existing designations) for environmental protection	c. 39 ha

5.37 Glenfield Parish Council, with the enthusiastic support of the community, has developed a deliberate and successful strategy for creating a green, biodiverse and accessible environment around and within the historic and more recent residential areas. Available land has been acquired, new housing developments have been required to include green open space, and long-term management for wildlife and people is planned-in and implemented either by the Parish Council or, in the case of some new development, by the open spaces management company in liaison with the Parish Council. As a result, much of Glenfield has the appearance (on the ground and on a map) of a ‘garden village’. This way of balancing the health and well-being and environmental value of open space against local need for new housing and economic growth anticipates, and is compatible with, national long-term strategies.

Figure 4: Green Glenfield - open spaces managed for community and wildlife.



5.38 Numerous residents have commented particularly during the pandemic restrictions as to how welcome these spaces are and when the parish wrote to a hundred households about the future of one such site, 51 replied, to variable extents arguing for more green spaces if possible and no more loss to other uses. Future development proposals which adversely affect the results of this hard-won local strategy will not be supported by Glenfield residents.

Landscape, geology and setting

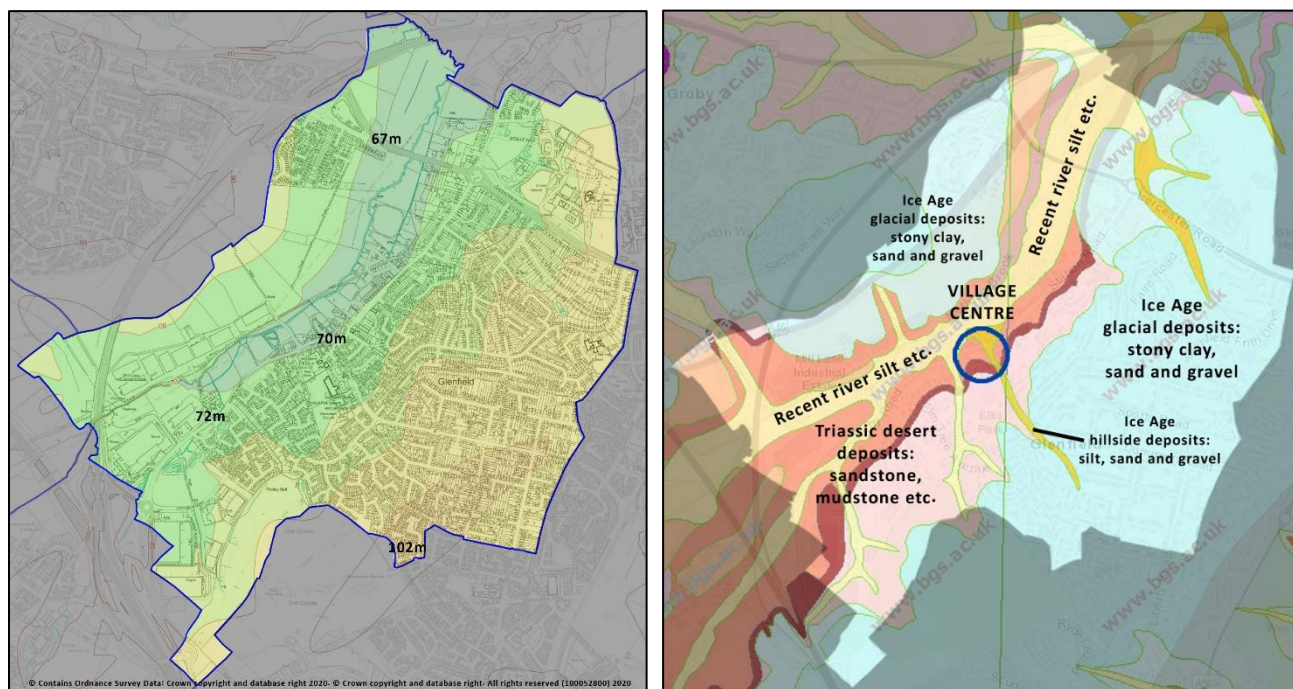
5.39 Glenfield is an Anglo-Saxon village (see ‘Historic environment’ below) with medieval, Tudor and 18th-19th century additions, and, despite its separate identity and character, is in danger of becoming a 21st century dormitory for Leicester. It is located between Leicester City, with which it is partly contiguous, and the villages of Anstey and Groby. To the north Charnwood Borough Council has recently approved developments bringing Anstey housing right up to the village boundary. To the west an outpost of the village conjoins with Groby but the larger part of Glenfield is separated from Groby only by the Rothley Brook floodplain (in the southern parts of which are warehouses and other commercial premises) and the A46 dual carriageway road.

5.40 The whole area is underlain at depth by rocks of Triassic age (c.225 million years old); the eastern half is a ridge created by erosion-resistant Dane Hills Sandstone, while the western half is in the broad valley of the Rothley Brook (Glenfield Brook locally), whose eastern side is a modest escarpment along the outcrop of another Triassic sandstone layer. The Triassic rocks

only appear at the surface in the valley, where erosion by the river during and since the Ice Ages (ended c.14,000 years ago) has revealed them. Elsewhere, the thick debris of clay, stones, gravel and sand left by ice sheets, glaciers and meltwater during the Ice Ages blankets the older rocks.

Figure 5: Topography (left) and geology of the Plan Area.

Geological mapping adapted from British Geological Survey online resources

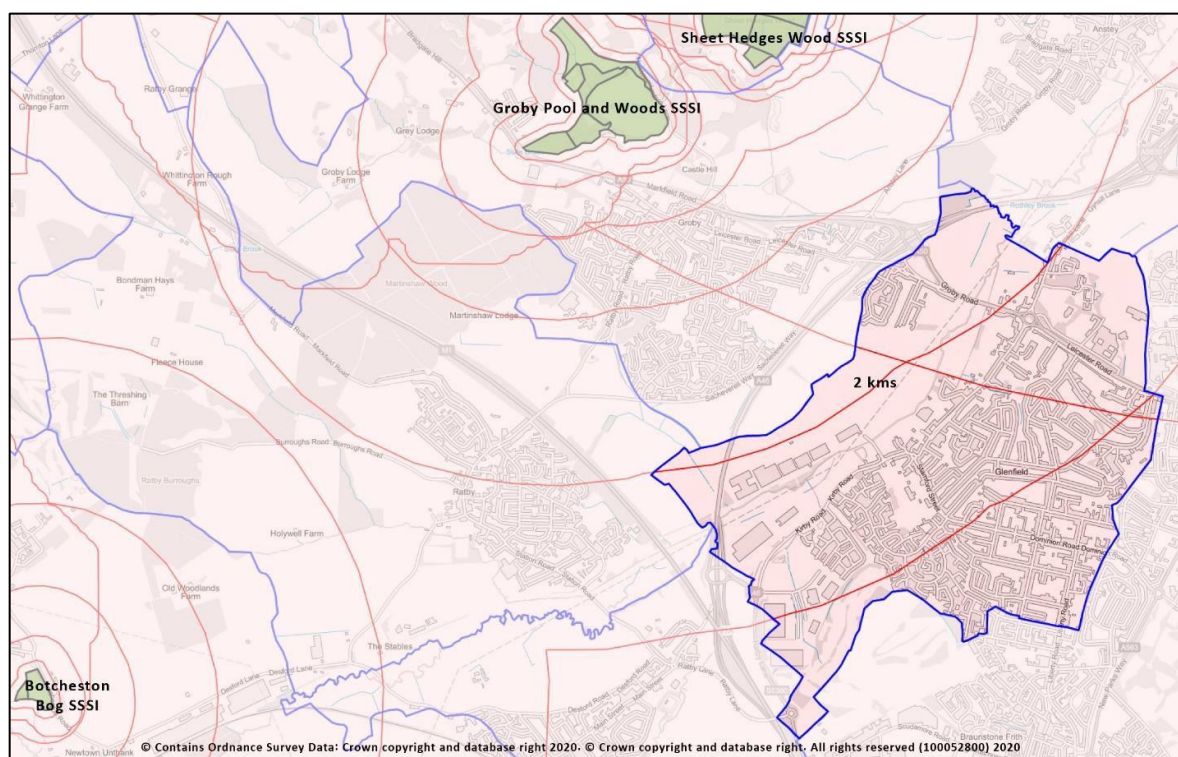


- 5.41 A difference in height between the highest point in the east and the lowest point on Rothley Brook is 35 metres (about 100 ft); this, although not spectacular and somewhat obscured by the built environment, is enough to provide views within the Plan Area and of adjacent open countryside and city, all of which give residents a sense of geographical and communal ‘place’.

Existing environmental designations

- 5.42 As a largely built-up Plan Area, Glenfield has only a few existing environmental designations of relevance to the Planning system. The northwest corner of the Plan Area is in National Character Area 73 Charnwood, while the main part is in NCA 94 Leicestershire Vales. It is entirely in the Upper Soar Landscape Character Area as defined by the County Council, and (open land not already developed) in the Blaby District Council LCA 12 Rothley Brook Fringe, in the landscape type floodplain.
- 5.43 There are 12 statutorily protected heritage assets (one Scheduled Monument, 11 Listed Buildings) and 21 sites and features of historical or archaeological significance in the Leicestershire Historic Environment Record.

Figure 6: Sites of Special Scientific Interest (SSSIs) in the Plan Area and their Impact Risk Zones



- 5.44 There are no Sites of Special Scientific Interest (SSSIs); the nearest are almost 2 kms distant (Figure 6) and, as isolated woodland, grassland and wetland sites surrounded by agricultural land and built-up areas, are not expected to be adversely affected by any development proposals in the Plan Area. Loss of habitat connectivity associated with these SSSIs results at some level from all new development; proposed strategic development allocations in the Plan Area, the City of Leicester, and Blaby District and Charnwood Borough will have this adverse effect on biodiversity but are outside the scope of this Neighbourhood Plan. Natural England designations comprise six areas of Priority Habitat, all deciduous woodland in the national Forest Inventory.
- 5.45 Groby Pool is within the National Forest and the Charnwood Forest Regional Park and Glenfield is linked to both by footpaths etc. Just to the west of Glenfield can be found the boundary of the National Forest which as yet has no formal designation but has seen massive investment from the public purse.
- 5.46 The National Forest is a story of regeneration. 25 years ago, large swathes of the Midlands landscape had been left scarred by centuries of coal mining and other heavy industry. As a result, we have the first forest to be created at scale in England for over 1000 years, it transformed and literally turned the landscape from black to green. So far 9,000,000 trees have been planted. At its nearest point it is about one mile from Glenfield. The new Forest links the historic forests of Charnwood and Needwood.
- 5.47 Charnwood Forest is characterised by its geology; created by volcanic eruptions over 600 million years ago and leaving a legacy of granite that has influenced so much of what we see

today. Hills have come and gone and it has moved from the southern hemisphere to its present location. Its evolution has seen the first complex lifeform through to the valuable biodiversity of today. Unspoiled by man largely as its poor topsoil was no use for agriculture until the hard rock started being quarried, There is evidence of human activity dating back to Palaeolithic hunter gatherers nearly 15,000 years ago and it was the home of Lady Jane Grey, for nine days Queen of England. It is also in the process of being accepted as a UNESCO Global Geopark signifying acceptance as an area of international geological significance, managed with a holistic concept of protection, education and sustainable development.

5.48 These neighbouring areas whilst just outside the Plan area are a great asset to the residents of Glenfield

5.49 The greater part of the Charnwood Forest Regional Park lies within the National Forest and this Forest Park lies just to the north of Glenfield and actually conjoins with it. The National Forest Company is a partner in the Charnwood Forest Partnership which in 2020 saw an injection of £3,000,000 of lottery money to enhance and protect it.

Historic environment

5.50 The Leicestershire & Rutland Historic Environment Record indicates that the Glenfield area has considerable archaeological interest, with local finds providing evidence of human activity dating back to the Neolithic and early Bronze Age period (3000-2000 BC) and of a settlement founded during the Late Bronze Age (1100-700 BC). The area also appears to have become more widely settled during the period of the Roman occupation (43-410 AD). These previous

HISTORY FROM A PLACE-NAME

GlenField

Clanefelde in Domesday Book 1086

'Clean open land', i.e., a bare or smooth tract of land.

Elements and their meanings

- **clæne** (Old English) Clean, clear of weeds, etc.
- **feld** (Old English) Open country, unencumbered ground (eg. land without trees as opposed to forest, level ground as opposed to hills, land without buildings); arable land (from late tenth century).

Glen[field] Frith

- **Fyrhþ** (Old English) Woodland

SOURCE: Key to English Placenames, University of Nottingham

finds suggest that there may be significant buried archaeology in the Plan Area.

5.51 The present village of Glenfield has its origins in the period after the end of Roman occupation. Its Old English name indicates establishment by Anglian immigrants, probably in the late 5th or 6th century. Located on a strip of dry ground along the lower valley side, between the seasonally wet floodplain and the clay of the high ground, it was ideally located for habitation. Glenfield Frith, also an Old English place-name, was the woodland area on that clayey, higher ground to the south; it later became part of the medieval hunting grounds of Leicester Forest.

5.52 The early medieval Glenfield was a feudal farming community. Its arable fields extended over the northern half of the Area and a few fields of ridge and furrow, the medieval plough strips, still survive today. The street layout of the historic core of the village

(approximately the Conservation Area) is also of this date, although the oldest surviving structures are the ruins of the previous parish church and the earthworks marking the moated manor house and its grounds, both 13th – 14th century, and the late 15th century Tudor rectory. A few other older buildings survive – most are Listed, others are non-designated heritage assets – but most development of Glenfield took place in the 19th and 20th centuries, when it became, first, a large village with a mixed farming/industry economy, then, from the 1920s on, it lost its separation from an expanding Leicester as the result of development of Glenfield Frith as private and council suburban housing; this trend continues.

Natural environment

5.53 With more than half its area under buildings or paved over, there is clearly less space for wildlife in Glenfield than in rural parishes. However, the surviving farmland, Rothley Brook, a few pockets of woodland, and the many hectares of gardens, together with the important open spaces managed with biodiversity in mind, under Glenfield Parish Council's strategic stewardship, means that there is still a natural environment to be protected, albeit almost entirely in semi-natural, managed habitats. The value of such semi-natural 'wild spaces' (including in urban, suburban and commercial areas) for mitigating further local and national biodiversity loss (a reality recognised in current and draft UK environmental plans) is considerable, however.

5.54 Glenfield has a variety of habitats: among others, watercourses, ponds, wetland, grassland, scrubland and naturally regenerating woodland, woodpasture (parkland), and wet and dry woods, both deciduous and coniferous. Although there are no individual sites or species of national importance, biodiversity is reasonably high – especially for a suburban area – as shown by the number of species (currently well over 1000) and habitats recorded in the Leicestershire Environmental Records (LERC) and on the Leicestershire County Council-supported NatureSpot community wildlife recording site [<https://www.naturespot.org.uk>]. Glenfield Parish Council contributes towards the cost of maintaining the Glenfield pages. A number of the sites are isolated from other green spaces and such wildlife corridors as remain are essential to prevent local extinctions and new links will be encouraged wherever possible.

Inventory of open spaces in the Plan Area

5.55 All open spaces within or close to the built-up areas with potential for designation as Local Green Space were surveyed during September and October 2020. The work comprised two elements:

- Review of all existing designations and available information, and
- Fieldwork to identify sites and features of natural and historical environment significance in the context of the Plan Area.

5.56 The review compiled information from many sources, including DEFRA, Natural England, Historic England, Leicestershire Historic Environment Records, Leicestershire Environmental

Record Centre records (biodiversity), Environment Agency, British Geological Survey, Old maps (Ordnance Survey, archive), local history and archaeology publications, and local knowledge.

- 5.57 The fieldwork checked and recorded among other things significant species, habitats, landscape characteristics, earthworks and other extant features, access, amenity value and use.
- 5.58 This data, along with all relevant site-specific information from the existing information review, were mapped and tabulated, and each site was scored and evaluated using the seven criteria for Local Green Space selection noted in the National Planning Policy Framework 2019, paragraph 100. The methodology and scoring system used to identify the highest scoring site(s) under relevant criteria and allocate them to policy areas is part of Appendix 4.

Air Quality and Pollution

- 5.59 A main contributor to the pollution in the air locally is the M1 Motorway. Traffic frequently queues as it passes by Glenfield and especially by junction 21 and 21A, the junction of the A46 with the M1. The prevailing winds bring these noxious fumes and particulates into Glenfield giving unacceptably poor air quality. Glenfield is effectively boxed in between the Leicester City, the M1 and the A46 and A50 busy trunk roads.
- 5.60 Blaby DC has placed diffusion tubes around Glenfield to monitor nitrous oxide levels. The Parish Council will press for more monitoring to take place, One at Overdale Avenue has steadily risen from 19 parts in 2015 to 26 in 2018. Another at the corner of the Balk and Station Road also reads 26 as does one at Birch Lane but one down on Kirby Road within the area where heavy vehicles are not permitted reads 30. Of much more concern, one in the centre of Glenfield on Stamford Street has a mean annual count of just under 42. At a local level the Parish Council will encourage the planting of trees to capture some of this particulate matter and will support the endeavours of the Highways Agency in improving traffic flow along the motorway. The layout of Stamford Street however does not provide any possible location for such mitigation, although the Parish Council has planted some evergreen shrubs on the island itself.
- 5.61 Highways England has a published Strategy for the M1 to be upgraded to a smart motorway between Junction 19 and junction 23A including improvements to Junction 21. If and when this happens this should lead to smoother traffic flow which in turn leads to less pollution and less intrusive noise, another form of pollution. The issue of light pollution was considered but discarded as while some residents wanted to have dark skies also thought of benefit to wildlife, many residents also decried what they considered an inadequate regime of street lighting.
- 5.62 There are also discussions about a possible additional motorway junction to the south of that junction which would relieve the pressure on that exit point. An eastern distributor road around Leicester would also reduce traffic levels coming up the motorway, at least in the short term, although this looks an unlikely development.

POLICY ENV 1: AIR QUALITY - Planning decisions should take account of the impact of new development proposals on air quality in the Plan Area. Support will be given to proposals which will result in the improvement of air quality or minimise reliance upon less sustainable forms of transport.

Important Open Spaces

- 5.63 Creation of an environment for residents that provides as much open, green space as possible, with opportunities for outdoor recreation, sports, fresh air, and appreciation of the natural world and historic assets, is a priority for the community represented by Glenfield Parish Council. As far as possible, standards for the provision of such spaces in new development are required, with land acquired by the Council or otherwise secured for the community, and management designed to maintain the functions and benefits of individual open space sites.
- 5.64 The result is that there are (currently) 38 open spaces in Glenfield with the formal or effective status of Open Space, Sport & Recreation site. Their protection, either for their function and amenity, or as coherent green open spaces in particular locations relative to residential areas of the settlement, is provided in this policy at the highest appropriate level available in the planning system.
- 5.65 The policy is in conformity with and supported by NPPF (2021) paragraphs 92(c), 97 and 98, and Blaby District Council Local Plan Delivery DPD (updated and adopted 2019) Policy CS 15. The sites are classified under Blaby DC Open Space typologies (2015), and all those allocated to the natural greenspace typology have demonstrable biodiversity significance and are the primary component of the parish's strategy for biodiversity enhancement. The sites with overlapping designations of green wedge (CS18) or key employment sites (CS6) and for existing development proposals have been excluded from this designation as important open space.

POLICY ENV 2: IMPORTANT OPEN SPACES – The following open spaces in Glenfield (figure 7 and Table 2) are of high value for one or more of sport, recreation, beauty, amenity, tranquillity, and community-led biodiversity enhancement, or as green spaces within or close to residential areas. Development proposals that result in their loss, or have a significant adverse effect on them, will not be supported unless the open space is replaced by equivalent or better provision of its valued features in an equally suitable location, or unless the open space is no longer required by the community.

Figure 7: Important Open Spaces

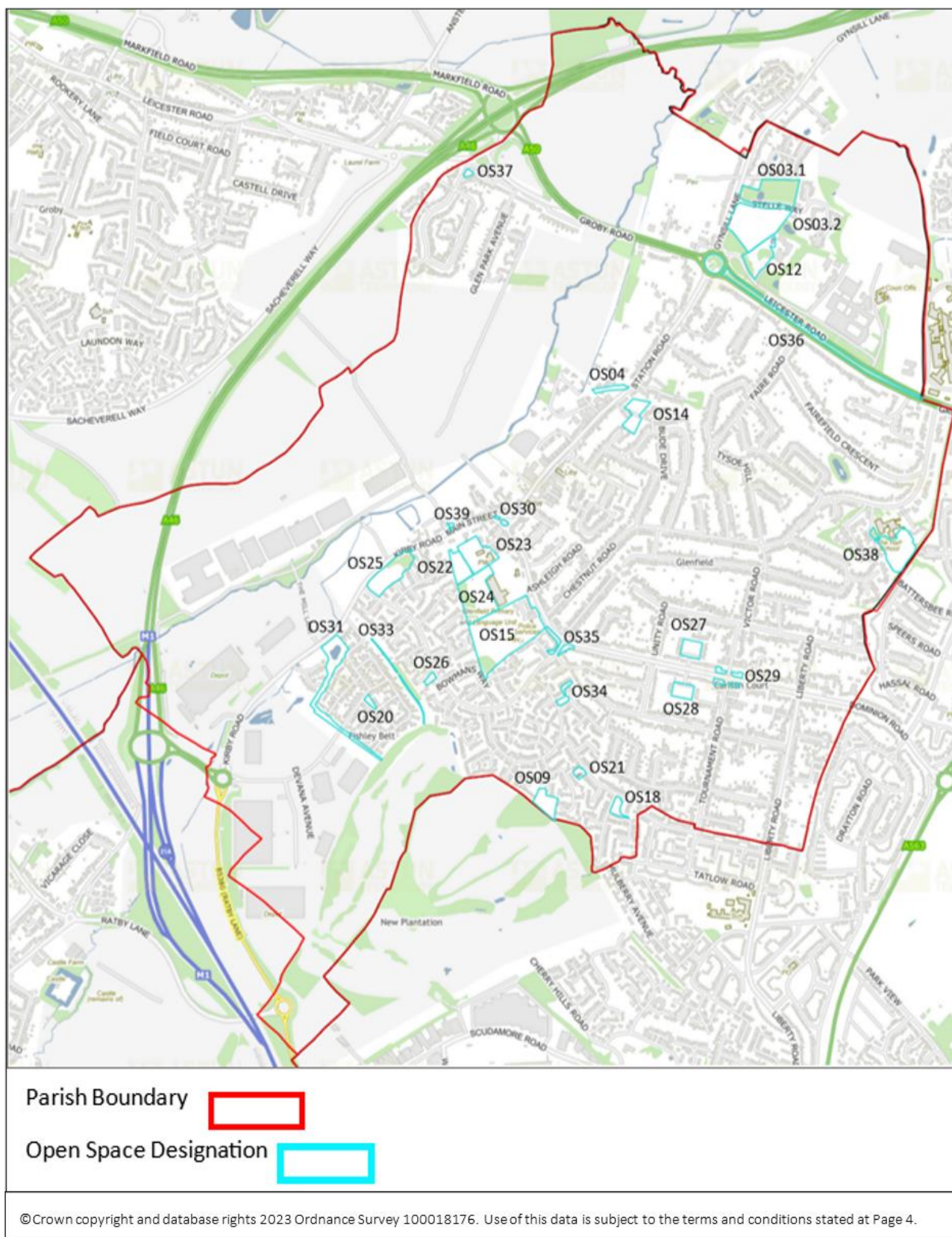


Table 2: Important Open Spaces

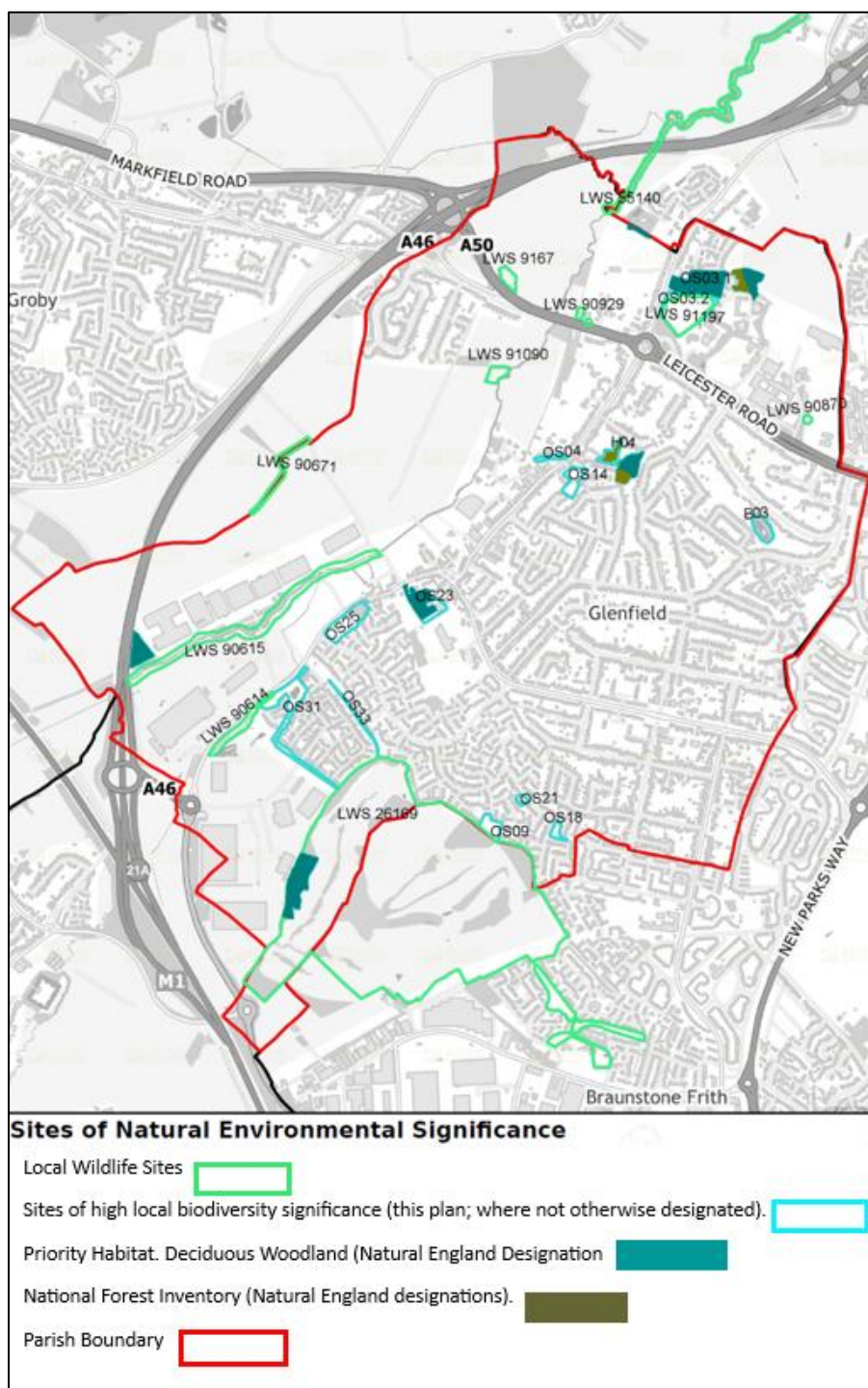
Open Space Name	Inventory Reference	Site Owner Details	Blaby DC Open Space typology
Gynsill Wood	OS 03.1	Glenfield Parish Council	<i>natural greenspace</i>
Gynsill Meadow	OS 03.2	Glenfield Parish Council	<i>natural greenspace</i>
Ivanhoe Trail, Glenfield	OS 04	Leicestershire County Council; includes part of the Leicestershire long distance path and cycleway	<i>accessible open space, natural greenspace</i>
Peartree Green	OS 09	Glenfield Parish Council	<i>accessible open space</i>
Gynsills Parkland	OS 12	private open space with unrestricted access	<i>parks and gardens, children's play area, accessible open space, natural greenspace</i>
Station Park	OS 14	Glenfield Parish Council	<i>accessible open space</i>
Ellis Park	OS 15	Glenfield Parish Council	<i>parks & gardens; outdoor sports; children's play area; accessible open space</i>
Normandy Green	OS 18	Glenfield Parish Council	<i>accessible open space</i>
Stanley Avenue open space	OS 20	Private ownership, managed by Savills (UK) Ltd for Wilson Bowden plc	<i>accessible open space</i>
Wheatfield Close open space and pond	OS 21	Glenfield Parish Council	<i>accessible open space, natural greenspace</i>
St Peter's churchyard;	OS 23	Parochial Church Council	<i>churchyards and burial grounds</i>
Glebe allotments	OS 22	Glenfield Parish Council	<i>allotment gardens</i>
Glenfield Primary School grounds	OS 24	Leicestershire CC / Scholars Academy Trust	<i>playing pitch</i>
Elm Tree Avenue / Kirby Road attenuation basin and open space	OS 25	Private ownerships	<i>accessible open space</i>
Wollaton Green amenity open space	OS 26	Glenfield Parish Council	<i>accessible open space</i>
Frith Close amenity open space	OS 27	Housing Association;	<i>accessible open space</i>
Lane Close amenity open space	OS 28	Housing Association;	<i>accessible open space</i>
Tournament crossroads open space	OS 29	Leicestershire County Council and Everards Brewery	<i>accessible open space</i>
The Square, Glenfield	OS 30	Highways Authority, managed by Glenfield Parish Council	<i>accessible open space</i>
Birch Green	OS 31	Private ownership, managed by Savills (UK) Ltd for Wilson Bowden plc	<i>accessible open space; children's play area; outdoor sports; natural greenspace</i>
The Slatewalk	OS 33	Private ownerships	<i>natural greenspace</i>
Barley Greens	OS 34	Glenfield Parish Council	<i>accessible open space</i>
Park Drive open space	OS 35		<i>accessible open space</i>
Glenfield Turn and A50	OS 36	Leicestershire County Council (Highways);	<i>natural greenspace</i>
Brantings Green	OS 37		<i>accessible open space</i>
The Hall School grounds	OS 38	Leicestershire CC	<i>playing pitch</i>
Barrow Corner open spaces	OS 39	Leicestershire CC and Glenfield Parish Council	<i>accessible open space</i>

Sites of natural environment significance

- 5.66 Although over 60% of Glenfield is built up area and has no sites of national ecological importance, it does have a good proportion of open space with semi-natural habitats that are managed with wildlife in mind. In addition, however, every patch of undeveloped land – particularly suburban gardens but also the surviving areas of farmland and other currently ‘unused’ places – is inhabited by plants and animals with varying levels of national scarcity or vulnerability. English biodiversity overall consists only of the combined, site-by-site biodiversity of such places: loss of any such site inevitably reduces national biodiversity, and conflicts with UK Government strategy (A Green Future: our 25 year Environment Plan, 2018) to protect and enhance it. In the planning system (through the objective of sustainable development), any potential biodiversity loss must be balanced against potential growth and the societal benefit accruing from proposed development.
- 5.67 This policy is therefore about parish-level compliance with the relevant Blaby District Council policies, the Wildlife & Countryside Act 1981 (as amended), the Hedgerows Regulations 1997 (as amended), and the European Habitats and Species Directives [or their post-2021 English equivalents] – and about how Glenfield can contribute to maintaining biodiversity generally by taking it into account, at a neighbourhood plan level of detail, in the Planning system. The policy is also supported by National Planning Policy Framework (2019) paragraphs 170 (a) and (d); 174; 175 (a) on which the policy is based, 175(c); and 177.
- 5.68 As noted elsewhere in this Plan in more detail, Glenfield has a number of open spaces and other sites of recognised natural environment significance. Some have existing designations (Natural England, Leicestershire County Council), some are open spaces where management for biodiversity protection and enhancement is prioritised, and others have been identified during the research for this Plan as being primarily of high local wildlife value; there are overlaps between these categories.
- 5.69 Glenfield’s contribution to local biodiversity protection is already strategic and site-specific and is widely regarded as providing an example of Parish Council best practice in this regards; this policy puts protection of known habitat sites (and as far as possible the species that inhabit them) in the Plan Area into the planning system at the appropriate level to achieve balanced, ecologically sound, sustainable development. The sites with overlapping designations of green wedge (CS18) or key employment sites (CS6) and for existing development proposals have been excluded from this designation as Sites of Natural Environmental Significance.

POLICY ENV 3: SITES OF NATURAL ENVIRONMENT SIGNIFICANCE – The sites mapped (at Figure 8 and Table 3) and listed below, lie beyond the Green Wedge and do not comprise Key Employment Sites but have been identified as being of at least local significance for their natural environment features. Some are ecologically important in their own right and are locally valued. Any development proposals affecting the sites identified should plan for and deliver a biodiversity net gain of 10% (on-site wherever possible) through the mechanisms described in the Environment Act 2021 or relevant updated guidance.

Figure 8: Sites of natural environment significance



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Table 3: Sites of Natural Environmental Significance

Open Space Name	Inventory Reference	Site Owner Details	Blaby DC Open Space typology
Gynsill Wood	OS 03.1	Glenfield Parish Council	<i>natural greenspace</i>
Gynsill Meadow	OS 03.2	Glenfield Parish Council	<i>natural greenspace</i>
Peartree Green	OS 09	Glenfield Parish Council	<i>accessible open space</i>
Ivanhoe Trail, Glenfield	OS 04	Leicestershire County Council; includes part of the Leicestershire long distance path and cycleway	<i>accessible open space, natural greenspace</i>
Gynsills Parkland	OS 12	private open space with unrestricted access	<i>parks and gardens, children's play area, accessible open space, natural greenspace</i>
Station Park	OS 14	Glenfield Parish Council	<i>accessible open space</i>
Normandy Green	OS 18	Glenfield Parish Council	<i>accessible open space</i>
Wheatfield Close open space and pond	OS 21	Glenfield Parish Council	<i>accessible open space, natural greenspace</i>
St Peter's churchyard;	OS 23	Parochial Church Council	<i>churchyards and burial grounds</i>
Elm Tree Avenue / Kirby Road attenuation basin and open space	OS 25	Private ownerships	<i>accessible open space</i>
Birch Green	OS 31	Private ownership, managed by Savills (UK) Ltd for Wilson Bowden plc	<i>accessible open space; children's play area; outdoor sports; natural greenspace</i>
The Slatewalk	OS 33	Private ownerships	<i>natural greenspace</i>

Sites of historic environment significance

5.70 These are sites with extant and visible archaeological or historical features or proven buried archaeology, as recorded in the Historic England and Leicestershire Historic Environment Records (HER) databases. The Leics. HER documents more sites than are shown here, because it includes all archaeological and historical site records, including a number of 'find-spots' and archive-based records that have no known, surviving, on-site features to be protected. Although formally in the planning system, this Neighbourhood Plan highlights the extant sites of historic environment significance to enable the following policy to be applied in Glenfield whenever a proposed development coincides with them.

5.71 Development affecting the non-designated heritage assets identified by policy ENV 8 will be assessed against Local Plan Delivery DPD Development Management Policy DM12.

Figure 9: Sites of historical environment significance



POLICY ENV 4: PROTECTION OF SITES OF LOCAL HISTORIC ENVIRONMENT SIGNIFICANCE – The following sites (and mapped in figure 9) have been identified as being of at least local significance for their historical features. The features are extant and have visible expression or there is proven buried archaeology on the site, and they are locally valued. The significance of the features present should be balanced against the benefit of any development that would affect or damage them.

MLE 117 Roman field system and habitation

MLE 122 (presumed) medieval fishponds

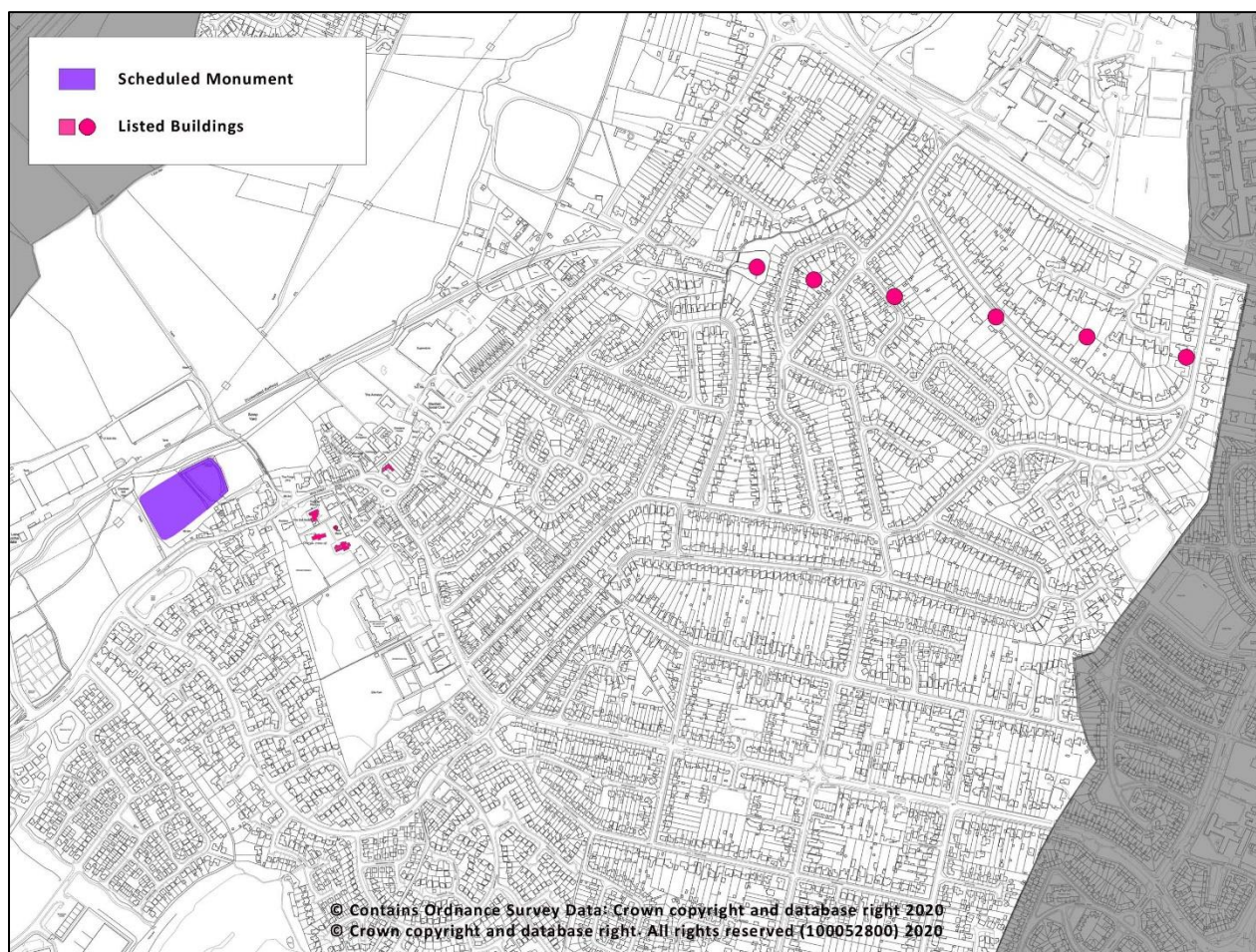
MLE 7701 Roman occupation site

MLE 18026 Leicester to Swannington Railway, West Bridge branch (surviving trackbed and structures).

Statutorily protected heritage assets

5.72 Fourteen buildings and structures in the Plan Area have statutory protection through Listing at Grade II* or II. This Neighbourhood Plan lists them (see figure 10) for reference, and to acknowledge that development proposals will be required to take their settings (as defined by Historic England) into account.

Figure 10: Scheduled Monument and Listed Buildings



Local heritage assets

5.73 Leicestershire County Council recognises 19 buildings (or building groups) of local historic significance in the Historic Environment Record (HER); all but one fall within the Glenfield Conservation Area (designated 2014) and were identified by Blaby District Council as part of the designation process. In addition, the Neighbourhood Plan identifies five other buildings in the built environment of Glenfield that are considered to be of local significance for architectural, historical or social reasons.

5.74 The evidence for their inclusion (details in Appendix 5) has been based on Historic England

Advice Note 7, 2016. The inclusion of both sets in the Neighbourhood Plan records them in the planning system as non-designated heritage assets in order that they can be afforded protection at the appropriate level, as described in footnote (63) to NPPF 2021 paragraph 200.

POLICY ENV 5: LOCAL HERITAGE ASSETS – The buildings listed here (locations, Figures 11.1 and 11.2) are non-designated local heritage assets. They are important for their contribution to the layout and characteristic mix of architectural styles in the village, and their features and settings will be protected wherever possible. The local benefits of a development proposal, or of a change of land use requiring planning approval, will need to be judged against their significance as heritage assets.

Leicestershire Historic Environment Records.

MLE126 Glenfield Mill

MLE18022 County Hall, Leicester Road

MLE19925 Railway bridge, rear of Superstore

MLE9281 and **MLE22004** Old Glebe Farmhouse and farm, Kirby Road

MLE22005 The White House, 1, Kirby Road

MLE22006 No. 33, Main Street

MLE22007 The Forge Inn, Main Street

MLE22012 No. 19, Main Street

MLE22014 Nos. 2-8, Church Road

MLE22015 Nos. 11-15, Church Street

MLE22016 No. 17, Church Road

MLE22029 and **MLE22030** Previous Glenfield Co-operative Society shop, Nos. 13-15, Stamford Street. NB these two Leics. HER records refer to one purpose-built shop and bakery of 1905

MLE22031 Glenville House, Stamford Street

MLE22032 Methodist Church, Station Road

MLE22033 Nos. 1-2, The Balk

MLE23889 Cruck house, No. 11, Kirby Road, Glenfield

This Plan (See Appendix 5)

LL 01 Nag's Head Public House, Station Road

LL 02 Nos. 3-15 Main Street (includes Leics. HER records MLE22009-10-11): entire terrace

LL 03 Progress Works, Station Road

LL 04 Railway Hotel, Station Road

LL 05 Gynsills Farmhouse Public House

Figure 11.1: Local Heritage Assets, northern area For key see figure 11.2

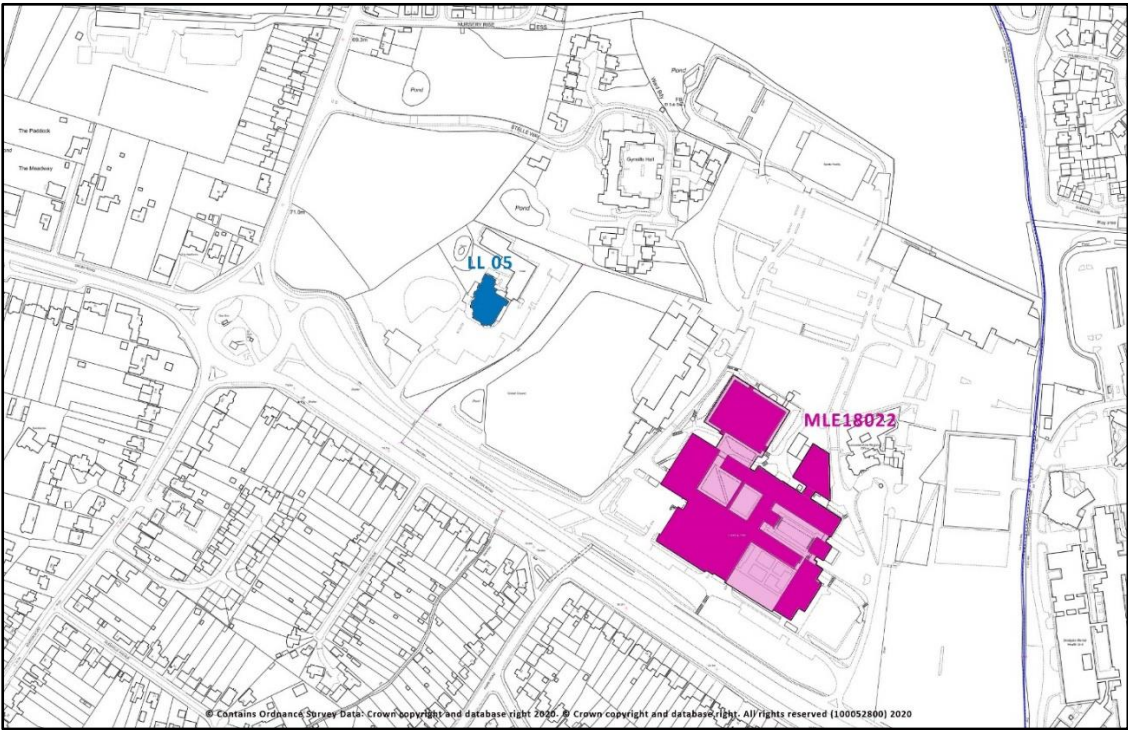
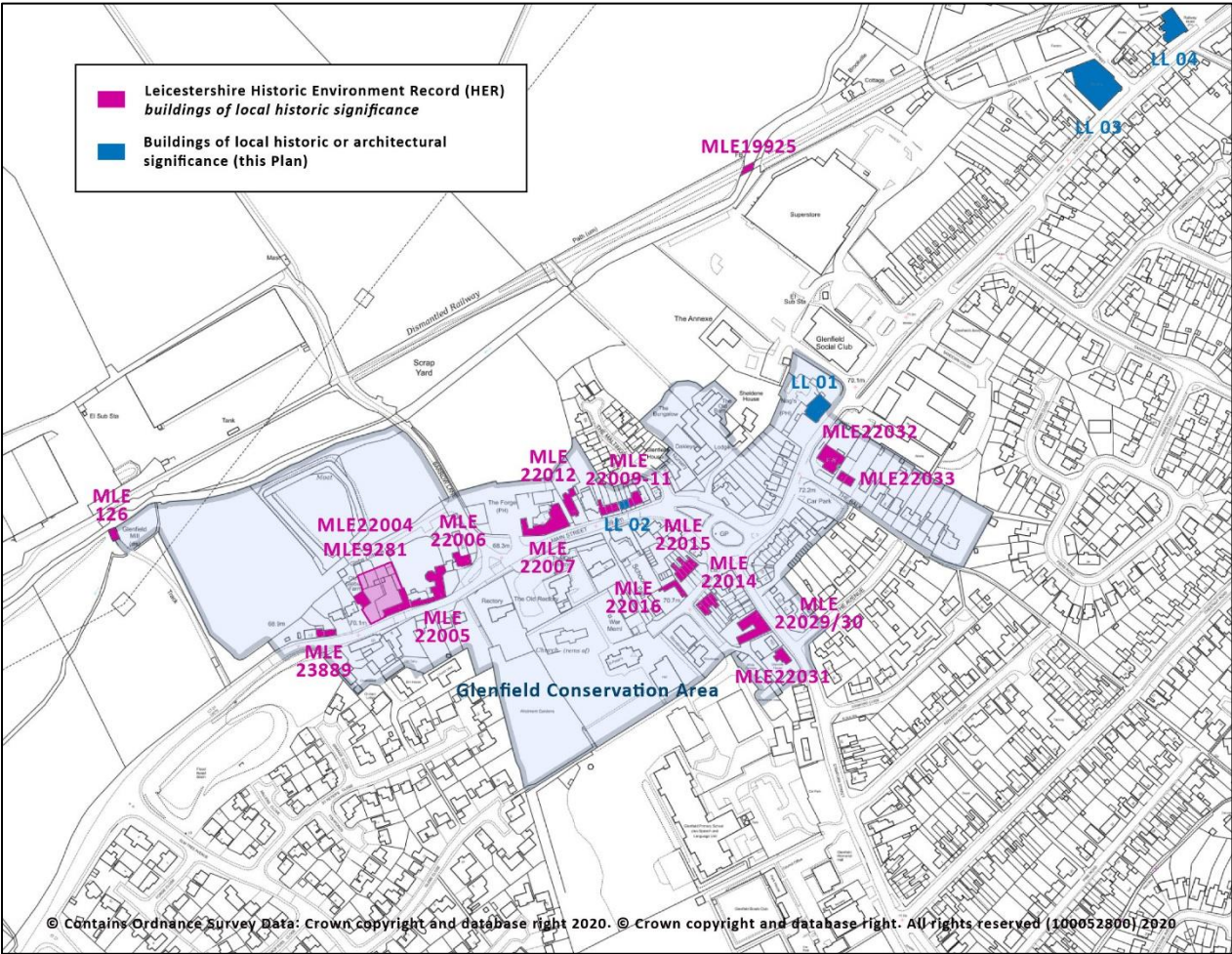


Figure 11.2 Local Heritage assets, central area



Ridge and furrow

- 5.75 As mentioned in ‘historic environment’, Glenfield’s medieval economy was based on farming. The village’s fields were mainly to its west, and for some 1000 years they were worked using a rotation system of arable crops, livestock and fallow in three large open fields. Cultivation was by simple (non-reversible) plough drawn by oxen, which, through centuries of regular ploughing of the same furlongs, produced strips of parallel ridges and troughs with a height difference of up to 1.5 metres. When this traditional way of farming was eventually ended, culminating in the enclosures of the 18th century, the plough strips were preserved under the new pastoral landscape of permanent grass fields, to become the earthworks feature now known as ridge and furrow.
- 5.76 This was the situation until after the end of the second World war (figure 12), at which time – as well as the start of the main expansion of Glenfield – the UK and later European governments encouraged a switch back to arable farming. Modern ploughs have since obliterated some 90% of ridge and furrow across England, along with the permanent pasture under which it was protected. By 1999, when Historic England (then English Heritage) commissioned a countrywide survey, the original (estimated) 120 hectares in Glenfield had been reduced to c.28 ha (figure 13).
- 5.77 In 2020, when re-surveyed for this Neighbourhood Plan only one area survived since the 1999 Survey (Figure 17). The survey also noted some on the ground evidence of areas, to the west of County Hall and north of the land identified in Figure 17, that were not recorded in the 1999 Survey. This represents a 98% loss by area since 1947 in the Plan Area. Any further avoidable loss of ridge and furrow as shown in Figure 17, or evident on the ground, will now be irreversibly detrimental in the context of Glenfield’s heritage. In conformity with paragraph 194 of the National Planning Policy Framework (including footnote 63) and following the recommendation of Historic England, the surviving ridge and furrow in the Plan area should now be regarded as non-designated heritage assets and taken into account as a valid part of sustainable development in the planning system; these fields are the visible evidence of an element of national heritage arguably comparable in significance to that of our medieval parish churches.

POLICY ENV 6: RIDGE AND FURROW – The areas of ridge and furrow earthworks mapped in Figure 14 are non-designated local heritage assets.

Development proposals that would be detrimentally affect or destroy the areas of ridge and furrow earthworks shown in Figure 14 will be assessed using a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.

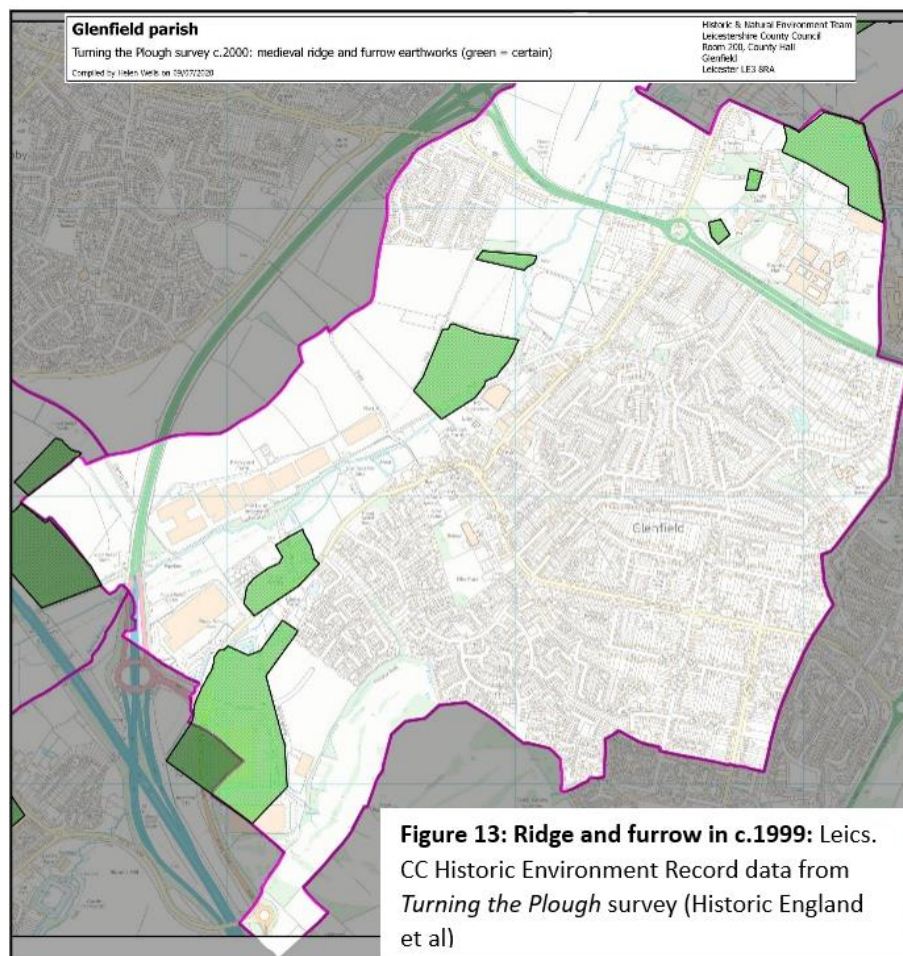
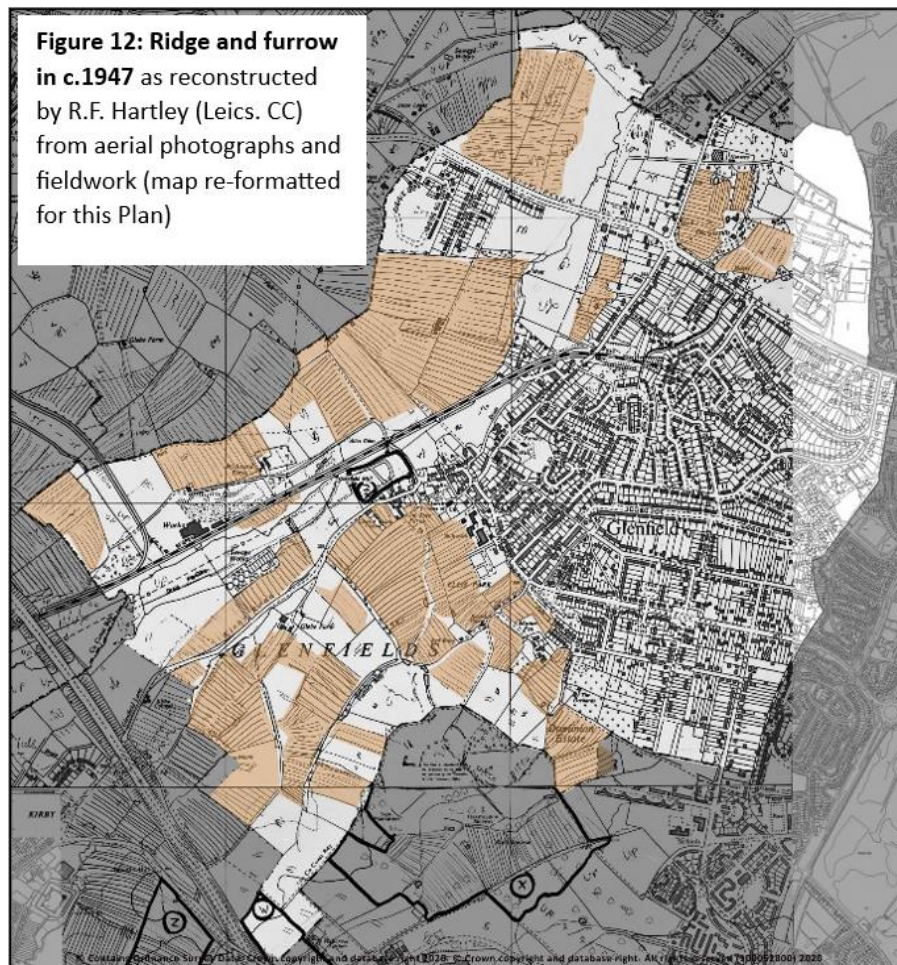
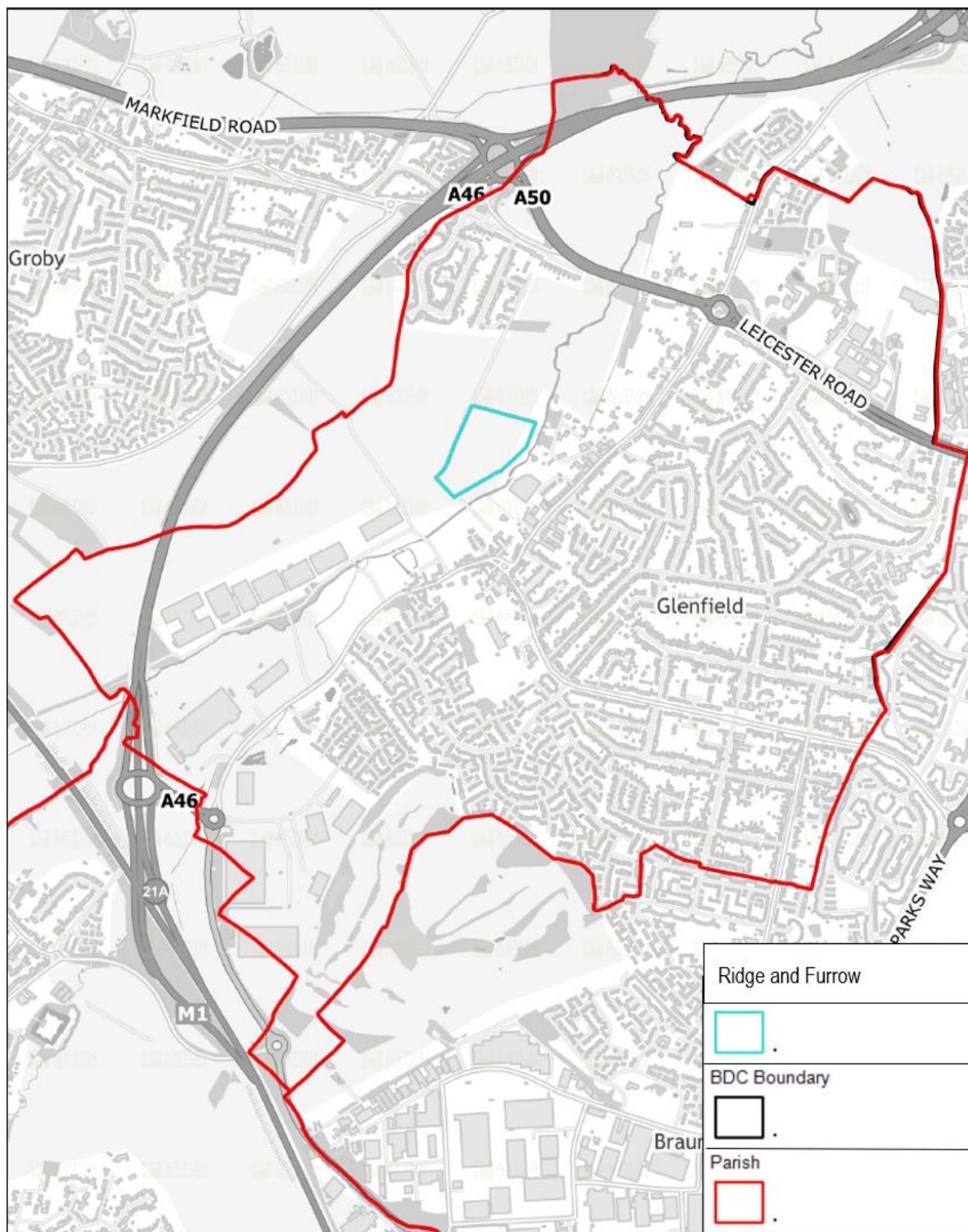


Figure 14: Surviving ridge and furrow in 2020 (this Plan)



C. Climate Change

Introduction

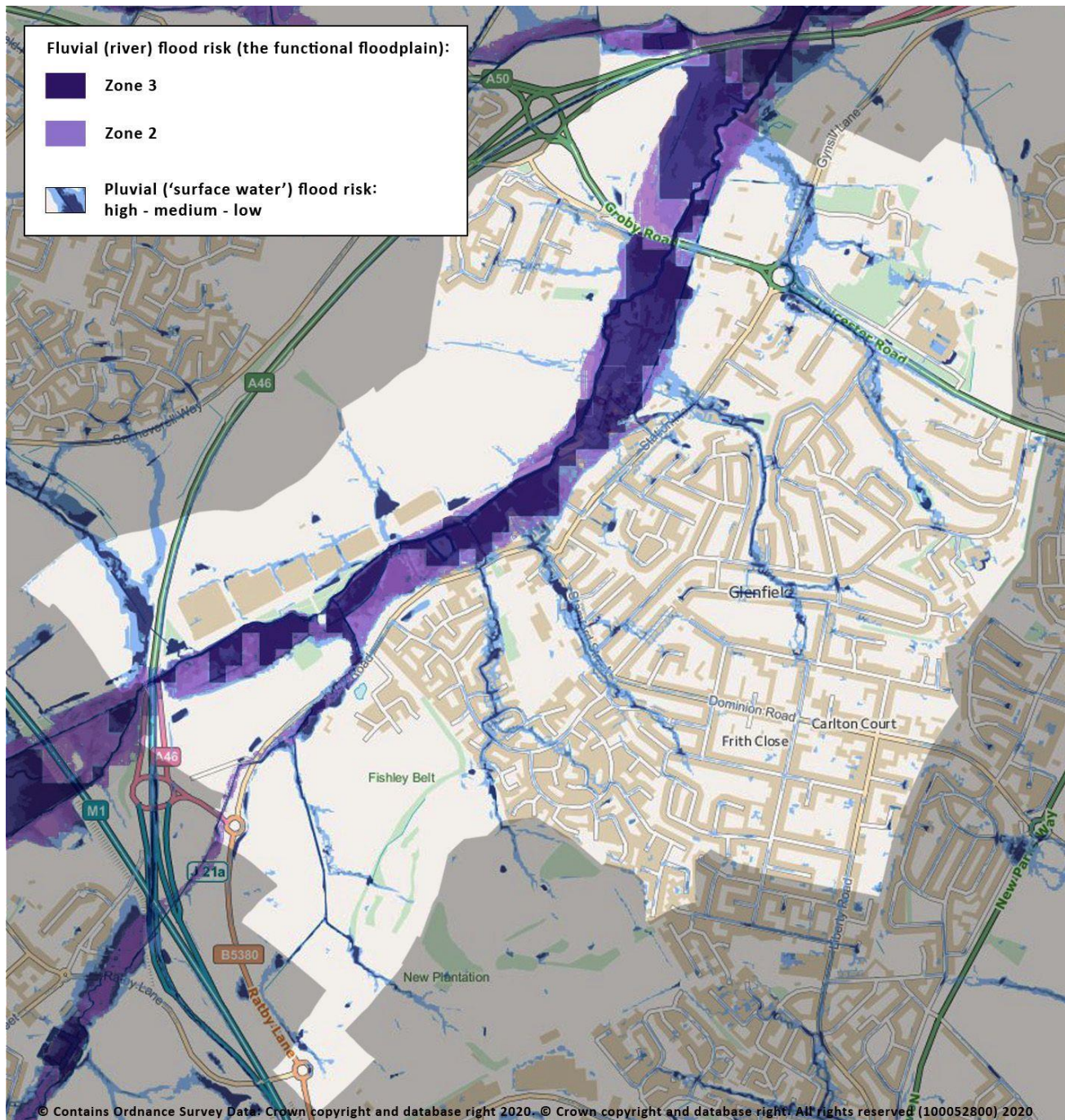
- 5.78 The world is facing a great challenge in tackling climate change.
- 5.79 The Climate Change Act 2008 commits the UK to an 80% reduction in CO2 emissions by 2050. This is a challenging target, made even more urgent by the latest evidence and climate forecasts. There is now a global commitment to tackle climate change: the Paris Climate Change Agreement (December 2018), with 196 signatory countries around the world, should commit all levels of the English planning system hierarchy (including Neighbourhoods) to take action on climate change. This was reinforced by the Glasgow Climate Change Conference in October-November 2021 at which Nations took a range of decisions in the collective effort to limit global temperature rise to 1.5 degrees.
- 5.80 The NPPF, particularly sections 9 and 14 and the Blaby Core Strategy (especially Policy CS21) deals with measures for reducing global temperature rise and mitigating the forecasted effects of climate change. All of these documents give more weight to meeting the challenge of climate change than previous equivalents. They do this by requiring development plan documents to include policies which deliver a contribution to climate change mitigation and adaptation, both immediately and by taking account of the effects (on infrastructure and flood risk, particularly) of unavoidable environmental changes that are widely predicted to occur within the next few decades.
- 5.81 In this context, at the most devolved level in English planning policymaking, neighbourhood plans provide an opportunity for communities to highlight the issue and to contribute towards meeting global targets. This Plan adds local detail to these global aspirations, but particularly to the national and local planning documents by including policies to deliver incremental mitigating action against the climate change challenge at a level at which the community of Glenfield can make meaningful contributions.
- 5.82 This chapter brings together a set of policies which, robustly implemented, will provide a local and effective response to the climate change challenge. There are policies elsewhere within this Plan that contribute towards this ambition but bringing specific policies together in this chapter helps to focus attention on the issue and to highlight the measures taken as a whole. The chapter aims to be proactive and site-specific in policy areas of relevance to climate change.

Flood risk resilience

- 5.83 Even if international cooperation and national strategies and policies eventually succeed in halting the human and industrial contributions towards climate change, the effects of recent

and current warming on weather events will be likely to persist for decades. It is therefore desirable to plan for a medium-term future, in which weather events will continue to become more extreme, by putting in place measures that mitigate the challenge of climate change for the lifetime of this Plan and beyond. This objective is explicitly supported by the Environment Agency (EA) draft National Flood and Coastal Erosion Risk Management Strategy for England (2019), in which the strategic emphasis for the EA shifts from mitigation to resilience; in other words, shifting from the requirement for new development to reduce its adverse effects on flood risk to avoidance of creating or exacerbating flood risk at all.

Figure 15: Flood risk from rivers and surface water. Mapping combined from Environment Agency sources



- 5.84 The main residential areas of the Neighbourhood Plan Area are located on high ground with a clay subsoil. Rainwater run-off is naturally relatively fast. Small tributary watercourses flow across these areas into Rothley Brook; they are generally ditched or culverted, but (as shown in figure 15), high rainfall events demonstrably overwhelm this infrastructure to cause localised surface water flooding of high and medium frequency and depth. This is largely the result of rapid run-off from impermeable infrastructure (buildings, paved gardens, commercial sites, roads, etc.) in previous approved developments.
- 5.85 The remaining section of the Plan Area is in the topographic floodplain of Rothley Brook. This is notably broad and flat-bottomed (the result of peri- and post-glacial fluvial erosion and deposition); although the functional modern floodplain occupies only part of this, its boundaries are topographically indistinct – future climate-change related fluvial flood levels are likely, within decades, to exceed the presently-defined Flood Zones 3b, 3a and possibly 2. Large-scale commercial development, with extensive impermeable surfaces (roofs, paved logistics distribution yards, etc.), has been allowed in recent decades, and it should be recognised that flood risk resilience has thereby already been compromised.
- 5.86 In light of this local fluvial and pluvial flood risk susceptibility, it is particularly important that the locations and technical standards of all new development proposals in the Plan Area should in future be judged on their likely contribution to flooding in a climate change world. In parallel, the community will support proposals to improve the infrastructure within the built-up areas for managing flash-flooding and surface water run-off events, providing this is not unnecessarily detrimental to the historic built environment, biodiversity sites, or open and green spaces.
- 5.87 This policy supports and is in conformity with NPPF paragraphs 159, 160 and 161, especially (b), and is strongly supported by the 2019 draft National Flood and Coastal Erosion Risk Management Strategy for England, particularly the strategy's recognition of the need to build flood resilience into future strategic development planning. It is also in general conformity with Blaby District Council Local Plan policies CS 21 and CS 22 and Blaby DC Delivery DPD Site Allocation Policy SA3 (k).

POLICY CC1: FLOOD RISK RESILIENCE – Development proposals in flood risk zones 2 and 3 and within the areas of surface water flood risk will be required, where appropriate, to demonstrate that the benefit of development outweighs the harm in relation to its adverse impact on national flood resilience strategies or on national and Blaby District Council climate change targets, and that it will not conflict with locally applicable flood resilience strategies and mitigation infrastructure.

Proposals to construct new (or modify existing) floodwater management infrastructure (ditches, roadside gullies, retention pools, etc.), including within the built-up areas, will be supported.

Development proposals for one or more new dwellings and/or for employment development should demonstrate that:

- a. if in a location susceptible to flooding from rivers (Zones 3 and 2) or surface water, an alternative site to meet the local residential development need is not available
- b. Proposals are accompanied by a Strategic Flood Risk Assessment and that a suitable drainage scheme can be implemented that will prevent additional flooding.
- c. its design includes, as appropriate, sustainable drainage systems (SuDS) with ongoing maintenance provision, other surface water management measures and permeable surfaces
- d. it does not increase the risk of flooding to third parties
- e. proposed SuDS infrastructure includes, where practicable, habitat creation comprising e.g. landscaping, access and egress for aquatic and terrestrial animals, and native species planting

Energy efficiency of new buildings

- 5.88 The energy efficiency standards for new housing and existing buildings are set out in Approved Document Part L of the Building Regulations, which have become increasingly stringent since 2002.
- 5.89 In 2015 the Government streamlined the requirements set by different councils in respect of housing development and cancelled the Code for Sustainable Homes assessment regime, so that developments just need to comply with the Building Regulations, meaning that neighbourhood plans could not require more stringent standards in respect of the energy efficiency of new housing than are required to meet such Regulations. The Parish Council aspire to requiring a limit of 110 litres per day
- 5.90 The intention previously was that the Building Regulations would be modified so as to require all new dwellings to be carbon neutral. However, the Government subsequently announced that it did not intend to proceed with the zero carbon homes scheme.
- 5.91 It is still possible, however, to include supportive statements in neighbourhood plans in relation to the energy efficiency of new developments.

5.92 Energy efficient design should be incorporated into proposals to prevent unnecessary heating and cooling. The ambition should be a net zero carbon footprint for habitations and construction costs with the following features supported:

- Light external finishes on properties and reflective roofs or green roofs to play a part in keeping temperatures down in a warming climate. Vegetation to provide valuable shade and cooling effects for individual homes;
- Siting and orientation to optimise passive solar gain;
- The use of high quality, thermally efficient building materials;
- Installation of energy efficient measures such as loft and wall insulation and double glazing;
- Non Residential development to meet the Buildings Research Establishment BREEAM building standard 'Very Good' or equivalent standard, unless it can be demonstrated that this is not viable;
- The incorporation of on-site energy generation from renewable sources such as solar panels or heat pumps where appropriate; and
- The retrofit of heritage properties / assets is supported to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics. Alterations to existing buildings should be designed with energy reduction in
- reducing water consumption until a target of 110 litres per day is achieved, and increasing water reclamation.

POLICY CC2: ENERGY EFFICIENT BUILDINGS - The design and standard of any new development should aim to meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions. This includes, where practical and subject to viability:

- a) siting and orientation to optimise passive solar gain;
- b) the use of high quality, thermally efficient building materials;
- c) installation of energy efficiency measures such as loft and wall insulation and double glazing;
- d) reducing water consumption and increasing water reclamation;
- e) non-residential developments should aim to meet the Buildings Research Establishment BREEAM building standard 'excellent';
- f) the retrofit of heritage properties/assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics and development is done with engagement and permissions of relevant organisations; and
- g) alterations to existing buildings must, where appropriate, be designed with energy reduction in mind and comply with sustainable design and construction standards.

Electric Vehicles

- 5.93 The UK government has recently announced its intention to ban sales of new petrol and diesel cars from 2030 to combat rising levels of air pollution (in particular NOx) and address climate change concerns. The implication is that the number of 'pure' electric vehicles (EVs) on the road (i.e. not hybrid) will increase rapidly.
- 5.94 This issue is already influencing planning and building regulations; in London for example any new development that includes more than 5 parking spaces must include electric charging points in greater than 5% of these. It would seem wise to include a similar requirement for new developments even in locations such as Glenfield if communities are not to be left behind. Similarly, commercial rapid charging facilities are growing across the country (making use of 3-phase supply not possible at the domestic level and reducing the 7kW re-charge time by a factor of 3).
- 5.95 These could be utilised in Glenfield by installation in a permanent parking area as described above, providing recharge possibility for residents with no off-road parking, and allowing opportunity for fast re-charge for all residents.

POLICY CC3: ELECTRIC VEHICLES - New residential development (1 dwelling plus) should provide an electric vehicle charging point or provide the cabling that facilitates the future installation of such, having regard to the most recently published Building Regulations.

The provision of communal vehicular charging points within the Parish will be supported where there is universal access and their presence does not impact negatively on existing available parking in the Parish.

Homeworking

- 5.96 The reduction of CO2 omissions to net zero by 2050 is now enshrined in law, so it is important to consider new employment opportunities in the right location for the residents of Glenfield in order to help reduce vehicle usage and carbon footprint. The last census of 2011 identified 691 residents out of 9,643 as self-employed and 221 working mainly from home. 3,370 regularly drove to work and back making a total of 6,740 vehicle journeys. Supporting a healthy and diverse local economy is an important theme of the Neighbourhood Plan.
- 5.97 Increased opportunities for home working offer opportunities for businesses to grow and flourish. This trend benefits the overall sustainability and diversity of the Parish.

POLICY CC4: HOMEWORKING – Proposals requiring planning permission for the use of part of a dwelling for office and/or light industrial uses, and for small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:

- a) Such development will not result in unacceptable traffic movements and that appropriate parking provision is made;
- b) No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, light pollution, vibration, emissions, privacy, disturbance and overbearing effect, hours of working, or other nuisance associated with the work activity;
- c) Any extension or free standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.

D. Community facilities, health and well-being, transport and employment

Community Facilities, health and well-being

5.98 The Localism Act 2011 defines an “Asset of Community Value” as “a building or other land (whose) main use has recently been or is presently used to further the social well-being or social interests of the local community and could do so in the future”. Facilities of special importance to the well-being of the Parish and to which local people have a strong affinity and wish to protect are described in the following section.

Existing Community Facilities

5.99 Glenfield has a wide range of community facilities in addition to the Parish rooms; the Memorial Hall, Scouts Hut, Library, four pubs, two churches and the Church Centre, with its meeting rooms and a large hall with kitchen.

5.100 The Parish Council has rooms available to hire at Park House (a board room and two halls with full facilities including kitchens) The Annexe (two large rooms with full facilities including kitchens) The Grounds Facilities Building (two meeting rooms one provided to the police as a part time police station) and The Pavilion at the sports ground which again includes a large hall with kitchen facilities. They also provide, at the Annexe, a standalone Food Hub building where donated food can be collected and from which volunteers distribute food aid.

5.101 The importance of the existing facilities and amenities were highlighted in the consultation events that have taken place across the Parish through the preparation of this Neighbourhood Plan. Both the NPPF and the Blaby Local Plan indicate that valued community facilities should be retained. Policy CF1 explains how the Plan will contribute towards the objective of maintaining the existing level and range of facilities. It applies to the facilities detailed in this section of the Plan to reflect their importance to the well-being of the community.

POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES - The following are identified as an existing community facility (see Fig 16):

Glenfield Parish Council Rooms (including Park House), Stamford St, Glenfield, Leicester LE3 8DL (Map Ref: RCF11)

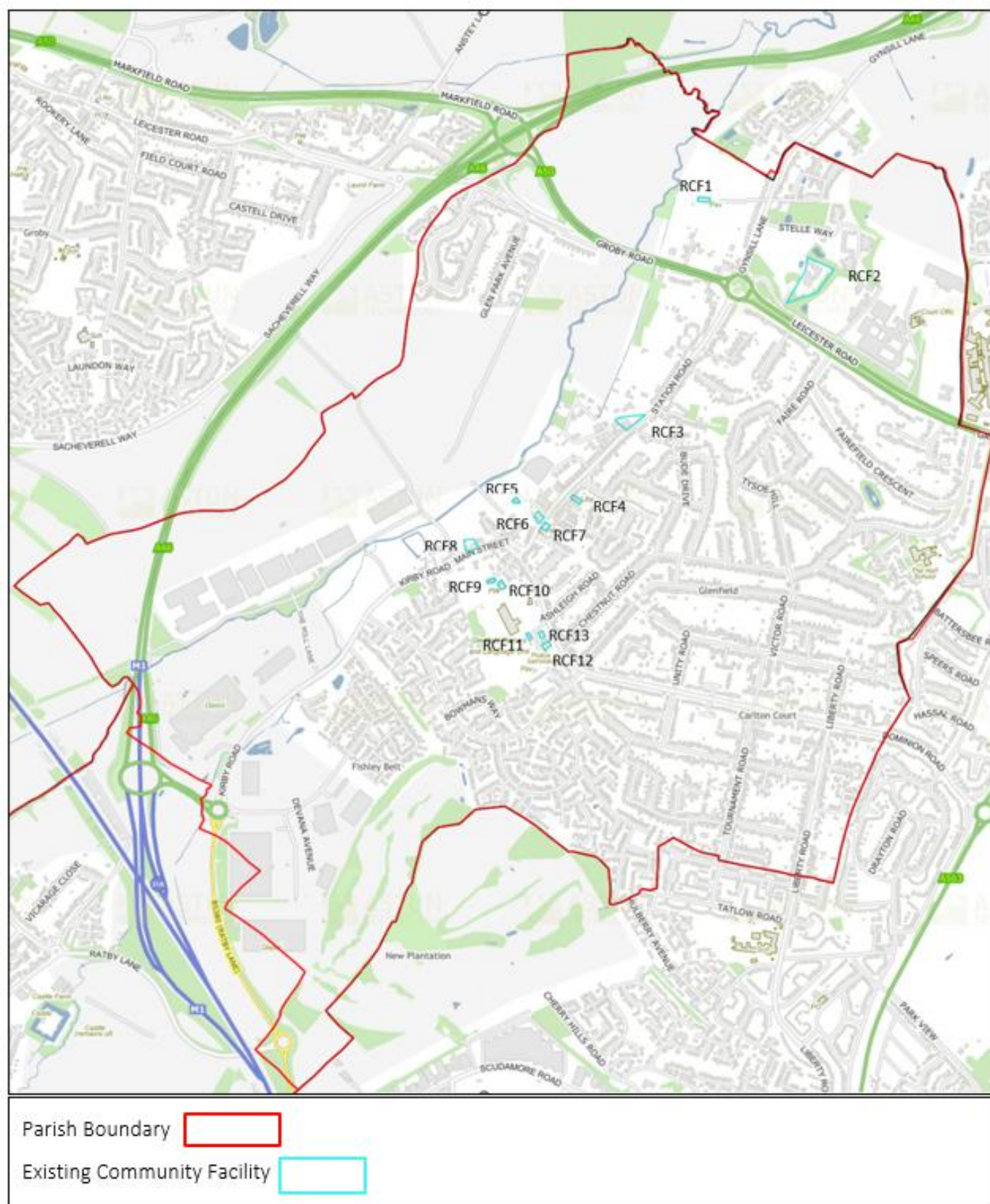
- The Sports Pavilion, Gynsill Lane, Glenfield , Leicester , LE7 7AG (RCF1)
- The Annexe, Station Road, Glenfield, Leicester LE3 8BQ (RCF5)
- Glenfield Memorial Hall, 35 Stamford St, Glenfield, Leicester LE3 8DL (RCF13)
- 42nd Glenfield Scouts Scout's Hut, Stamford St, Glenfield, Leicester LE3 8DL (RCF12)
- Glenfield Methodist Church, Station Road Glenfield, Leicestershire, LE3 8BT (RCF7)
- St Peter's Church, Church Rd, Glenfield, Leicester LE3 8DP (RCF9)
- St Peter's Church Centre, Church Rd, Glenfield, Leicester LE3 8DP (RCF10)
- Glenfield Library, Sandown Court, Glenfield, Leicester LE3 8BT (RCF4)
- The Forge Inn, Main St, Glenfield, Leicester LE3 8DG, (RCF8)
- The Nag's Head, Glenfield, 18 Station Rd, Glenfield, Leicester LE3 8BQ, (RCF6)
- The Railway Inn, Glenfield, 152 Station Rd, Glenfield, Leicester LE3 8BR, (RCF2)
- Gynsills Farm- Dining and Carvery Leicester Rd, Glenfield, Leicester LE3 8HB (RCF2)

a) Development leading to the loss of an existing community facility will not be supported unless it can be demonstrated that the following apply:

b) There is no longer any need or demand for the existing community facility;
the existing community facility is no longer economically viable as evidenced through the submission of an independent viability assessment; or

c) the proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish which complies with the other general policies of the Neighbourhood Plan.

Figure 16: Policy CF1: Map of Existing Community Facilities



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New or Improved Community Facilities

5.102 Consultation confirmed the importance of enhancing the range of community facilities and amenities in the Parish. Residents recognise their value as a focus for community life and interaction; they are also important for the good health and the long-term sustainability of the community. In particular there is a need to maintain and if possible, expand existing sports facilities, provide additional community meeting spaces and increase facilities for teenagers.

5.103 Community consultation has highlighted a broad consensus that the type and capacity of community facilities and services should evolve in an appropriate manner to serve population growth and changing demographics resulting from new housing development.

5.104 Improving the village's present facilities is supported.

POLICY CF2: NEW OR IMPROVED COMMUNITY FACILITIES - Proposals that provide new community facilities (such as a new village hall, burial grounds, allotments, footpaths and cycleways, medical facility or shop) or improve the quality and range of existing community facilities, will be supported provided that the development:

a) Meets the design criteria stated in Policy H6;

b) Will not result in unacceptable traffic movements that generate increased levels of noise, fumes, smell or other harmful disturbance to residential properties including the need for additional parking which cannot be catered for within the curtilage of the property;

c) Will not generate a need for parking that cannot be adequately catered for.

d) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle; and

e) Takes into full account the needs of disabled people.

Schools

5.105 There are two primary schools within Glenfield, County Primary School and Hall School.

Despite the recent increase in population, it is felt that the spaces available are sufficient through the Plan period as both currently take in pupils from outside the District.

5.106 Residents have raised concerns for many years that there is no secondary school in Glenfield.

The children of the village continue their education at a number of different locations all several miles from the village. This is difficult logistically for the parents particularly when their offspring may not even be going to the same school. It is also socially divisive for the children who frequently get separated from school friends and as they make new friends they are often from different communities. At the last census there were over 900 children in the village between 10 and 17 and with the population growth this figure probably now tops 1000. As such the case for a secondary school is well made but a location for one is very difficult to

see.

POLICY CF3: SCHOOLS - Proposals for the expansion of the existing primary schools in the village will be supported where necessary where it can be demonstrated that:

- a) The expansion would not exacerbate existing access related or traffic circulation problems, unless suitable mitigation measures are brought forward as part of the proposal;
- b) There is no significant loss of outdoor recreation space at the school; and
- c) The development would not result in a significant loss of amenity to local residents or other adjacent users and is in character, scale and form to the current building.

The development of a secondary school in the Parish will be supported where:

- i. it would be safely accessible by pedestrians and cyclists and is well related to bus routes;
- ii. it has appropriate vehicular access and does not adversely impact upon traffic circulation; and
- iii. it would not result in a significant loss of open space and amenity to local residents or other adjacent uses.

Medical facilities

- 5.107 Glenfield benefits from a dentist and three pharmacies across the Parish. There are two opticians and two doctors surgeries attending to the needs of the village. Oakmeadow Surgery actually straddles the southern border of Glenfield and is partly in the City, providing services to both communities.
- 5.108 The principal practice of the village is on Station Road and is a multi-doctor practice with other medical specialists available as well. Funds have been made available out of the new developments in the village to allow this practice to expand into the building next door and the general consensus seems to be that the situation is improving although parking is an issue.
- 5.109 Further facilities are provided at Glenfield General Hospital which despite its name is actually just over the border in the City. Leicester City currently has two further general hospitals including A & E facilities at the Royal Infirmary but both are very busy and difficult to access. The General Hospital is being progressively closed and will become a local 'cottage' hospital with the majority of the site being developed for housing. Glenfield Hospital is being expanded to take most of the wards from there as it is run down. There is a very good walk-in centre for minor injuries etc in Loughborough and another at Enderby open short hours.
- 5.110 As the Parish expands and the predicted increased life expectancy of the patient population will also impact on future healthcare provision. Pressure will increase on these facilities and it is important that the services expand, or relocate, appropriately to continue to serve the community.

POLICY CF4: MEDICAL FACILITIES - The expansion of GP premises or proposals for alternative premises that increase the accessibility of health care for residents living in the Plan area will be supported providing that the development:

- a) will not result in unacceptable traffic movements, noise, fumes, smell or other disturbance to residential properties;
- b) will provide appropriate parking provision for visitors and essential medical personnel, in accordance with currently adopted standards.

Shops

5.111 The retention of historic/traditional shop fronts is particularly important. Alongside high-quality contemporary design, they make an important contribution to the architectural and historic interest of the retail area.

5.112 Concern has been expressed that the visual appearance of some shops in Glenfield has declined, resulting in a less attractive street scene and diminishing the impact of the traditional buildings within it. Well-designed shopfronts and frontages to buildings make an important contribution to the character of Glenfield as well as to individual buildings across it. The retention of historic shopfronts is particularly important. Alongside high-quality contemporary design, they make an important contribution to the special architectural and historic interest of the retail area.

5.113 The shopping provision in Glenfield is located in a number of different places largely comprising small neighbourhood centres. One major outlet is the Morrisons Supermarket off Station Road, including a shoe repair franchise. Glenfield has a Post Office on Dominion Road but unfortunately with limited parking.

5.114 At the south end of Station Road there is a public house, a private hire firm, a petrol station, an Indian restaurant, a dentist, a charity shop, a hairdresser, a design/print business, a travel agency and a chemist. There is also the access to the Morrisons supermarket which also operates a café and hosts a shoe repair and key cutting bar. It adjoins a building formerly a Club and Snooker Hall, now acquired by Morrisons, future usage unknown.

5.115 Further down the road there is a small industrial estate behind a gymnasium and other retail outlets. There is a hairdresser, a television shop, a vaping manufacturer/retailer, and a kitchen supplier and fitter, and further down a doctors surgery with an attached chemist.

5.116 Dominion Road/Tournament Road crossroads is a busy shopping area with parking. There is a chemist, optician, and four food take-away outlets. There is also a funeral parlour, a Thai therapy parlour and a tattoo parlour. Tesco now provide a convenience store/small supermarket in what was once a public house.

5.117 Overall in Glenfield there are nine establishments selling food to eat on the premises and

including these there are seventeen takeaway outlets.

5.118 A better range of outlets would be preferable, and it is not considered helpful to increase the volume of food outlets further.

5.119 The village has a number of small blocks of shops but no major shopping area. This is convenient for local people and seems largely popular but there is an element of disturbance in primarily residential areas and the nature of the outlets and their opening times needs to be managed to minimise the impact on residential amenity.

SHOPPING AREAS

Background from Parish Online

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Figure 17. 1 Underwood Court Shops

Figure 17.2 – Faire Road Shops

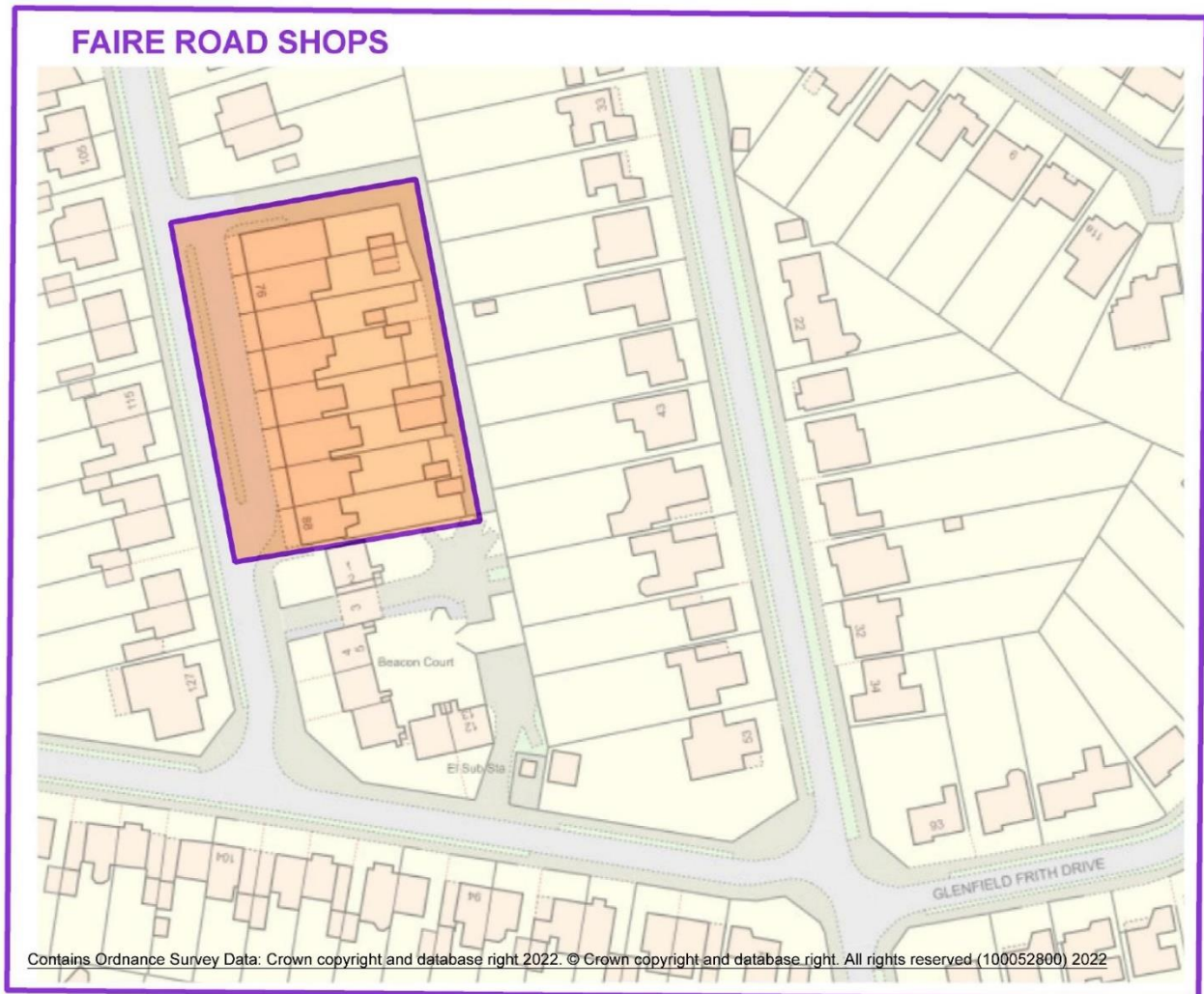


Figure 17.3 - Shops off the Square



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Figure 17.4 – Station Road Shops



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Figure 17.5 – Tournament Crossroads Shops

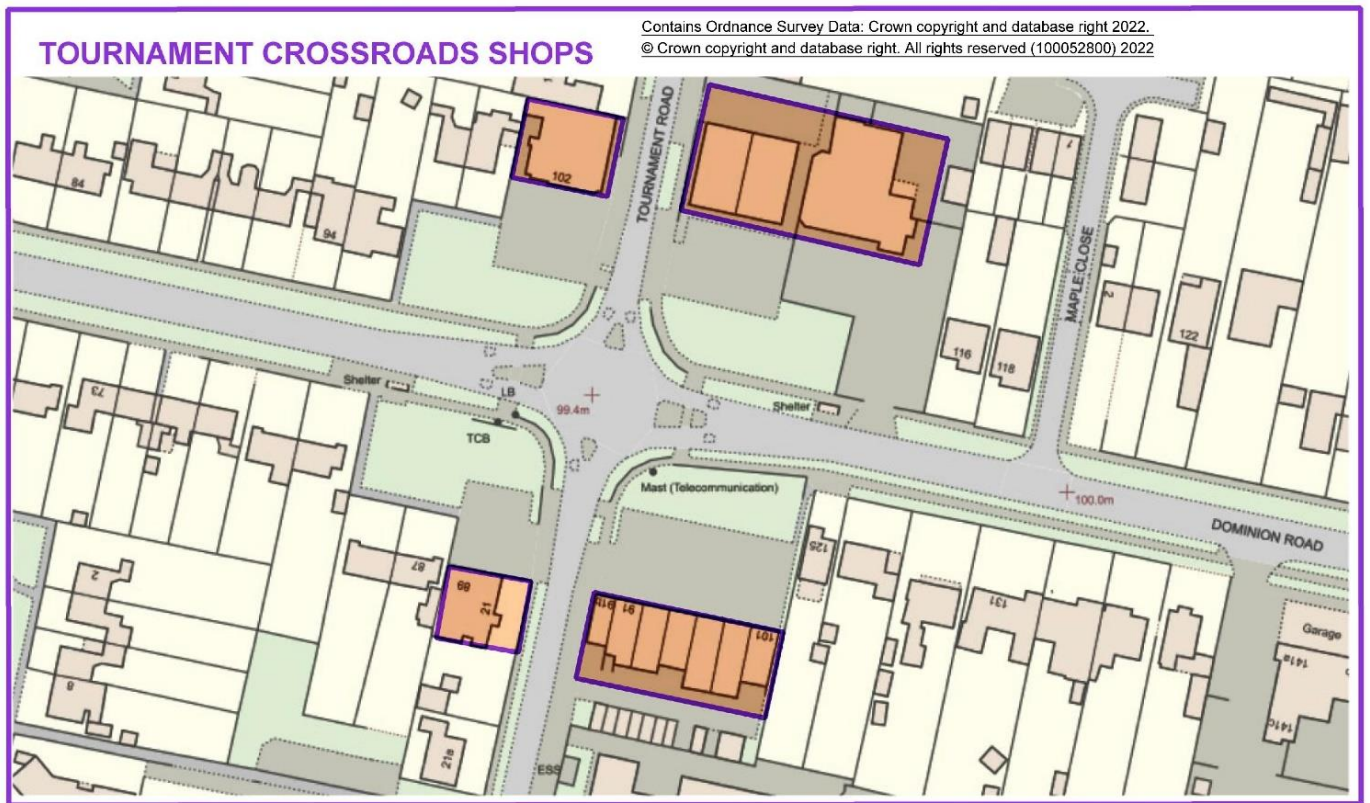


Figure 17.6 Superstore Shops



POLICY CF5: RETAIL OUTLETS - Local Shopping Centres are indicated in Figures 17.1-6 above. Within the designated local shopping centres and district centres, where planning approval is required, proposals for new retail development will be supported:

- a) Development proposals should not lead to an overconcentration of hot food takeaways. No more than 10% of the total number of outlets within the Local Shopping Centres are to be occupied by hot food take away uses and no more than two of these uses should be located adjacent to each other.
- b) Other appropriate village centre uses will be supported where they could contribute to the role of the Local Centre.
- c) Development proposals to create, alter or replace existing shop frontages within the Local Shopping Centres will be supported where they relate well to their context in terms of design, scale and material and colour and conserve and enhance the special qualities and significance of the building and area. Proposals that result in frontages of poor or inappropriate design will not be supported.
- d) All signage must be designed to fit sympathetically with the local character. Internally illuminated box signs that are fixed externally to a building are not in keeping and will not normally be supported.

Cemetery

5.120 The churchyard in Glenfield has been full for some time and there are now no burial facilities in the Parish. A number of cemeteries in neighbouring villages will only take their own residents. There is a core element of older residents who are born and bred in Glenfield and wish to be buried here. In a consultation of the entire parish even 62% of those who wanted to be cremated said the Parish Council should acquire a graveyard for those who do wish to be buried.

5.121 The Parish Council will support proposals to make land available to provide burial facilities in the parish to help meet a locally identified need.

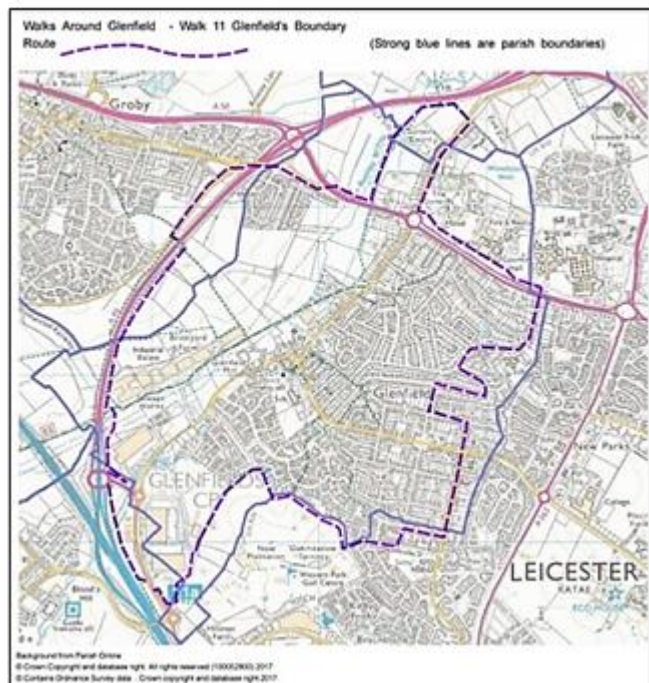
POLICY CF6: BURIAL FACILITY – The provision of additional burial capacity for the residents of Glenfield is supported.

Walking for recreation and amenity

5.122 The built-up character of much of the Plan Area has reduced what would, until the mid-20th century, have been a comprehensive network of traditional tracks and lanes connecting Glenfield village with neighbouring settlements, local farms, and Leicester. Only a few of these remain, and they generally only survive as short fragments, confined between high fences, and

connecting suburban roads within housing estates. Additions to this restricted network have been created in recent years, including re-use of the Leicester & Swannington Railway track-bed as the Ivanhoe Way long-distance route, and new walking routes have been provided as part of the approved layouts of new housing and commercial developments. The latter are not official rights of way but are currently open as permissive or non-definitive paths, and are extremely popular and well-used – not only by local people but by residents of the nearby City of Leicester and from further afield.

Figure 18: Example of a recreational walking route map issued by Glenfield Parish Council



5.123 Compared with other similar Plan Areas in Leicestershire, therefore, Glenfield is well-supplied with walking routes. Coverage is still mixed, however (figure 19) some areas are well-served, while other parts of the Plan Area have no walking routes other than roadside pavements. A strong and active community aspiration is to protect all existing footpaths and to support the creation of new ones in all new medium- and large-scale development proposals, for recreation, health and wellbeing, and as a practical way of enabling people to walk rather than drive.

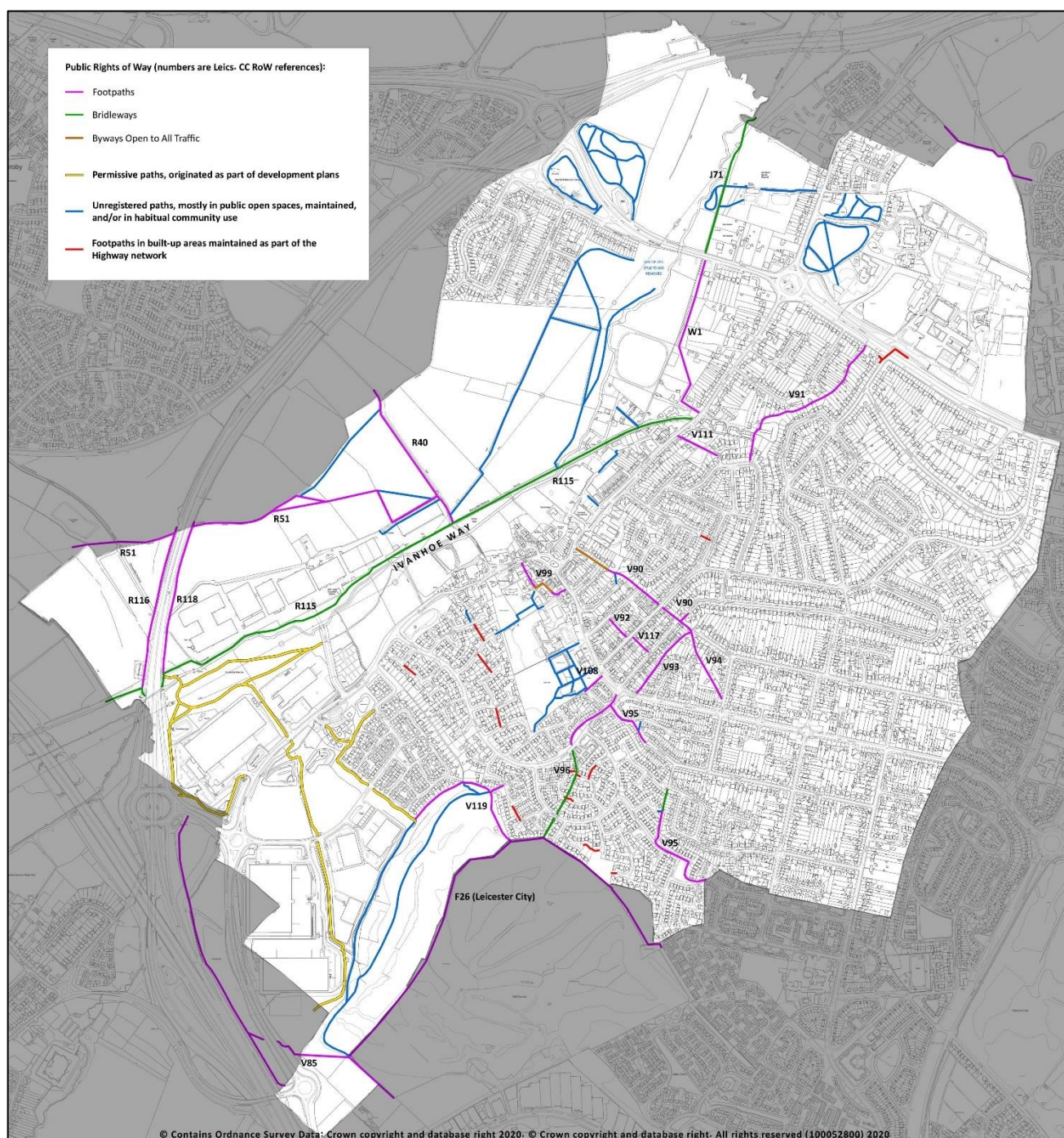
5.124 In response, Glenfield Parish Council has taken a strategic approach to footpath provision and maintenance in the Plan Area, while a number of circular routes using linked

sections of Rights of Way, permissive and informal paths, and 'jitties' providing off-road connections between sections of highway, have been identified (in some cases created) and publicised (example, figure 18); their survival depends on there being no dislocation or disruption by new development. This policy is in conformity with NPPF paragraph 100.

POLICY CF7: WALKING FOR RECREATION AND AMENITY – Development proposals that result in the loss of, or have significant adverse effects on, the existing composite network of walking routes (Figure 19) will not be supported without appropriate mitigation.

Development proposals which, where practicable, include walking routes that link into the existing network and/or with community amenities and services, particularly including local school(s) will be supported.

Figure 19: Existing footpath network: Rights of Way (numbered, from the Definitive Map) and others (as in the key)



Economy

Support for existing employment opportunities

5.125 The strength of the local economy and of the community go hand in hand. Supporting the growth of a stronger local economy is recognised as an important theme of the Neighbourhood Plan. The Blaby Local Plan recognizes the need for sustainable development which both delivers local employment opportunities, and supports, diversifies and enables the

expansion of local enterprise.

- 5.126 There are a growing number of employment opportunities within the parish and whilst welcomed, it is considered important that this provision grows and is managed sensitively and respects the adjoining residential amenity.
- 5.127 Glenfield has a number of small service industries and businesses, in a number of different locations, including Sandown Court and West Street, both off Station Road. In addition there are a large number of sizeable commercial premises in the Optimus Point and Mill Lane industrial areas with a large proportion being warehousing and distribution. While Optimus Point is a new development, other business areas suffer from poor access and infrastructure. The nature of existing employment draws workers out of Leicester and provides limited opportunities to residents and we seek to up skill the employment opportunities. Any application to increase or change commercial premises should include small units for start-ups.
- 5.128 There are also established businesses which are run from home-based facilities within the village. There is an increasing trend for residents to work from home (3.2% of people living in the parish (aged 16-74) compared to 3.4% in Blaby District) and with continuing changing employment patterns nationally, this trend is likely to continue. Where there are buildings dedicated to business use in the parish it is important that they are protected against loss to other uses. It should be clearly demonstrated that there is little prospect of existing building or land generating employment before allowing demolition or redevelopment.

POLICY E1: SUPPORT FOR EXISTING EMPLOYMENT OPPORTUNITIES - Where planning permission is required there will be a strong presumption against the loss of existing commercial premises or land (B-class) which provides employment opportunities. Applications for a change of use for an activity that does not provide employment opportunities will only be permitted if it can be demonstrated that:

- a) The commercial premises or land in question has not been in active use for at least 12 months; and
- b) The commercial premises or land in question has no potential for either reoccupation or redevelopment for employment-generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least six months.

Support for new employment opportunities

- 5.129 New employment initiatives in the right location can greatly help to boost and diversify the local economy and to provide more local employment opportunities. Overall, maintaining the character of the parish strongly mitigates against any larger scale business development, although the existing business park located outside of the village does provide some scope for expansion within its boundary.
- 5.130 Any new employment initiatives should be sensitive to the character of the parish. Employment proposals should only be seen as acceptable if they avoid harmful impacts on other matters agreed to be locally important such as air quality, green spaces, increased traffic flows, parking, residential amenity, the preservation of historic/heritage assets and the local environment.
- 5.131 There is, however, a need to recognise and support the increasing numbers of people who conduct their businesses from home. The Neighbourhood Plan reflects this in its proposals to provide a wider range of housing and to both support conversion of redundant agricultural buildings and the development of local business premises where appropriate.

POLICY E2: SUPPORT FOR NEW EMPLOYMENT OPPORTUNITIES - In supporting additional employment proposals new development should:

- a) Fall within the settlement boundary of the village of Glenfield;
- b) Where possible, development should be sited in existing buildings or on areas of previously developed land;
- c) Be of a size and scale not adversely affecting the character, infrastructure and environment of the village itself and the neighbourhood plan area, including the countryside;
- d) Not involve the loss of dwellings;
- e) Not increase noise levels or light pollution or introduce any pollution to an extent that they would unacceptably disturb occupants of nearby residential property;
- f) Contribute to the character and vitality of the local area; and
- g) Be well integrated into and complement existing businesses, meeting the design requirements described in Policy H5.

Transport

Traffic Management

5.132 The village of Glenfield mostly predates increases in traffic which have occurred in the last 20 years. This has led to traffic congestion issues particularly early evening at the exit from Station Road onto the A50 roundabout. For most residents the car has become the principal mode of transport even for short journeys.

5.133 With the Government supporting environmental policies that promote lower gas emissions and improved air quality, reductions in the use of the car are essential and actions need to be taken by individuals and businesses to support these policies.

5.134 The Parish Plan (2012) identified increased traffic and congestion as an important consideration.

POLICY T1: TRAFFIC MANAGEMENT - With particular regard to the highway network of the Parish and the need to minimise any increase in vehicular traffic all development must:

- a) Demonstrate that the cumulative impact on traffic flows on the strategic and local highway network, including the roads within and leading to the village centre, will not be severe, unless appropriate mitigation measures are undertaken where feasible;
- b) Be designed to minimise additional traffic generation and movement;
- c) Incorporate sufficient off-road parking and manoeuvring space, as a minimum in line with Leicestershire Highways standards;
- d) Consider, where appropriate, the improvement to and where possible the provision of safe, convenient and attractive path and cycleway links to the schools and other key community facilities to allow for non-motorised commuting off busy roads and which are integrated into wider networks; and
- e) Provide travel packs on residential developments to encourage use of public transport and to promote existing pedestrian and cycle routes.

Car Parking

5.135 Glenfield has limited public car parking areas and the residents are rightly concerned about increases in street parking, which has unfortunately become essential for houses which neither have no garages nor off-street parking availability. This is negatively impacting on delivery and service vehicles and could be a major barrier to emergency vehicles. Inconsiderate parking in verges and in particular on visibility splays makes travel more precarious and leads to numerous small incidents and a few more serious ones. Where

possible residents should be encouraged to use their garages and existing driveways to park their cars to reduce this problem. Any proposed new developments should include adequate off-street parking arrangements and garages to mitigate this issue.

POLICY T2: CAR PARKING - Development proposals that would result in the loss of off-street car parking would only be acceptable where:

a) It can be clearly demonstrated that there is no longer any potential for the continued use of the land for car parking and that the loss of parking will not aggravate an existing shortfall of spaces in the vicinity.

b) Adequate and convenient replacement car parking spaces will be provided elsewhere in the vicinity.

The Neighbourhood Plan will actively support proposals to develop off-street car parks in the village at a suitable location.

6. Monitoring and Review

- 6.1 The Neighbourhood Plan covers the period up to 2029. During this time the circumstances which the Plan seeks to address will change.
- 6.2 The Neighbourhood Plan will be regularly monitored. This will be led by Glenfield Parish Council on an annual basis. The policies and measures contained in the Neighbourhood Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Neighbourhood Plan will also be included.
- 6.3 The Parish Council proposes to formally review the Neighbourhood Plan after 2 years and after 5 years or to coincide with any change of the Blaby District Local Plan if this cycle is different.

7. Appendices

The Appendices for this document are available online at Glenfield Parish Council's Neighbourhood Plan Page: <https://www.glenfield-pc.gov.uk/neighbourhood-plan>

- Appendix 1 Census data
- Appendix 2 Housing Need Report
- Appendix 3 Affordable Housing Assessment
- Appendix 4 Environmental Inventory
- Appendix 5 Local Heritage Assets
- Appendix 6 Detailed Nature Records
- Appendix 7 Character Areas