

ADDENDUM

Green Wedge and Area of Separation Proposed Boundary Amendments

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1. Introduction

This Addendum identifies the proposed detailed boundary amendments to the Green Wedge and Area of Separation designations proposed to be incorporated into the forthcoming local plan.

The boundary changes are informed by the Green Wedge and Area of Separation Review 2026. Appendix D in particular has been referred to when considering likely impacts of the proposed allocations and broad directions of extension.

Maps are provided showing amended areas in detail at a closer scale where applicable. A map showing the whole of the wedge or separation designation for each area is also provided for completeness (even where no changes are proposed).

2. Green Wedge Amendments

Green Wedge (a) Between Blaby and Glen Parva (Sence Valley)

Areas Proposed for De-designation

Parcel A

Planning Permission has been granted for 31 dwellings at Land South of Little Glen Road (24/0439/OUT, with reserved matters application 25/0853/RM under consideration) in Parcel A. It is recommended that the Green Wedge is amended to exclude the built-up area of the site.

Parcel B

None.

Areas Proposed for Extension:

Parcel A

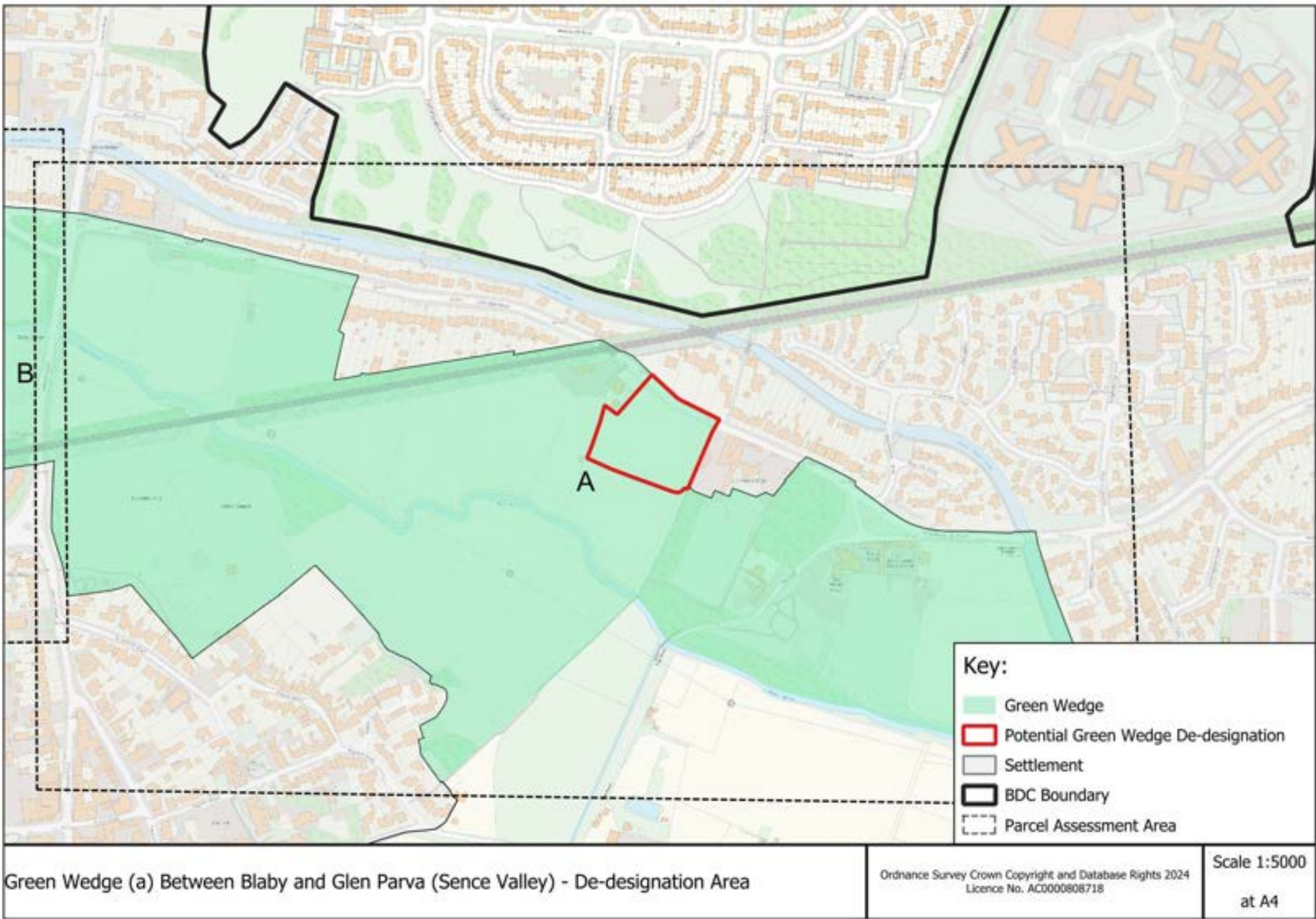
Consideration has been given to extending Parcel A to the East in response to Reserve site BLA031/034/039/040 should this come forward. The land includes the River Sence and its floodplain which acts as a permanent physical feature separating the site from Glen Parva as well guiding development form (the extent of the floodplain and Mill Lane would in effect form a defensible boundary, and the Grand Union Canal defining the North edge. The River Sence and Grand Union Canal would also provide strong Green and Blue Infrastructure links.

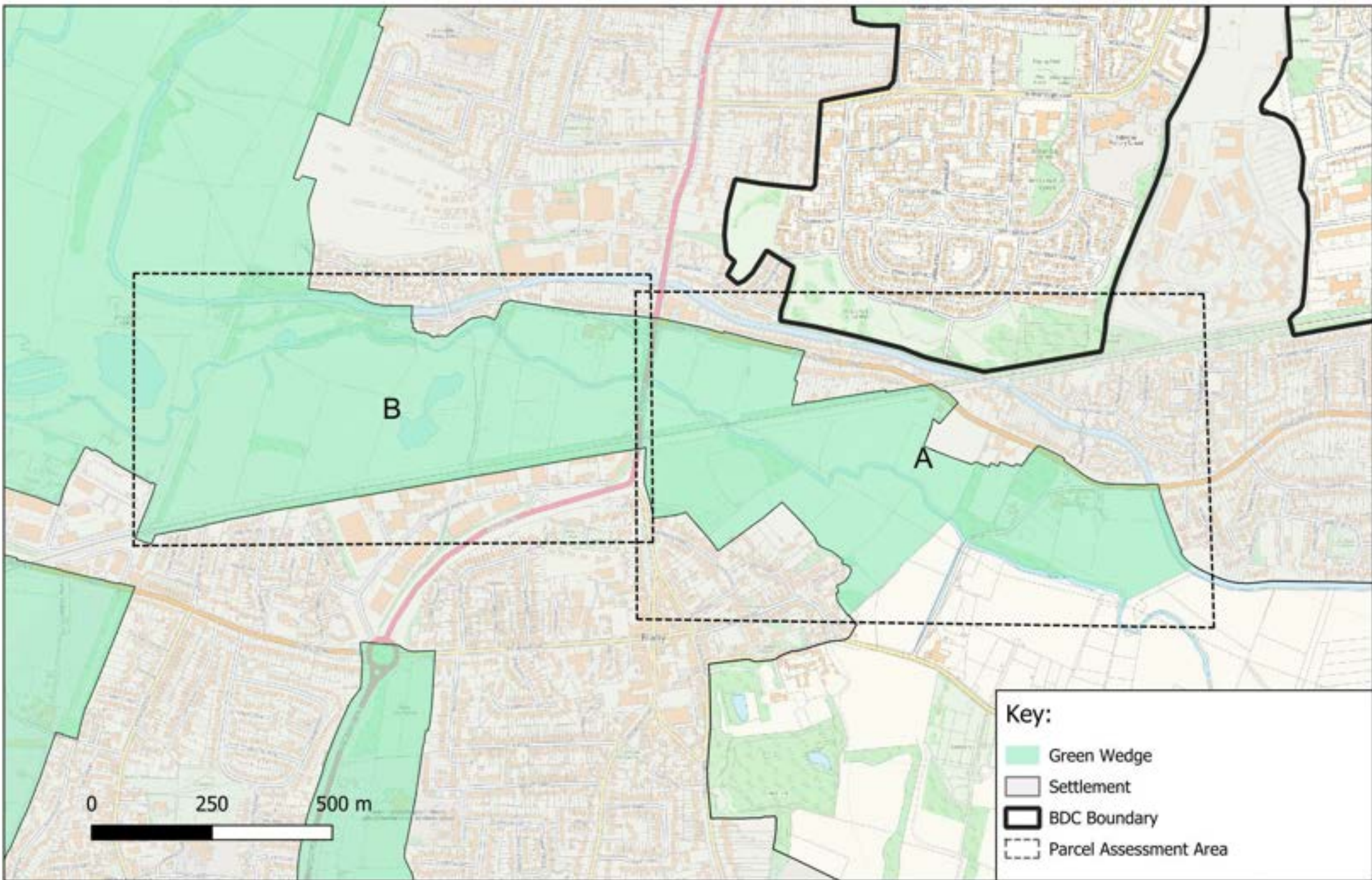
The land does include some examples of incompatible development (a community centre and residential dwelling) although these are relatively isolated. There are Public Rights of Way along the north and south edges of the area Grand Union Canal and Mill Lane), however the land is otherwise inaccessible to the public. Some stables for hire are also present although these also do not appear to be publicly accessible.

Overall the land could significantly contribute to Purposes 1, 2 and 3, although would only have limited contribution to Purpose 4. The land could serve as extension to the existing designation. As an extension would only be required if the Reserve site were to come forward, it is not considered necessary to set out detailed boundaries at this time.

Parcel B

None.





Green Wedge (a) Between Blaby and Glen Parva (Sence Valley) - As Proposed

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Scale 1:10000

at A4

Green Wedge (b) Between Whetstone, Blaby and Countesthorpe

Areas Proposed for De-designation

Parcel A

Development of 15 apartments has recently been completed at Grove Road (22/0606) in Parcel A. The settlement boundary of Blaby is proposed to be amended to incorporate this area, and as such this area of Green Wedge is to be de-designated.

Parcel B

Proposed Allocation BLA038 extends into the wedge and is adjacent to Rose Way commercial estate. The built-up area would be developed in the western half of the site and sports pitches and open space proposed in the eastern half. It is proposed to de-designate the area in the western half while the remainder can be retained and would contribute to the green wedge function of the land and its wider strategic role.

Parcel C

BLA033 extends into the wedge from the southeastern part of Blaby. This area is also subject of a current planning application (25/0818/HYB) and information is available to identify the built extent of the proposed development. The proposals also include a country park area that can connect to the existing park at Countesthorpe and will contribute to the green wedge functions. It is proposed to amend the designation to the built-up area of the development.

Areas Proposed for Extension:

Parcel A

None.

Parcel B

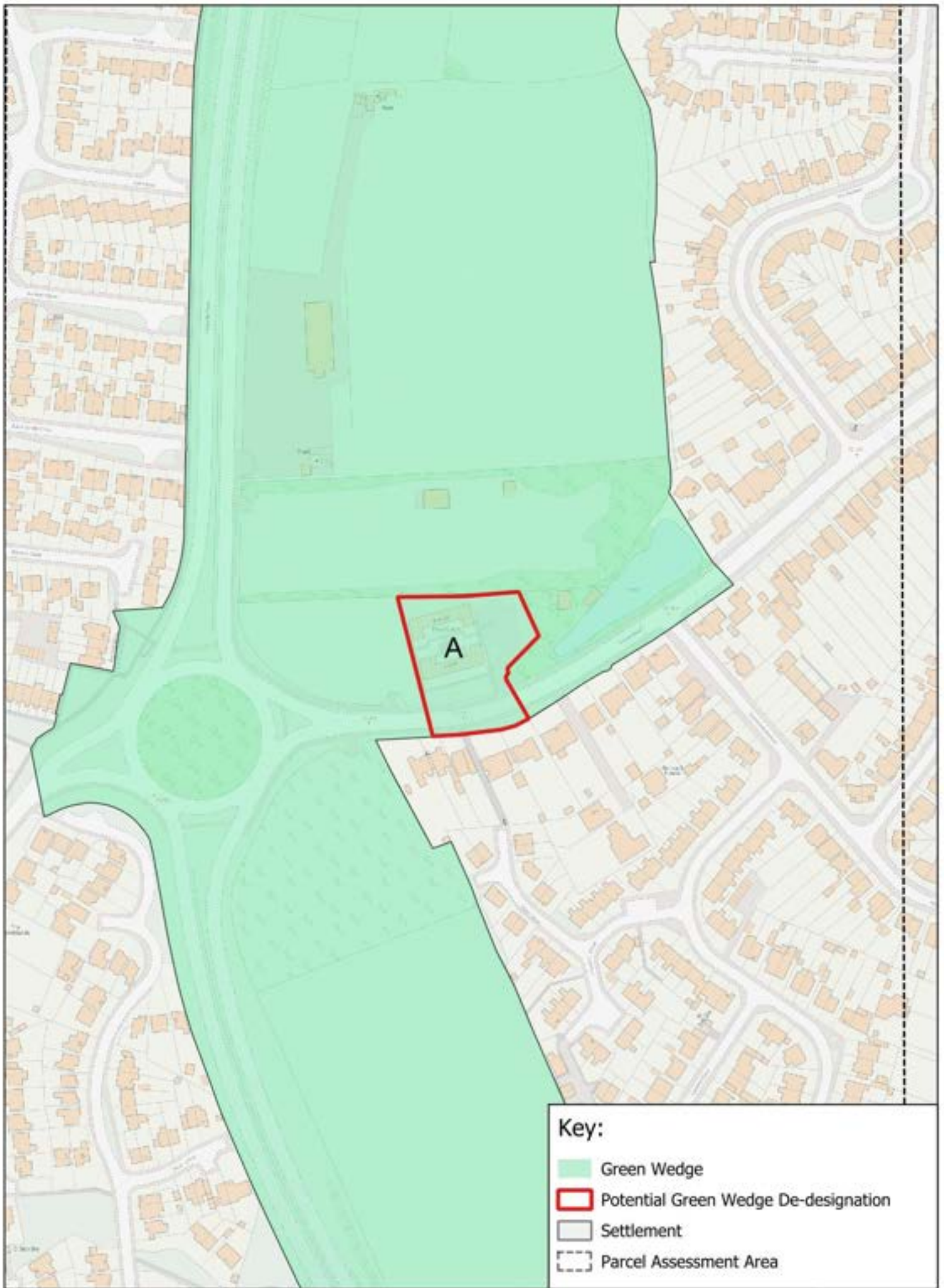
An area to the southwest of Parcel B has been identified for having potential for extension. This area would continue the existing designation and sit between the proposed Whetstone Pastures and the Land south of Whetstone allocations (WHE027 and WHE031 respectively).

The land here is predominantly undeveloped agricultural fields. The separation provided by the extended designation and its open character would contribute to Purpose 1 (Prevent the Merging of Settlements). This is reinforced by the presence of Whetstone Brook running north-south through part of the site, and also the presence of the gas pipeline, which may limit development to a degree across much of the southern part.

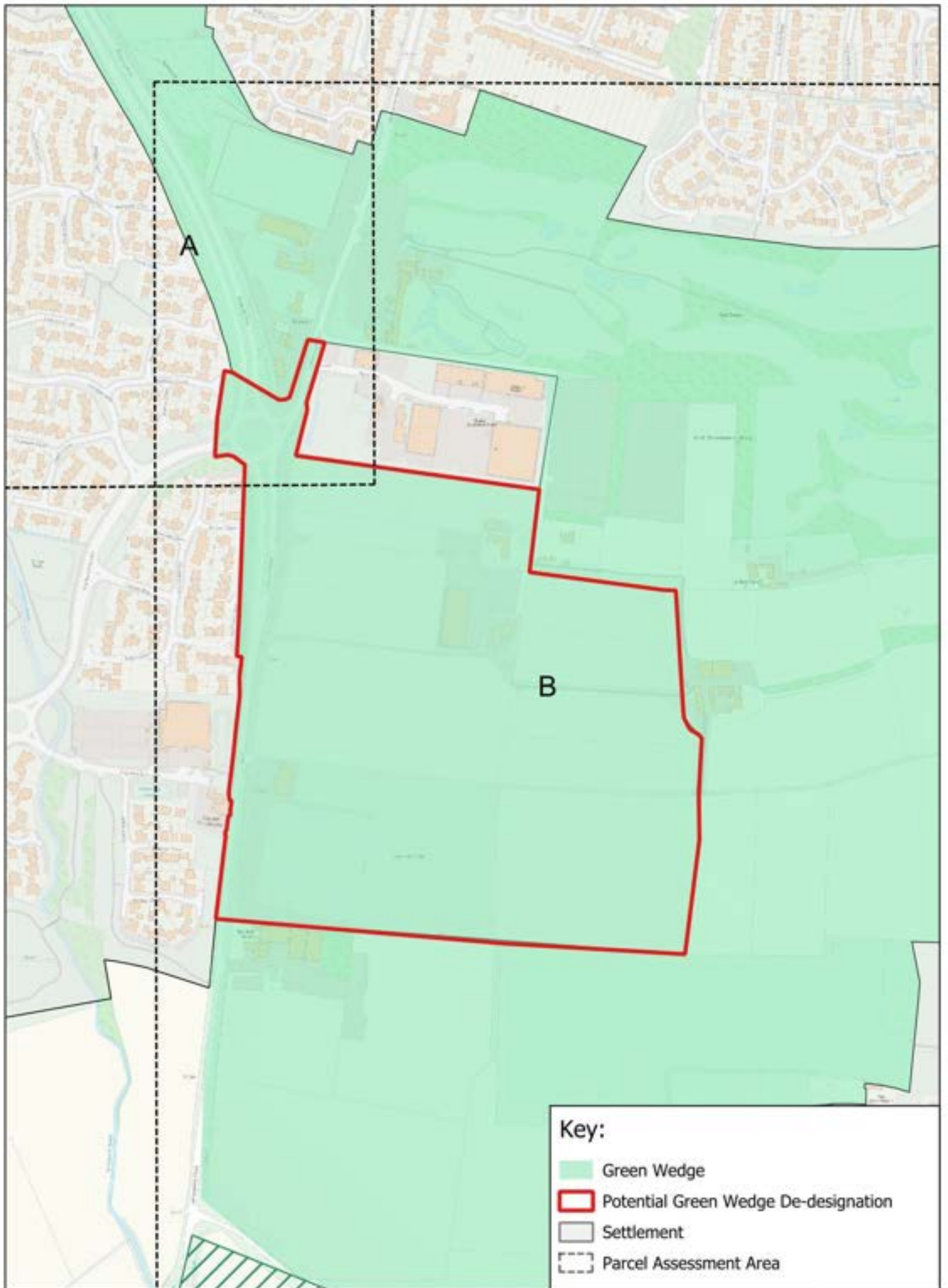
The disused railway provides a defensible boundary along the southern edge and the M1 motorway would form a hard boundary to the west contributing to Purpose 2 (Guiding Development Form). The northern edge of the designation would be defined by Countesthorpe Road. This is less defensible in nature although the detailed design of Land South of Whetstone allocation will have the potential to define this boundary further.

Groups of mature trees line Whetstone Brook and the disused railway line, and field boundary hedgerows are present to provide a network of green infrastructure across the land and contribute to Purpose 3 (Green Lung).

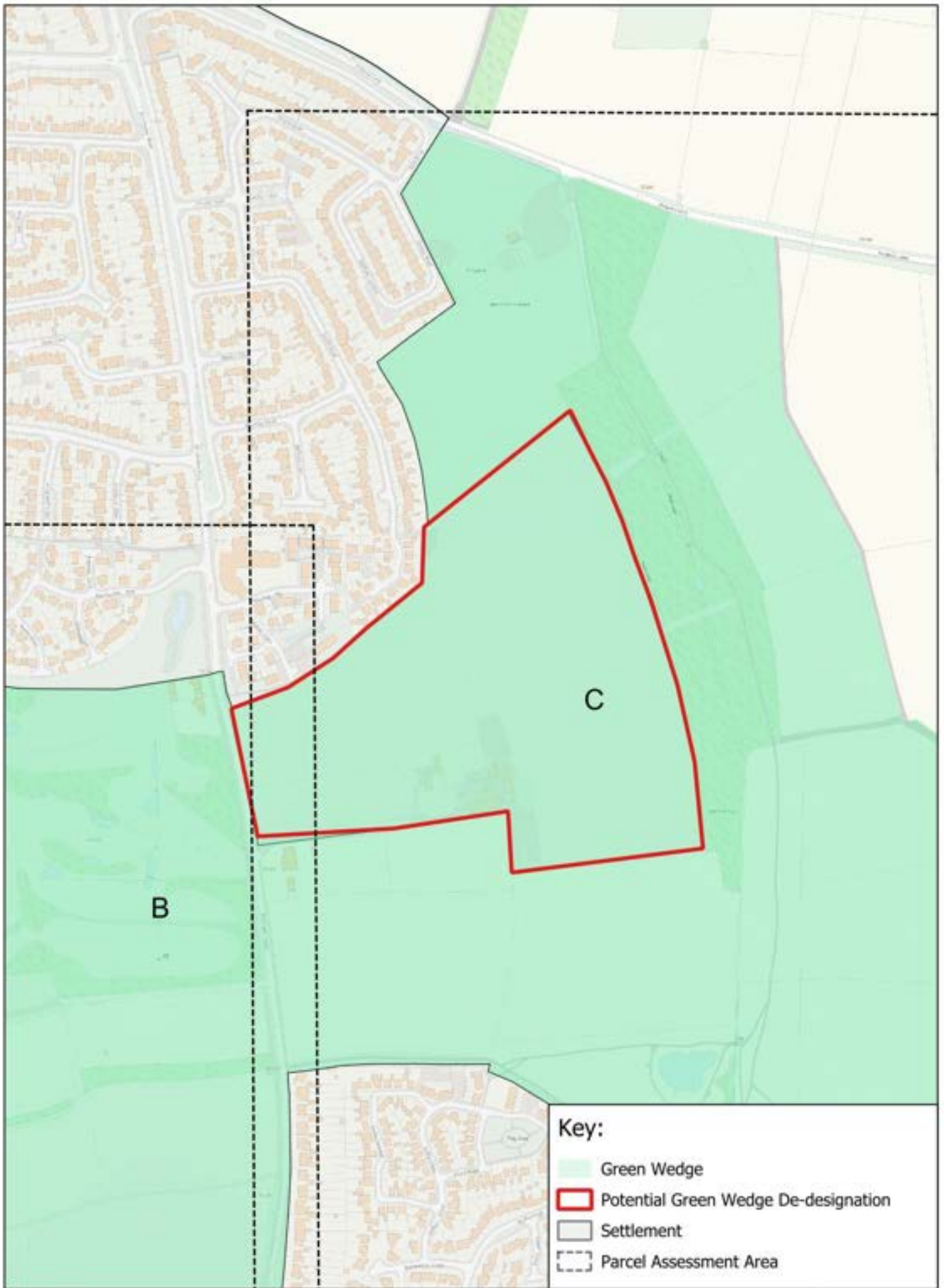
Much of the land is not publicly accessible with the exception of PRow Z79 in the southwestern corner of the extended area. of Cosby. Whetstone Gorse Lane and Hill Lane are narrow country lanes that may provide opportunities for walking and allow appreciation of the land although there are not specific recreation facilities. As such, the contribution to Purpose 4 (Recreation Resource) is more limited, however it in the context of the wider wedge it is considered to fulfil its purpose.



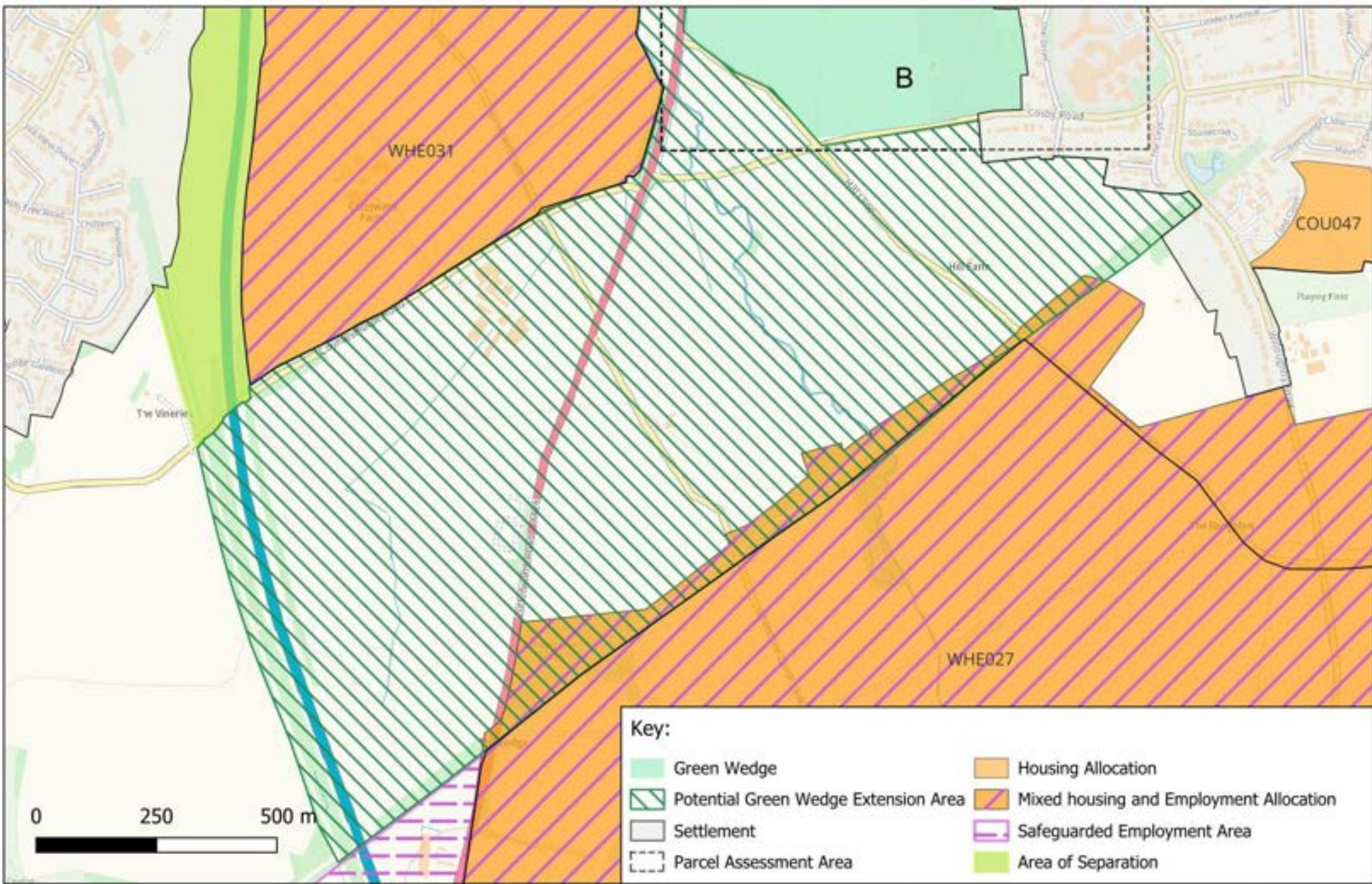
Green Wedge (b) between Whetstone, Blaby and Countesthorpe - Parcel A De-designation Area



Green Wedge (b) between Whetstone, Blaby and Countesthorpe - Parcel B De-designation Area



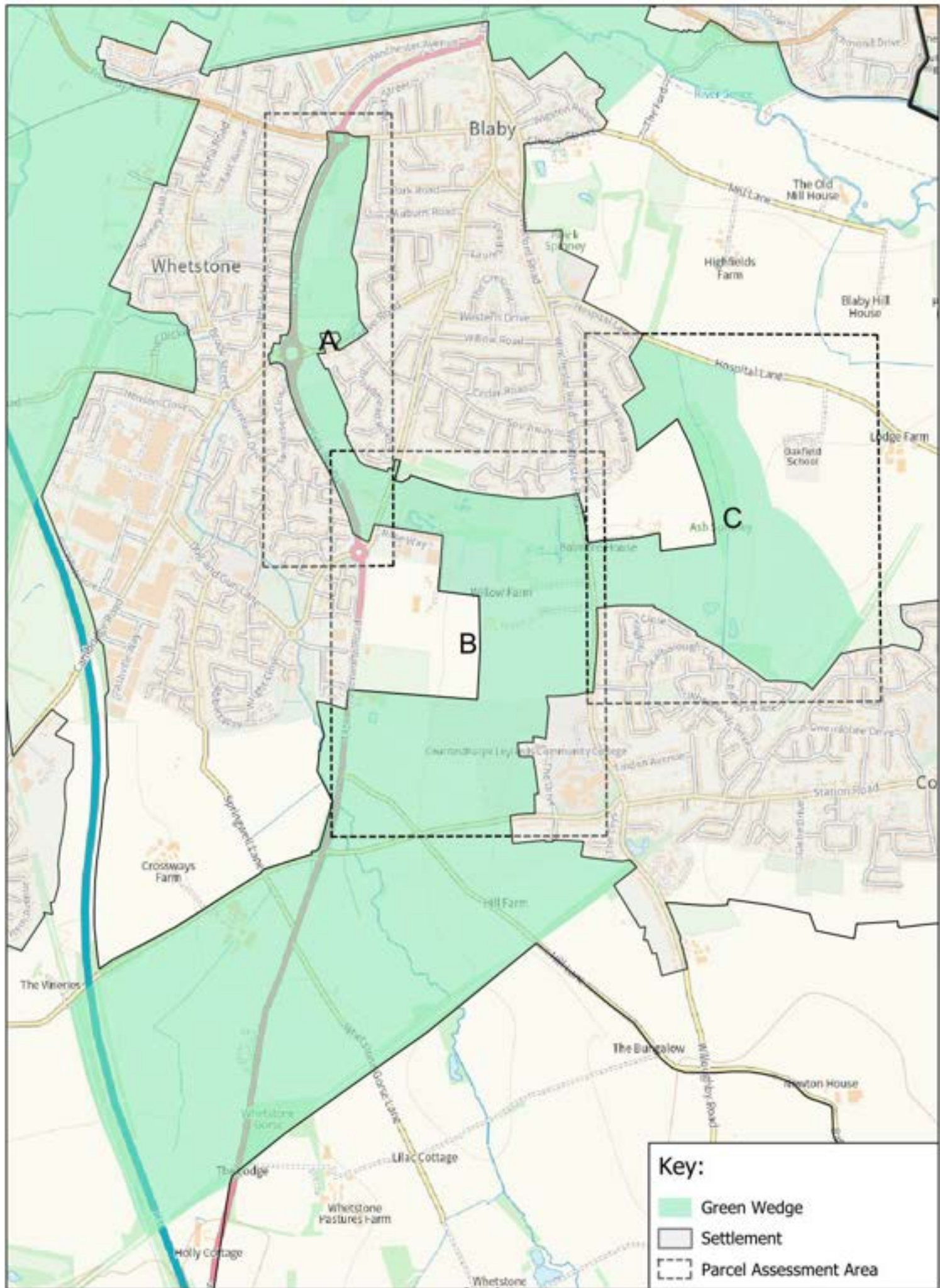
Green Wedge (b) between Whetstone, Blaby and Countesthorpe - Parcel C De-designation Area



Green Wedge (b) Between Whetstone, Blaby and Countesthorpe - Parcel B Potential Area of Extension

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Scale 1:10000
at A4



Green Wedge (b) between Whetstone, Blaby, Countesthorpe and Whetstone Pastures - As Proposed

Green Wedge (c(i)) Between Whetstone, Enderby, Glen Parva, Braunstone, Blaby, Littlethorpe, Narborough and Cosby (Soar Valley South) North

Areas Proposed for De-designation

Parcel A

None.

Parcel B

Planning Permission has been granted and development is underway at Land South West of Cork Lane for 165 dwellings (19/0813/RM) in Parcel B. Most of the site is within the existing settlement boundary of Glen Parva, however an element of the built-up area encroaches into the Green Wedge. It is recommended that the Green Wedge is amended to exclude this area.

Parcel C

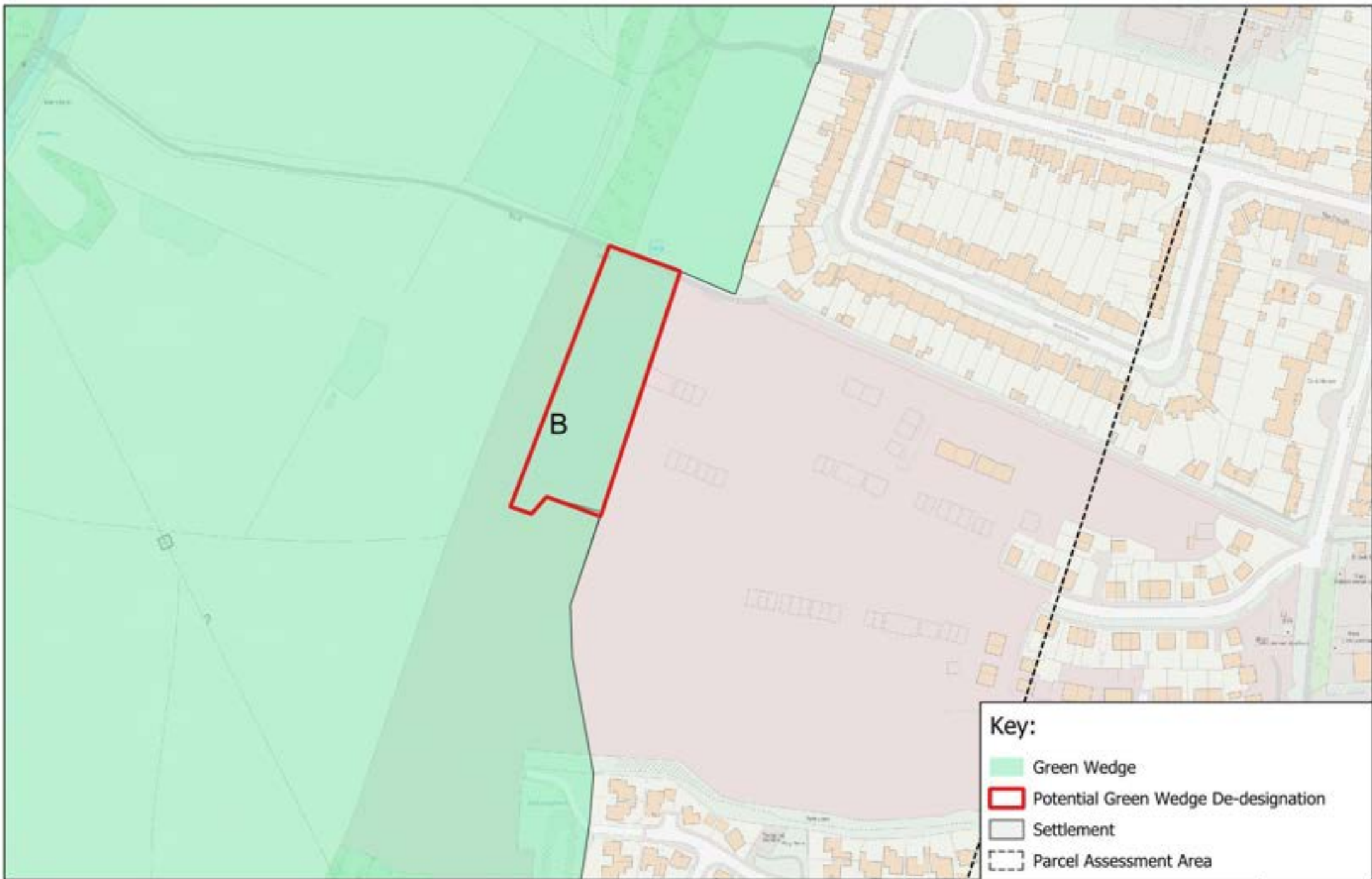
No change.

Parcel D

No change.

Areas Proposed for Extension:

None.



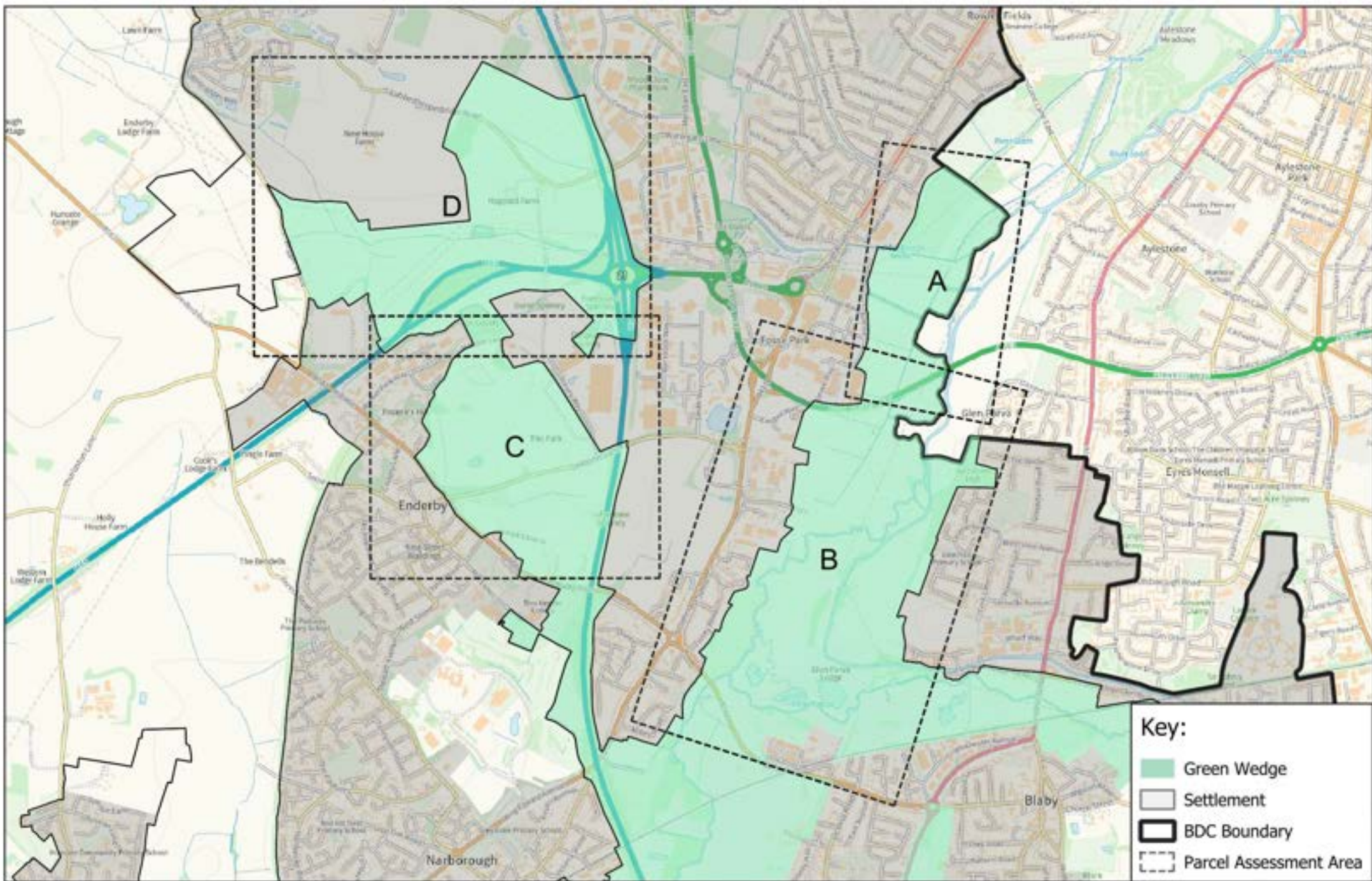
Key:

- Green Wedge
- Potential Green Wedge De-designation
- Settlement
- Parcel Assessment Area

Green Wedge (c(i)) Between Whetstone, Enderby, Glen Parva, Braunstone, Blaby, Littlethorpe, Narborough and Cosby (Soar Valley South) (North) - De-designation Area

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at A4



Green Wedge (c(i)) Between Whetstone, Enderby, Glen Parva, Braunstone, Blaby, Littlethorpe, Narborough and Cosby (Soar Valley South) (North) - As Proposed

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Scale 1:25000

at A4

Green Wedge (c(ii)) Between Whetstone, Enderby, Glen Parva, Braunstone, Blaby, Littlethorpe, Narborough and Cosby (Soar Valley South) (South)

Areas Proposed for De-designation

Parcel E

Planning permission has been granted subject to a S106 agreement for 14 dwellings on Land at Sycamore Way on the northern edge of Littlethorpe (24/0760). The extent of built development may be de-designated as it would not be compatible with the green wedge purposes.

Parcel F

Proposed allocation LIT022 for around 150 dwellings is situated on the southeast edge of Littlethorpe (a planning application has also been submitted at time of writing). The extent of built development may be de-designated as it would not be compatible with the green wedge purposes.

Parcel G

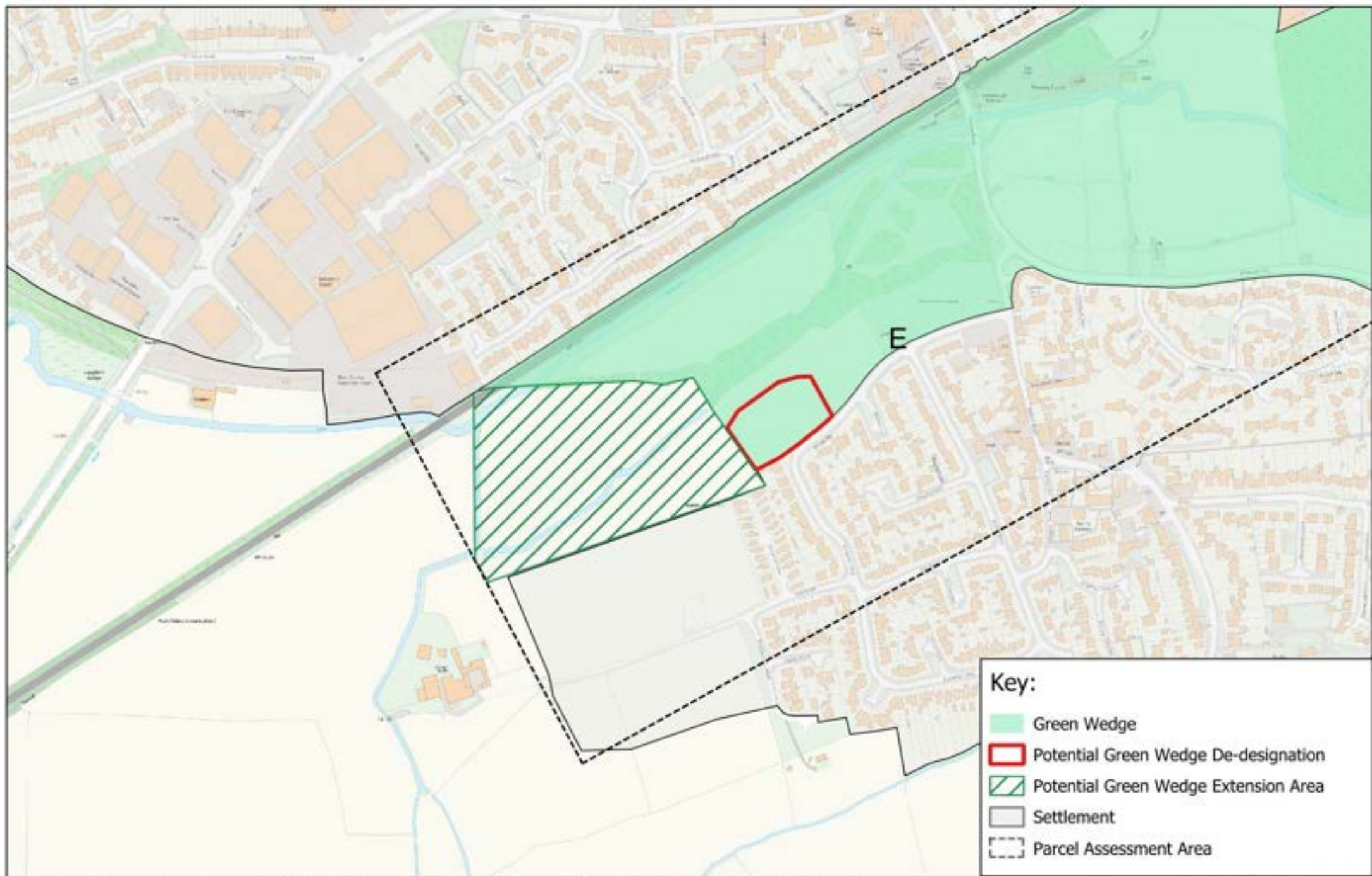
Proposed allocation NAR016/END028 for around 560 dwellings covers a substantial part of the western half of the parcel. The extent of built development may be de-designated as it would not be compatible with the green wedge purposes, while retaining a corridor providing a degree of separation to the east and a connecting link to the green wedge area to the north and south.

Areas Proposed for Extension:

The existing green wedge could be extended west at Parcel E in line with the approved development for 155 dwellings on Land at Oak Road on the western edge of Littlethorpe (24/0527).

Designating the land in this location would maintain a gap contributing and includes the River Soar as a feature contributing to Purpose 1 (Preventing the Merging of Settlements). It is defined by the railway line to and potentially the edge of the new development contributing to Purpose 2 (Guiding Development Form), and includes the River Soar and established trees and hedgerows bringing green and blue infrastructure and biodiversity

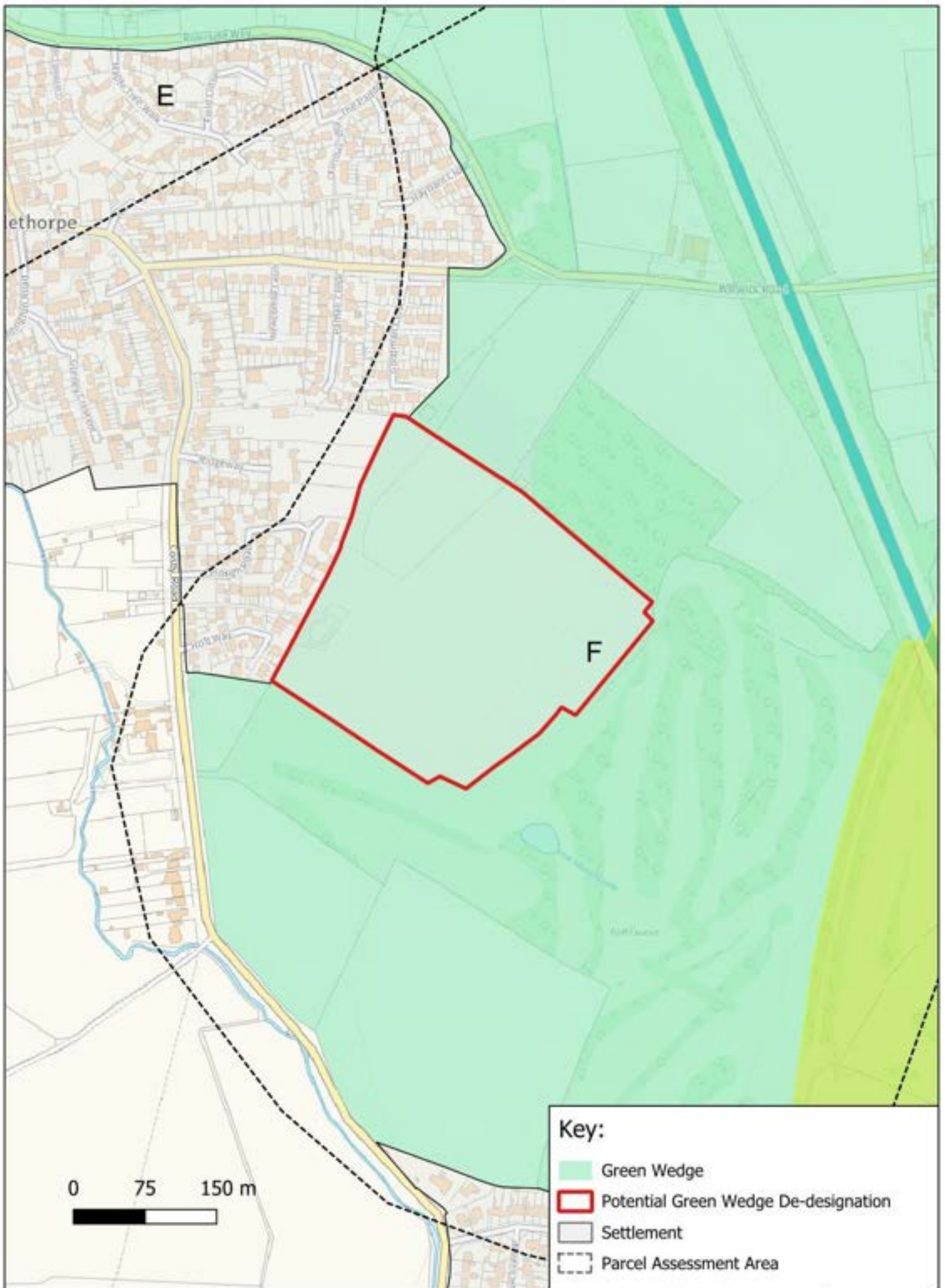
benefits to contribute to Purpose 3. The land is not publicly accessible so would not contribute to Purpose 4, however it is considered this purpose would still be fulfilled when considering the land as an extension to the existing parcel and the function of the wider wedge as a whole.



Key:

- Green Wedge
- Potential Green Wedge De-designation
- Potential Green Wedge Extension Area
- Settlement
- Parcel Assessment Area

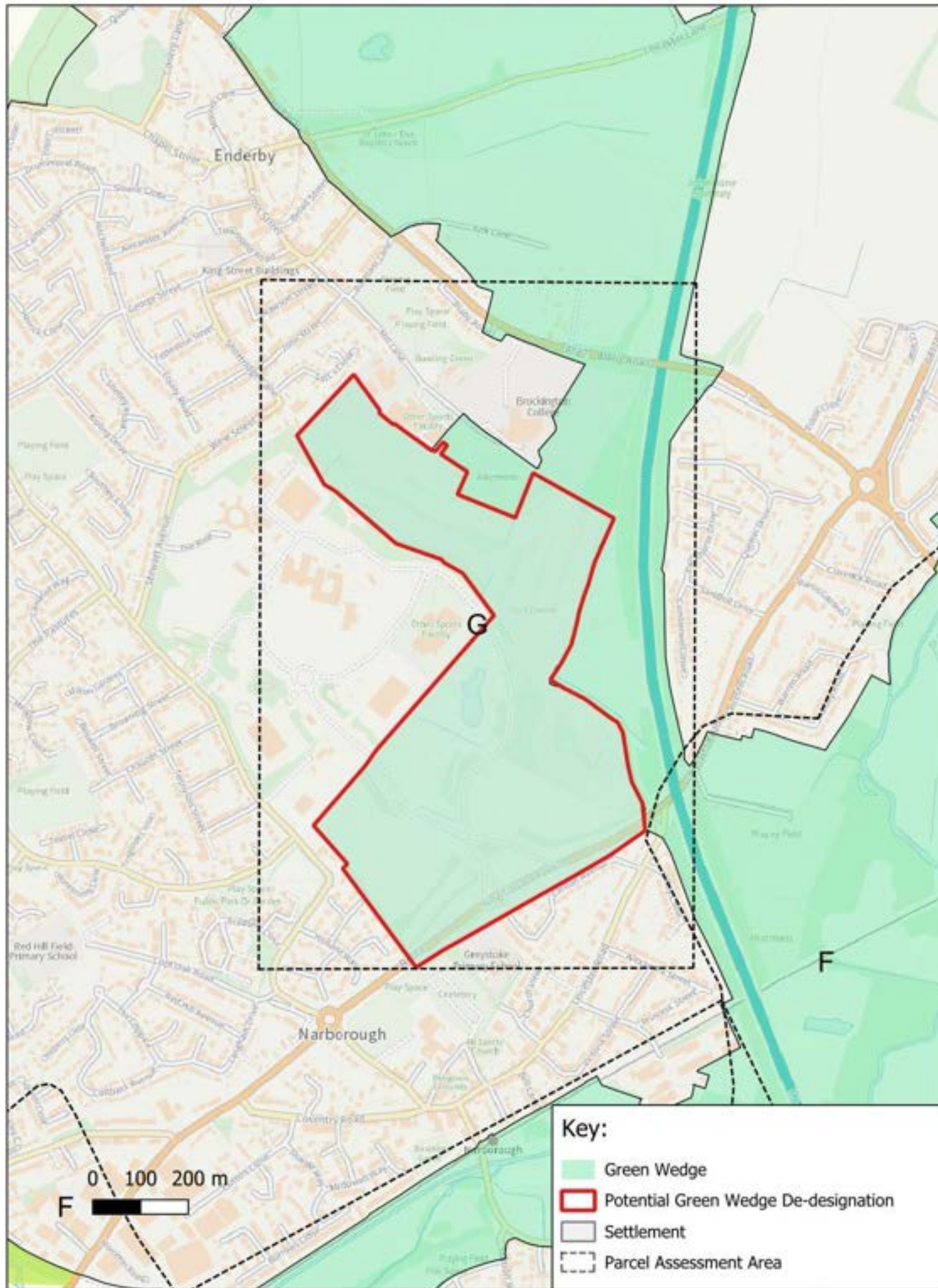
Green Wedge (c(ii)) Between Whetstone, Enderby, Glen Parva, Braunstone, Blaby, Littlethorpe, Narborough and Cosby (Soar Valley South) (South) - Parcel E De-designation Area and Potential Area of Extension



Green Wedge (cii) Between Whetstone, Enderby, Glen Parva, Braunstone, Blaby, Littlethorpe, Narborough and Cosby (Soar Valley South) (South) - Parcel F De-designation Area

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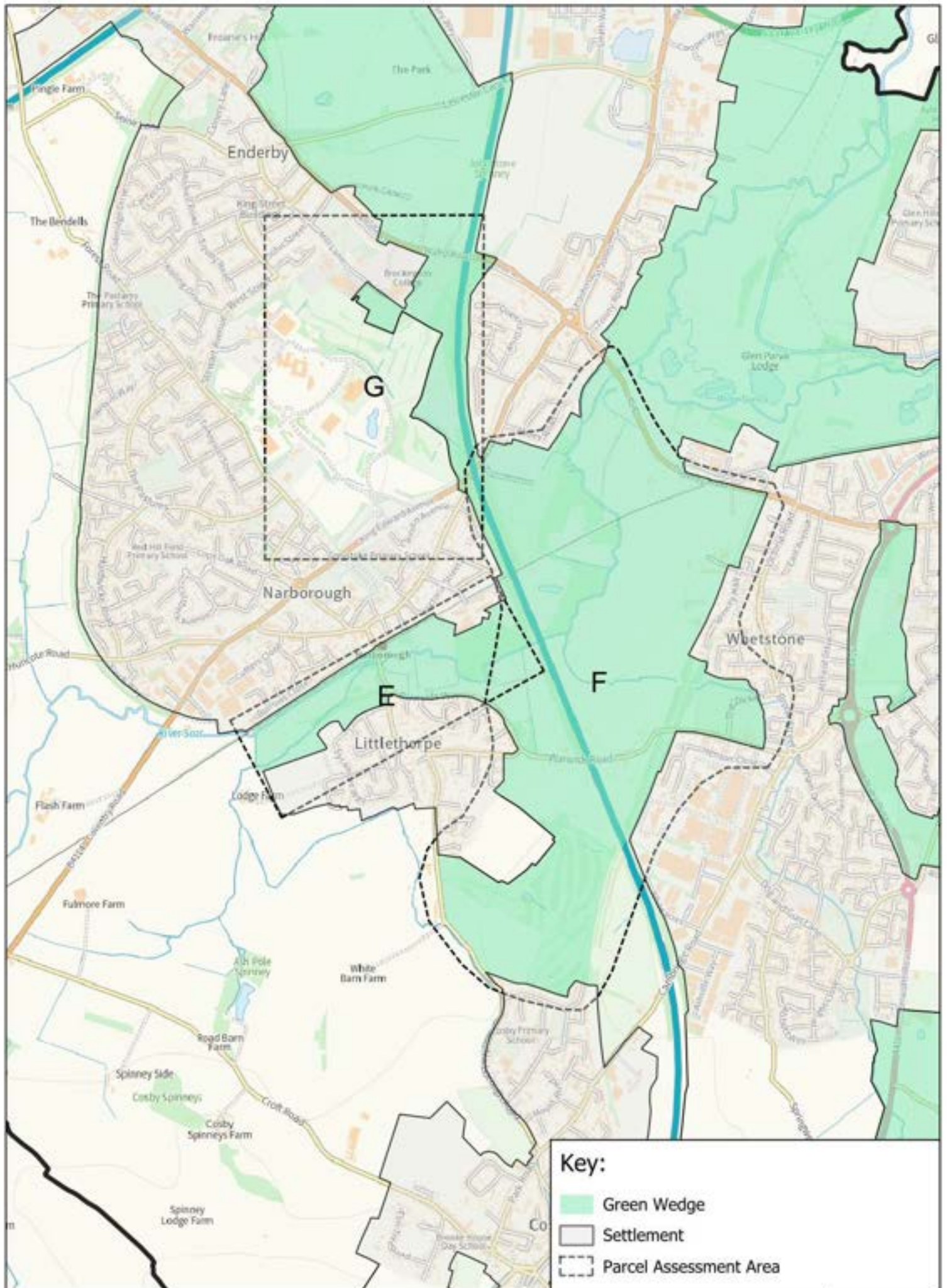
Scale 1:5000
at A4



Green Wedge (cii) Between Whetstone, Enderby, Glen Parva, Braunstone, Blaby, Littlethorpe, Narborough and Cosby (Soar Valley South) (South) - Parcel G De-designation Area

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Scale 1:5000
at A4



Green Wedge (c(ii)) Between Whetstone, Enderby, Glen Parva, Braunstone, Blaby, Littlethorpe, Narborough and Cosby (Soar Valley South) (South) - As Proposed.

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Scale 1:20000
at A4

Green Wedge (d) Between Glenfield, Kirby Muxloe, Kirby Fields and towards Ratby, Groby and Leicester

Areas Proposed for De-designation

Parcel A

Proposed employment allocation GLE032 situated North of the existing industrial development at The Mill Lane. The extent of built development may be de-designated as it would not be compatible with the green wedge purposes.

Parcel B

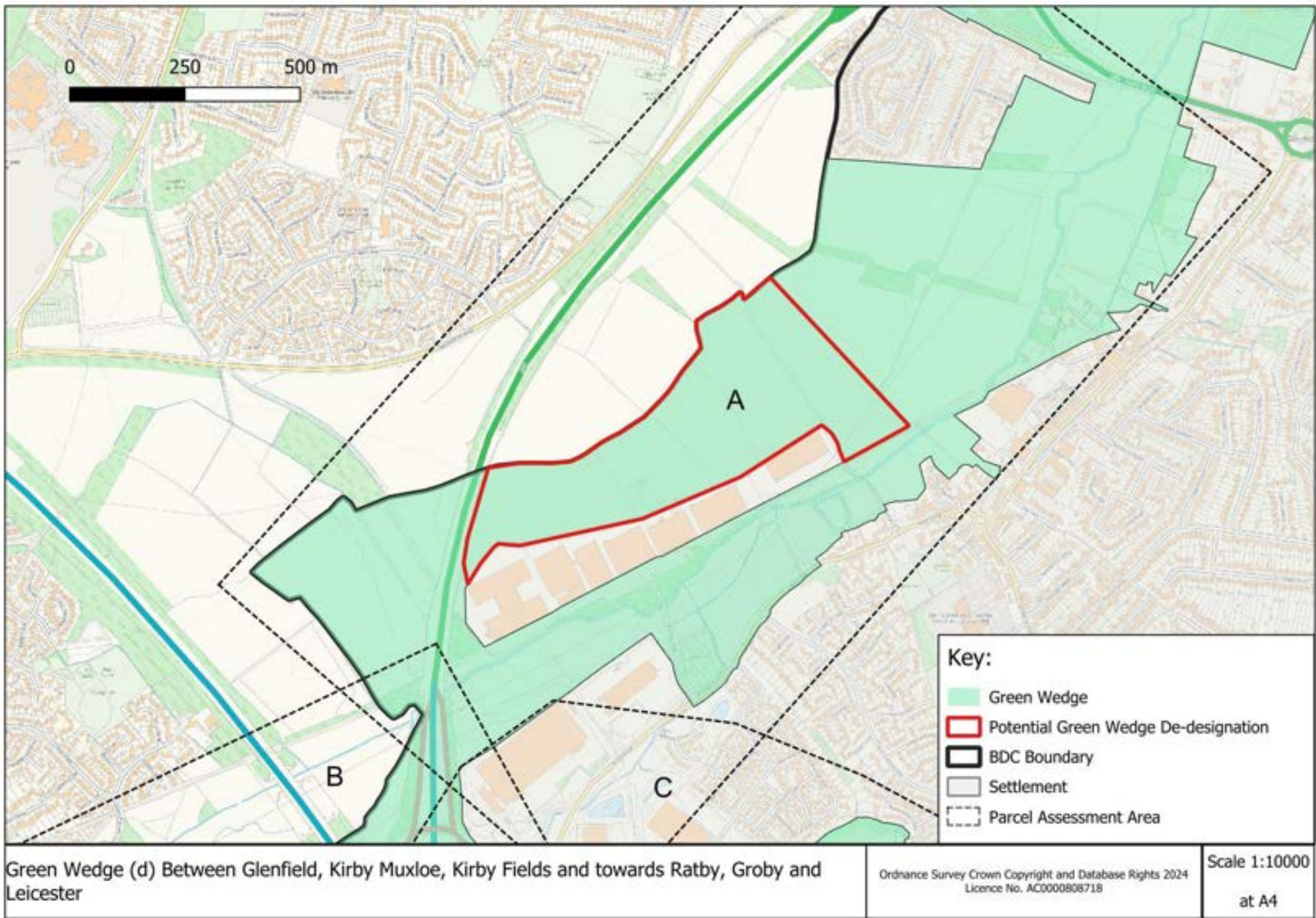
None.

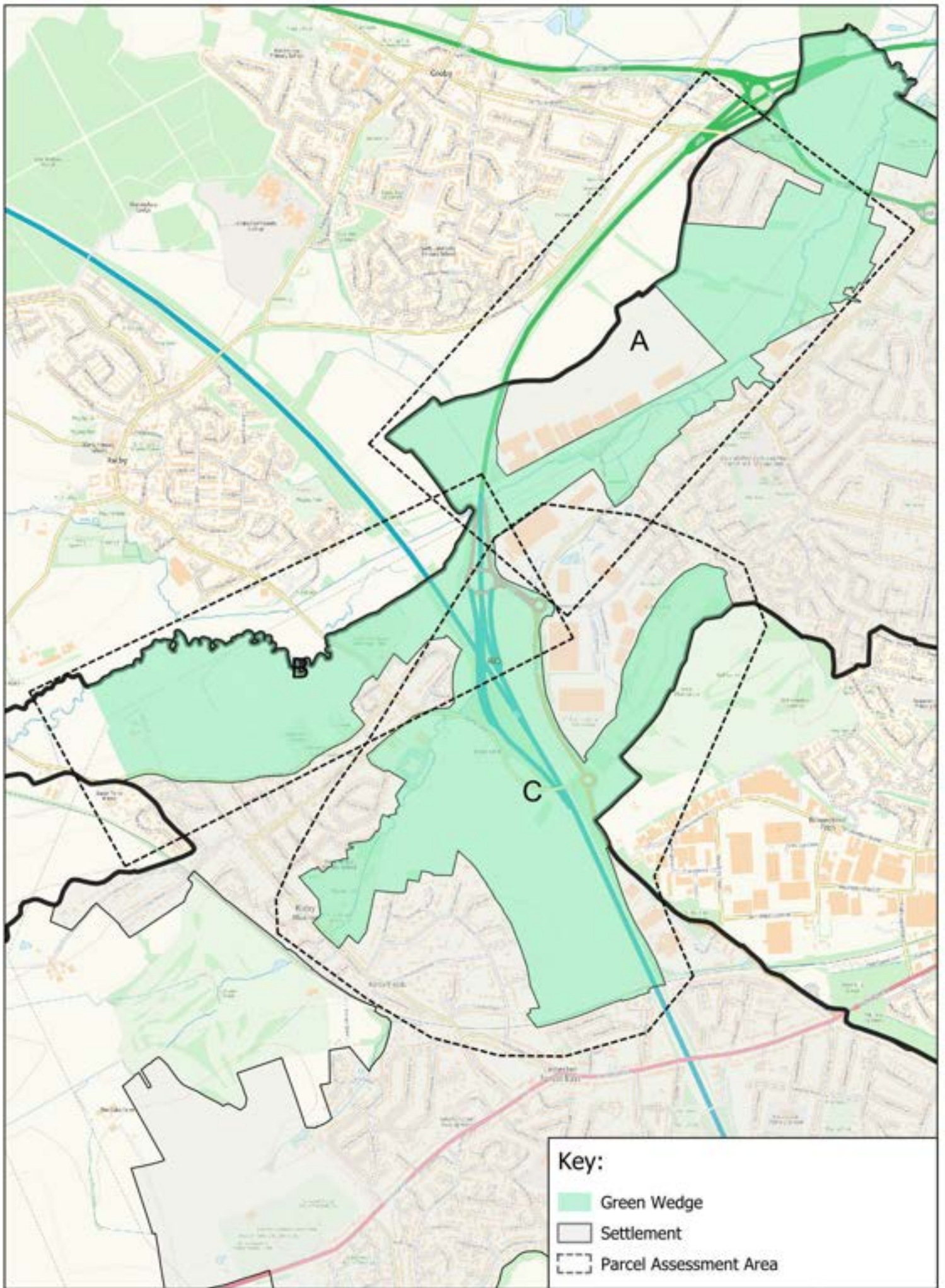
Parcel C

None.

Areas Proposed for Extension:

None.





Green Wedge (d) Between Glenfield, Kirby Muxloe, Kirby Fields and towards Ratby, Groby and Leicester - As Proposed.

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Scale 1:20000
at A4

Green Wedge (e) Between Glenfield towards Beaumont Leys, Anstey and Groby

Areas Proposed for De-designation

Parcel A

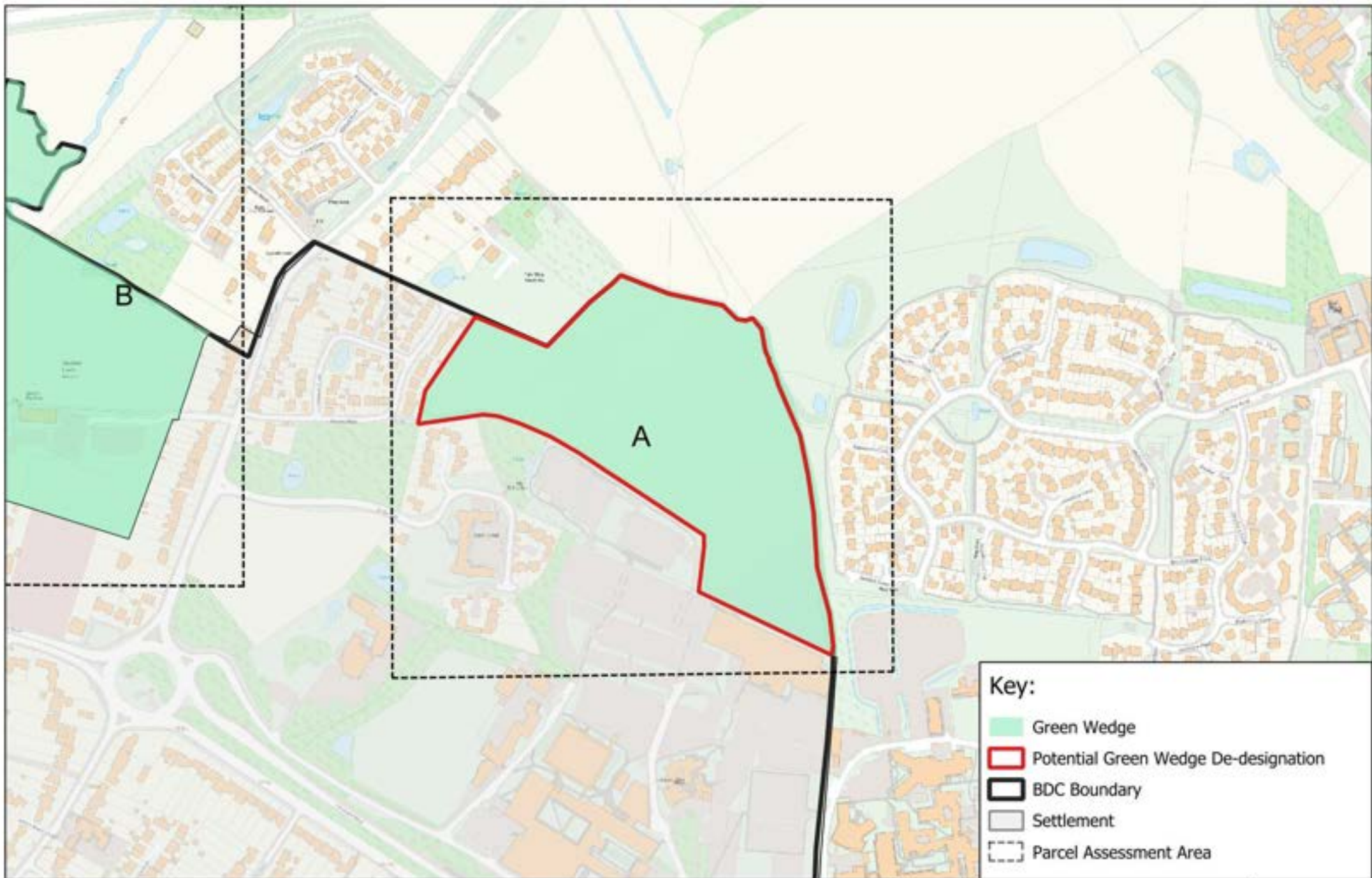
Proposed allocation GLE030 covers the parcel as described in Appendix D. It is proposed the entirety of this area is de-designated.

Parcel B

None.

Areas Proposed for Extension:

None.

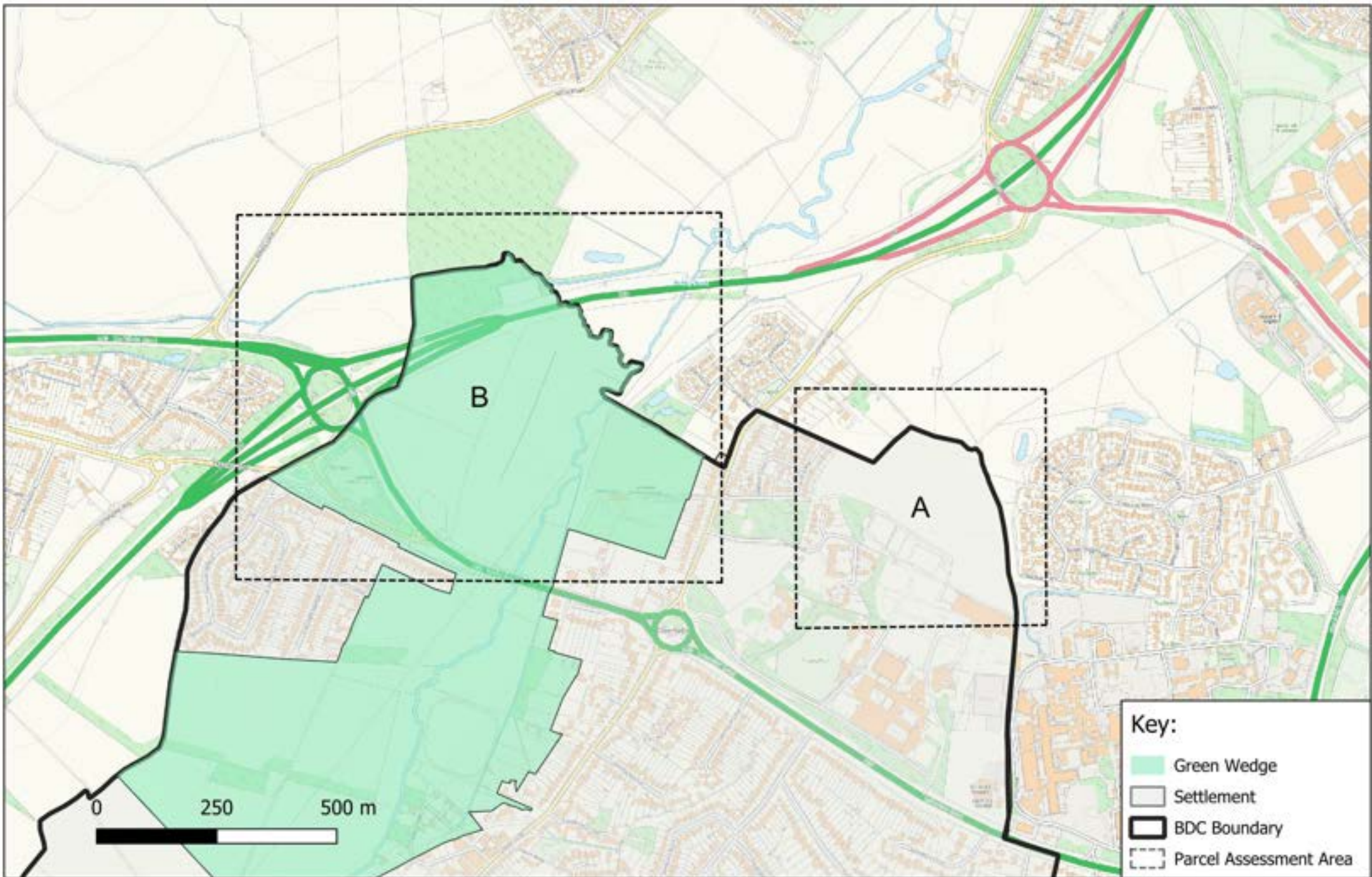


Green Wedge (e) Between Glenfield towards Beaumont Leys, Anstey and Groby

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Scale 1:10000

at A4



Green Wedge (e) Between Glenfield towards Beaumont Leys, Anstey and Groby - As Proposed.

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Scale 1:25000

at A4

Green Wedge (f) From Elvesthorpe towards Barwell and Earl Shilton Between Glenfield towards Beaumont Leys, Anstey and Groby

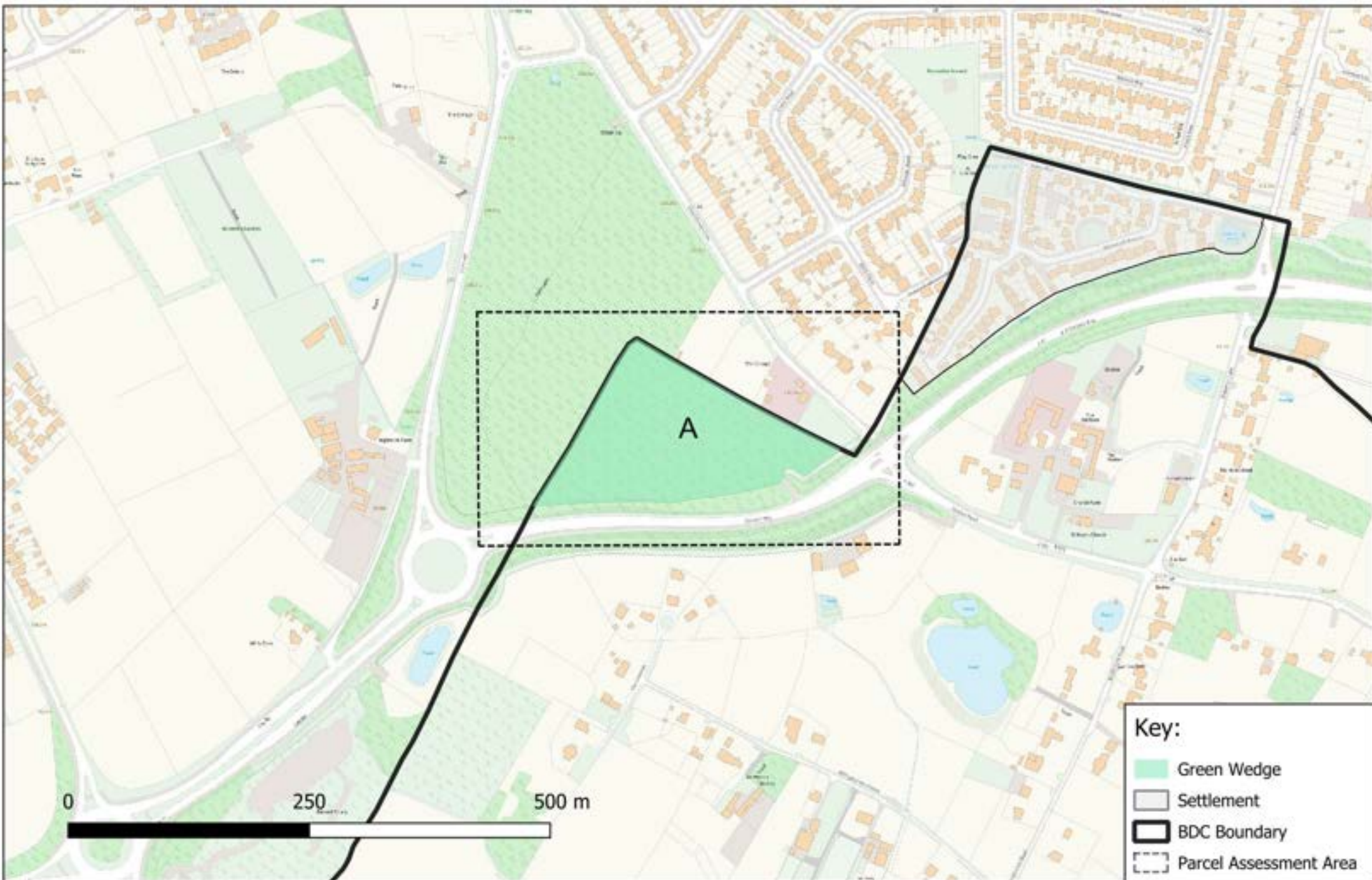
Areas Proposed for De-designation

Parcel A

No areas currently proposed for de-designation, however regard will be had to proposals within the neighbouring Hinckley and Bosworth Borough Green Wedge, which may affect suitability for retention.

Areas Proposed for Extension:

None.



Green Wedge (f) From Elmeſthorpe towards Barwell and Earl Shilton

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Scale 1:5000

at A4

3. Area of Separation Amendments

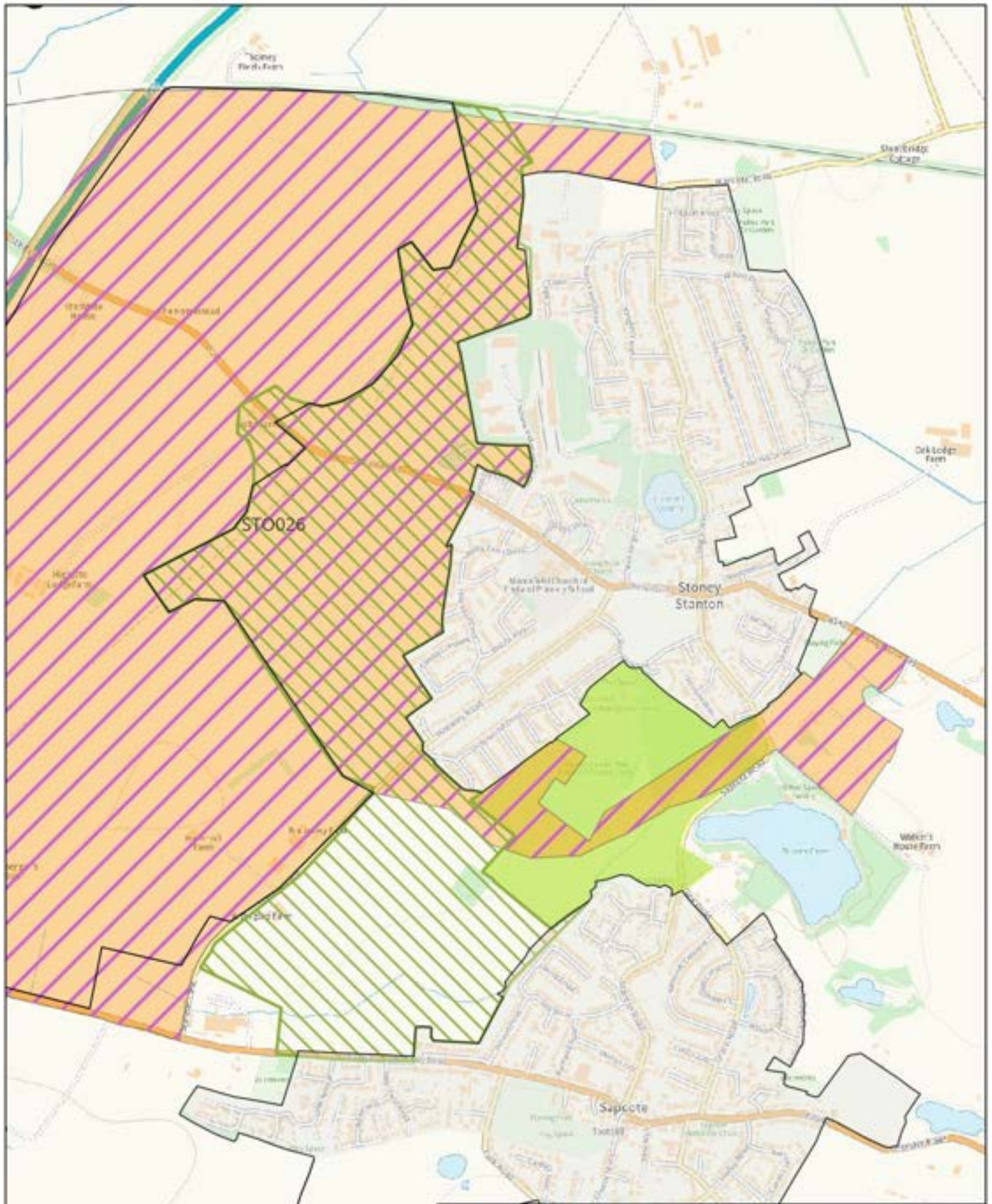
Area of Separation (a) Between Stoney Stanton and Sapcote

Areas Proposed for De-designation:

No areas are proposed for de-designation however it is acknowledged that part of the Land West of Stoney Stanton strategic allocation (STO026) runs through the site. The designation is still required to maintain the separate character and identities of Stoney Stanton and Sapcote.

Areas Proposed for Extension:

As described in Appendix G, the Area of Separation could be extended round to the west of Stoney Stanton to maintain separation between the new development and the existing settlements. From available information relating to the development layout, the proposed extension is proposed to follow the built-up area.



STO026

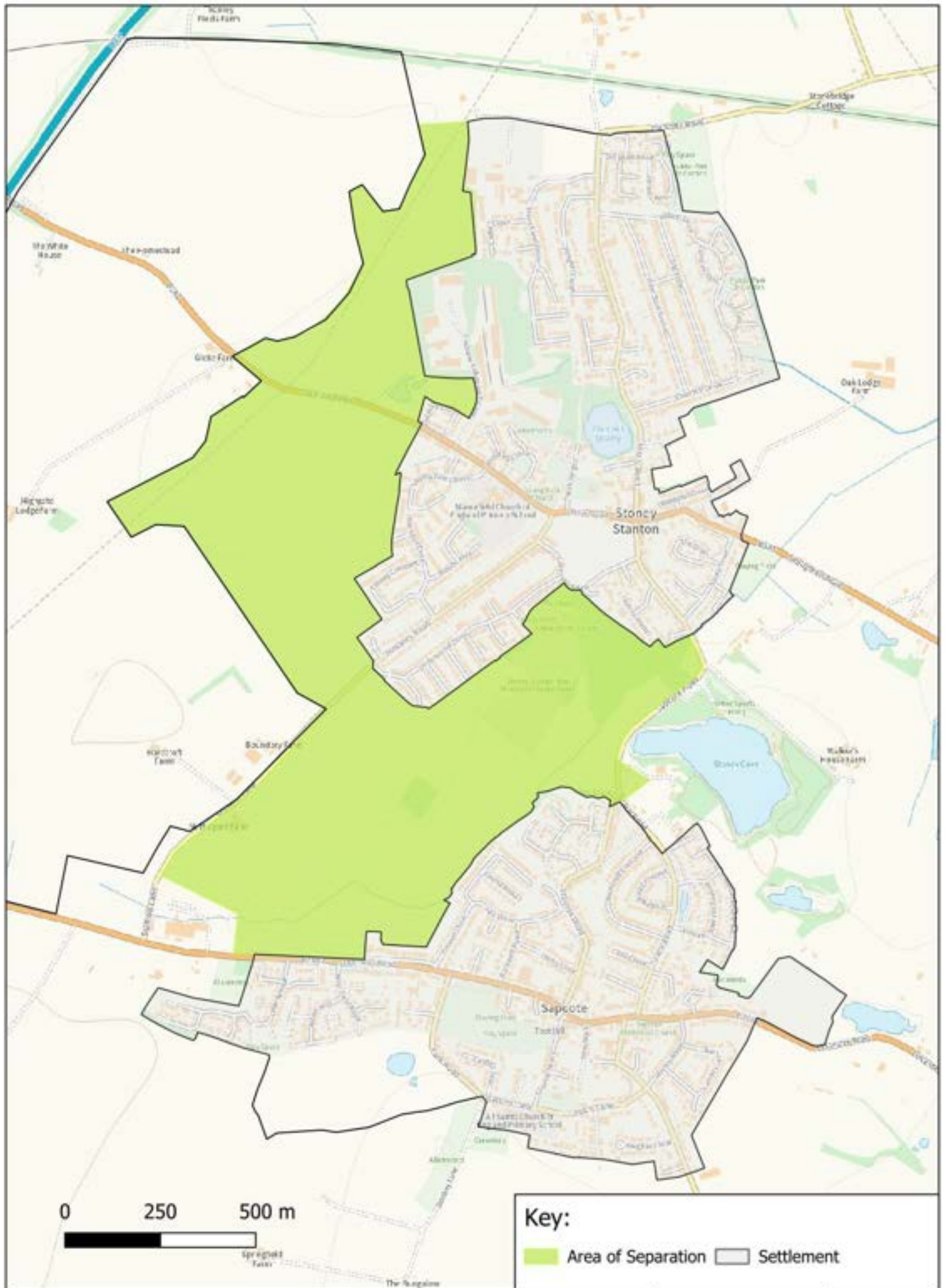
Stoney Stanton

Sapcote

Key:

- Area of Separation
- Potential Area of Separation
- Settlement
- Housing and Employment Mixed Allocation





Area of Separation (a) Between Stoney Stanton and Sapcote - As Proposed

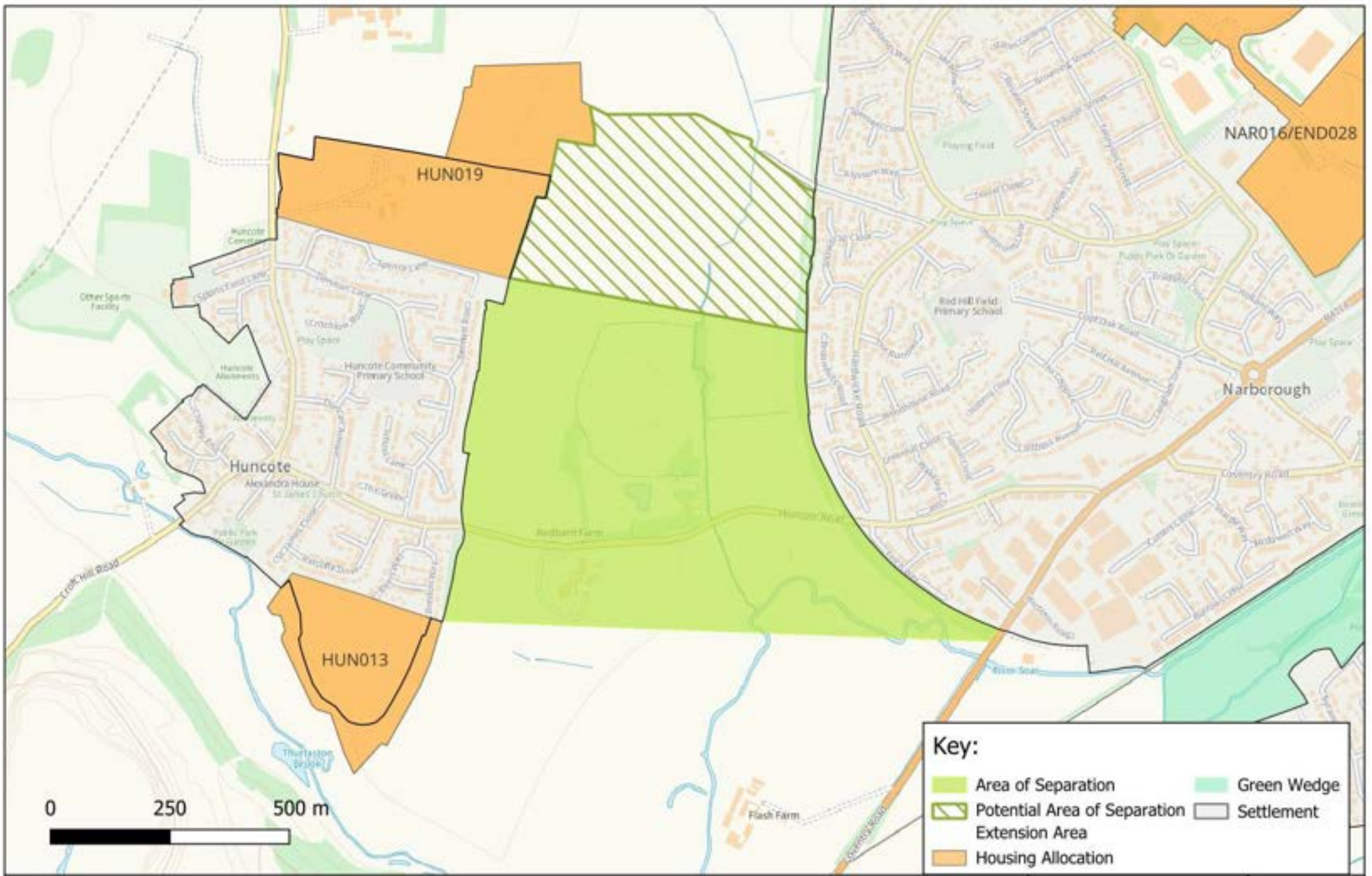
Area of Separation (b) Between Huncote and Narborough

Areas Proposed for De-designation:







None.

Areas Proposed for Extension:

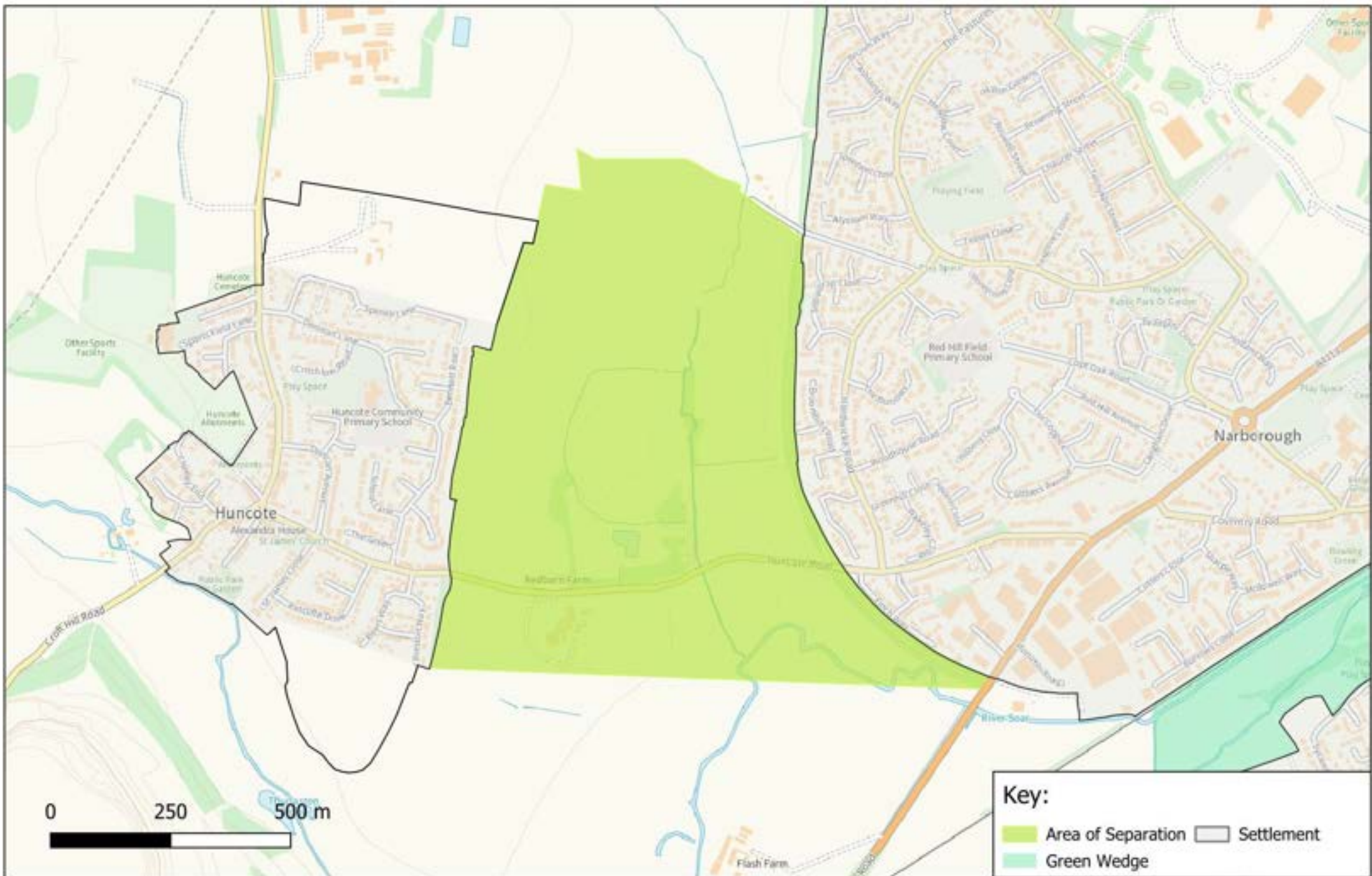
The Area of Separation is proposed to be extended north in line with the proposed allocation HUN019. As set out in Appendix G it has not been considered necessary to extend the designation south in line with HUN013 due to the positioning and shape of the settlements and the extended area of countryside in between.



Key:

 Area of Separation	 Green Wedge
 Potential Area of Separation	 Settlement
 Extension Area	
 Housing Allocation	

Area of Separation(b) Between Huncote and Narborough - Area of Extension



Area of Separation(b) Between Huncote and Narborough - As Proposed

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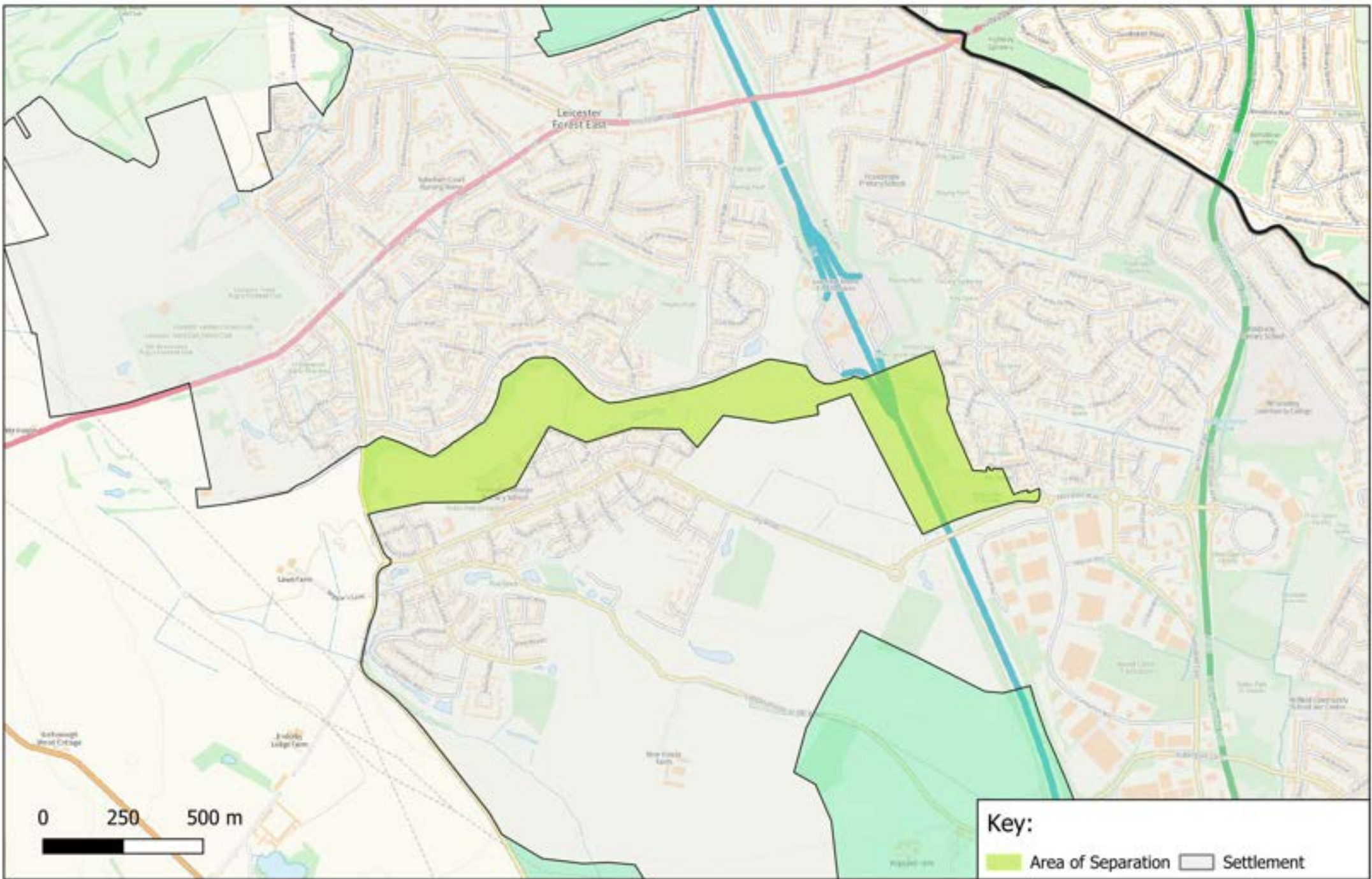
Area of Separation (c) Between Lubbethorpe, Leicester Forest East, and Thorpe Astley.

Areas Proposed for De-designation:

None.

Areas Proposed for Extension:

None.



Area of Separation (c) Between Lubbesthorpe, Leicester Forest East, and Thorpe Astley - As Proposed.

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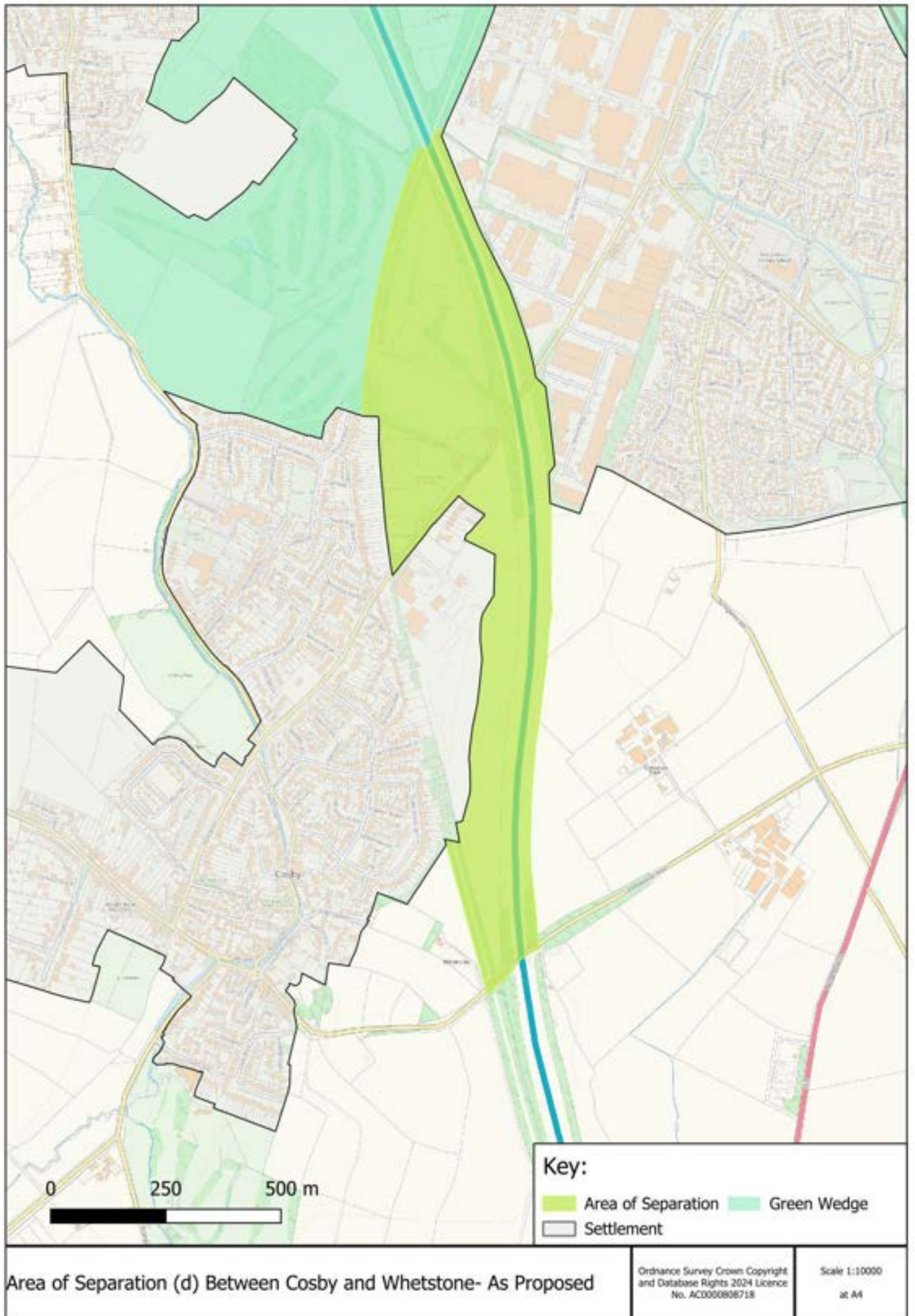
Area of Separation (d) Between Cosby and Whetstone

Areas Proposed for De-designation:

None.

Areas Proposed for Extension:

None.

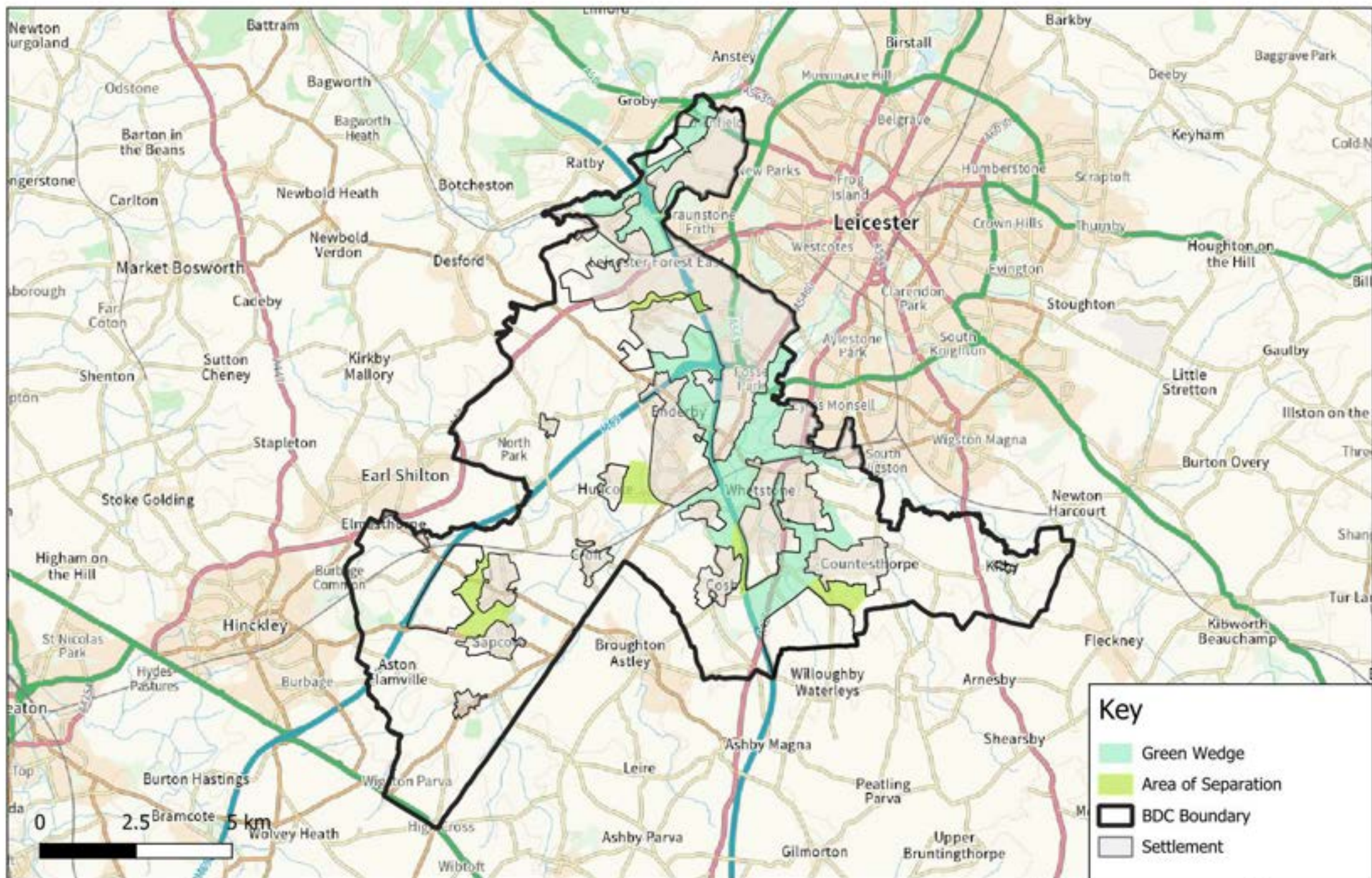


Area of Separation (d) Between Cosby and Whetstone- As Proposed

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4. District Map of Green Wedge and Area of Separation Designations as Proposed



Green Wedges and Areas of Separation - District as Proposed

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at A4

