



# HARBOROUGH DISTRICT GREEN WEDGE ASSESSMENT

FINAL REPORT  
DECEMBER 2024

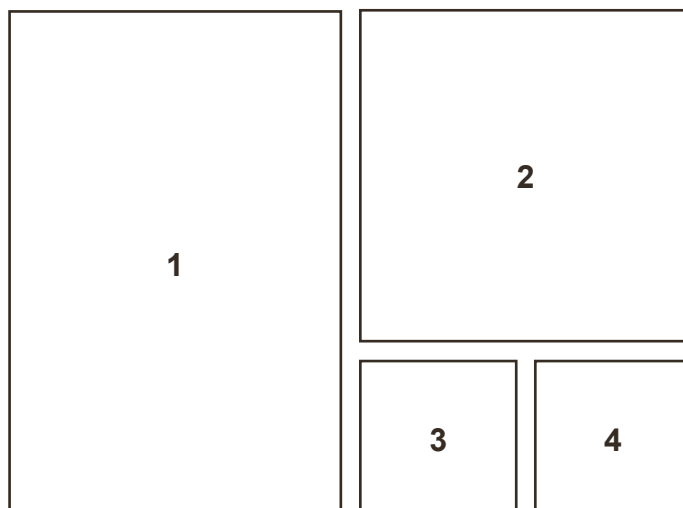
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Photos on front cover

1. New residential development in Bushby
2. Thurnby, as seen from the south
3. Thurnby Brook valley
4. Church of All Saints, Scraftoft

# EXECUTIVE SUMMARY

There are currently two Green Wedge designations within Harborough District. The Leicester/Scraptoft/Bushby Green Wedge lies entirely within Harborough District and the Leicester/Thurnby/Oadby Green Wedge adjoins similar designations in Leicester City and Oadby and Wigston Borough.

The Leicester Urban Area (LUA) is the continuous built-up area of Leicester in the Leicester City Council administrative area and adjoining settlements in neighbouring districts such as Oadby. In Harborough District it includes the settlements of Thurnby, Bushby and Scraptoft that are within easy reach of Leicester's services and facilities. Given its proximity to the Leicester Urban Area (LUA) Harborough District experiences development pressure.

Green Wedges are strategic areas of land, mostly extending out from the City into adjacent local authority areas. They comprise areas of largely undeveloped open land between the urban area and the surrounding countryside.

The aims of the Green Wedge are:

- a. preventing the merging of settlements;
- b. guiding development form;
- c. providing access from urban areas into green spaces/open countryside;  
and
- d. providing recreational opportunities.

This Green Wedge Assessment has been carried out to review the Green Wedges within Harborough District Council's administrative area and to provide contemporary evidence for the New Local Plan.

The Green Wedge Assessment found that both Green Wedges strategically achieve the four evaluation functions of the Green Wedge with no recommended changes to their boundaries.

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# 1.0 INTRODUCTION



# 1.0 INTRODUCTION

## Background and Purpose

- 1.1 Harborough District Council (HDC) is in the early stages of preparing a new Local Plan which will establish detailed planning policies and site allocations. The Environment Partnership (TEP) Ltd was commissioned by Harborough District Council in April 2024 to provide evidence in respect of the existing Green Wedge designations to inform the preparation of its new Local Plan.
- 1.2 This report assesses whether the existing areas of Green Wedge continue to fulfil the objectives of the draft Green Wedge policy in the emerging Harborough Local Plan and whether there should be any changes to their extent or boundaries. This Green Wedge Assessment updates existing evidence to provide a contemporary assessment for use at both the Local Plan examination and for any subsequent planning applications or appeals.

## 1.3 Policy Context

### National Planning Policy Context

- 1.4 Although the National Planning Policy Framework (NPPF) does not contain a specific reference to Green Wedges, paragraph 31 makes it clear that *‘the preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned’*.
- 1.5 Paragraph 20 of the National Planning Policy Framework (NPPF 2023) states that *‘strategic policies should set out an overall strategy for the pattern, scale and design quality of places (to ensure outcomes support beauty and placemaking)’*.
- 1.6 Paragraph 102 highlights that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities and can deliver wider benefits for nature.
- 1.7 Paragraphs 180 and 181 set out a number of factors which should be considered when developing planning policies and making planning decisions. Paragraph 181 highlights that *‘Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the*



*least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries*. Green Wedges are locally designated areas which help guide development, provide a green lung and act as a recreational resource.

### Sub-Regional Planning Policy Context

- 1.8 Green Wedge policies to protect structurally important areas of open land were first introduced in the Leicestershire in the Leicestershire Structure Plan (1987). The Secretary of State's emphasises that Green Wedges were considered to be *'...policies for protecting structurally important areas of open land which influence the form and direction of urban development in Leicester...'*. The safeguarding of Green Wedges will *'Ensure that, as urban developments extends, open land is incorporated within it.'* The Secretary of State also concluded that the function of Green Wedge areas was to prevent the coalescence and maintain the physical identity of settlements.
- 1.9 The Leicestershire Structure Plan (1994) maintained Green Wedge policies. It highlighted that *'green wedges around Leicester and Loughborough have proved to be effective in retaining open areas both between settlements and extending into the main built-up areas'*.
- 1.10 The Structure Plan was updated to form the Leicestershire, Leicester and Rutland Structure Plan 1996-2016. Strategy Policy 5: Green Wedges sets out the purposes of Green Wedges:
- '(a) Protecting structurally important areas of open land which influence the form and direction of urban development;*
  - (b) Ensuring that open land extends outwards between the existing and planned development limits of the urban areas;*
  - (c) Preserving strategic landscape and wildlife links between the Countryside and urban open spaces;*
  - (d) Preventing the coalescence and maintaining the physical identity of settlements adjoining the main urban areas'*.
- 1.11 *'Within Green Wedges uses will be encouraged that provide appropriate recreational facilities within easy reach of urban residents and promote the positive management of land to ensure that the Green Wedges remain or are enhanced as attractive contributions to the quality of life of nearby urban*

*residents’.*

- 1.12 Strategy Policy 5 also highlights that agricultural, outdoor recreation, forestry, public rights of way and burial grounds are all acceptable land uses within Green Wedges.
- 1.13 Provision will be made in Green Wedges for the retention or creation of green links between urban open spaces and the Countryside, and for the retention and enhancement of public access facilities, particularly for recreation.
- 1.14 Strategy Policy 6: Review of Green Wedges states that Green Wedges will be reviewed as part of local plan reviews.
- 1.15 The Leicestershire, Leicester and Rutland Structure Plan was superseded by the East Midlands Regional Plan (2009). Paragraph 4.2.18 highlights that *‘Green Wedges serve useful strategic planning functions in preventing the merging of settlements, guiding development form, and providing a ‘green lung’ into urban areas, and act as a recreational resource... Provision will be made in Green Wedges for the retention or creation of green infrastructure and green links between urban open spaces and the countryside, and for the retention and enhancement of public access facilities, particularly for recreation. A review of existing Green Wedges or the creation of new ones in association with development will be carried out through the local development framework process’.* Section 109 of the Localism Act 2011 abolished the regional planning tier.

### Local Planning Policy Context

- 1.16 Following the establishment of the broad principles and locations of the Green Wedge in the Structure Plan, the detailed boundaries of Harborough’s Green Wedges were defined in the 2001 Local Plan. Since then, a number of evidence documents have assessed the appropriateness of Green Wedge boundaries and helped to inform policy review. These are the 2011 Green Wedge Review, 2015 Green Wedge Review Draft Technical Update and the 2018 Proposed Leicester/Scraptoft/Bushby Green Wedge Background Report. A brief history of the use of Green Wedge policy in Harborough District is set out below.
- 1.17 Policy EV/2 Green Wedges of the Harborough District Local Plan (2001) stated that *‘The District Council will seek to protect the open and developed character of the Green Wedges defined on the proposals maps and will refuse planning*

*permission for development which would adversely affect that character’.*

The supporting text highlighted that *‘The purpose of Green Wedges is not to seek to restrict the growth of an urban area but to aim to ensure that, as development extends, open land is incorporated within it. The green wedges should remain open and undeveloped to prevent coalescence of settlements on the fringe of Leicester and to retain links with the countryside. They lie outside the area covered by countryside policies.’*

- 1.18 The Core Strategy 2006 -2028 (adopted 2011) replaced the 2001 Local Plan. However, Local Plan Policy EV/2 was a retained policy and the spatial strategy reflected the continuing commitment to the principle of Green Wedges. There was also a commitment to a review of their boundaries as part of the Local Plan preparation process.
- 1.19 The Harborough Local Plan 2011 to 2031 was adopted in April 2019. Policy GD7: Green Wedges states that:
- *‘1. The Leicester/Scraptoft/ Bushby Green Wedge and Thurnby/Leicester/Oadby Green Wedge are defined on the Policies Map with the aims of:
 
    - a. *preventing the merging of settlements;*
    - b. *guiding development form;*
    - c. *providing access from urban areas into green spaces/open countryside; and*
    - d. *providing recreational opportunities.**
  - *2. Development within Green Wedges will be permitted where:
 
    - a. *it relates to agriculture, horticulture, forestry, nature reserves, allotments, burial grounds, outdoor leisure, sporting or recreation facilities including school playing fields, cycleways, footpaths or bridleways;*
    - b. *it retains the open and undeveloped character of the Green Wedge;*
    - c. *it retains or creates additional green networks between the countryside and open spaces within the urban areas and benefits biodiversity;*
    - d. *it retains or enhances public access to the Green Wedge, especially for recreation; and*
    - e. *any built development is small scale and necessary to the operational requirements of the activity’.**
- 1.20 The supporting text highlights that Green Wedges are strategic areas of land, mostly extending from the City into adjacent local authority areas. They are areas of largely undeveloped open land between the urban area and the

surrounding countryside. They differ from Areas of Separation in that they are aimed not just at preventing the merging of settlements but also guiding development form, providing a 'green lung' into urban areas and facilitating recreational opportunities.

- 1.21 The Green Wedges incorporate areas of land of differing agricultural and environmental quality, which may be suitable for different types of land uses. The only types of land use that will normally be considered appropriate for these areas are those where the predominantly open and undeveloped nature of the land is retained. It is recognised that built development may be required in connection with some of the uses identified in the policy.
- 1.22 The 2011 to 2031 Local Plan allocated part of the former Green Wedge as Scraptoft North Strategic Development Area (SDA) for housing with accompanying infrastructure and community facilities. The 2018 Proposed Leicester/Scraptoft/Bushby Green Wedge: Background report provided the justification for the amendments to the Leicester/Scraptoft/Bushby Green Wedge which were adopted as part of the Harborough Local Plan 2011-2031. Whilst only a part of the former designation was included, the Green Wedge included an area between Scraptoft and Thurnby/Bushby.

### Neighbourhood Planning Policy Context

- 1.23 The boundary of the Leicester/Scraptoft/Bushby Green Wedge was originally defined in the Scraptoft, Thurnby and Stoughton Local Plan (1987) and was carried forward into the Harborough District Local Plan (2001) with no change. A review of the Green Wedge undertaken by Harborough District Council in 2011 was used to define a new boundary for the Green Wedge in the Scraptoft Neighbourhood Plan 2015 – 2028 (made in 2016).
- 1.24 Subsequently, part of the Green Wedge defined in the Neighbourhood Plan was included in the Scraptoft North SDA allocation in the Local Plan alongside the new Green Wedge designation. The Local Plan-defined Green Wedge takes precedence over the Neighbourhood Plan Green Wedge as it is the most recently adopted part of the development plan.

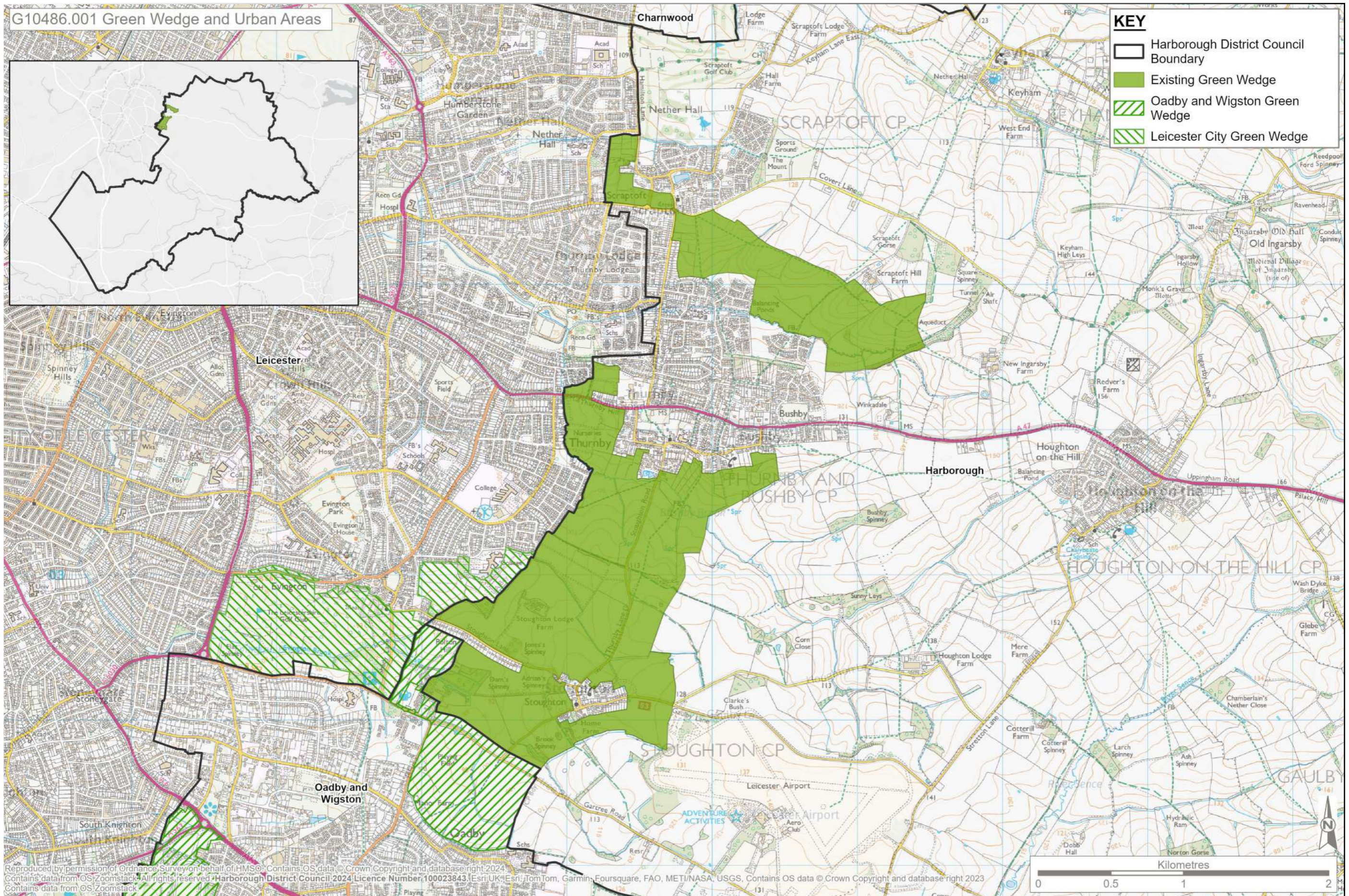


Figure 1: Location of Green Wedges

## 2.0 METHOD



## 2.0 METHOD

- 2.1 There is currently no generally accepted methodology for identifying, reviewing or updating green wedge designations in England.
- 2.2 This assessment follows the process set out in the Leicester and Leicestershire Green Wedge Review Joint Methodology (2011). The Green Wedge Review Joint Methodology has been agreed by six local authorities in Leicester and Leicestershire<sup>1</sup>, including Harborough District Council. A Joint Methodology was prepared as many Green Wedges cross administrative boundaries. Using this methodology ensures a consistent approach is taken by the authorities. This review builds on the framework of the methodology and introduces assessment criteria to quantify the contribution the land makes to the Green Wedge purposes (see Table 1). This assessment involved four main stages:
- Stage 1: Desk-based assessment and initial sieve
  - Stage 2: Fieldwork
  - Stage 3: Consultation
  - Stage 4: Reporting

### Stage 1: Desk-based assessment

#### Establishing the Baseline

- 2.3 Relevant documents were reviewed to form the starting point and overall context for the study.
- 2.4 Key sources of information used to inform the assessment include:
- Ordnance survey base maps (1:250K, 1:50K and 1:25K);
  - Aerial photography (Google Earth);
  - Public Rights of Way mapping;
  - Environmental designations – ecological, landscape, heritage;
  - Development Control decisions within the Green Wedge since adoption of the Local Plan, including Appeals;
  - Agricultural land quality;
  - Flood risk;
  - Transport routes and infrastructure.

<sup>1</sup> Chamwood, Harborough, Hinckley & Bosworth, Leicester, North West Leicestershire and Oadby & Wigston

## Defining the Study Area

- 2.5 This Green Wedge Assessment focuses on the two existing Green Wedges within Harborough District – Leicester/Scraptoft/Bushby and Leicester/Thurnby/Oadby as shown on Figure 1.

## Defining Assessment Criteria

- 2.6 The Leicestershire Green Wedge Review Joint Methodology defines the four purposes of Green Wedge:

1. Preventing the merging of settlements

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

2. Guiding development form

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

3. Providing a green lung into urban areas

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

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



- *Transport corridors'*

#### 4. Acting as a recreational resource

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

- 2.7 To consider the contribution that each sub-area makes to the Green Wedge a series of indicators and questions are outlined for each Green Wedge purpose (see Table 1).
- 2.8 The criteria used to determine the strength of the Green Wedge against each purpose are defined in Table 1, providing examples to determine whether land does not meet or fully meets the criteria for assessment.

Table 1: Green Wedge Assessment Criteria

Purpose	Description	Indicators	No Contribution	Weak Contribution	Moderate Contribution	Strong Contribution
Preventing the merging of settlements	<p>Considers the role of the Green Wedge in contributing to the setting or identity of the settlement.</p> <p>Considers the appearance of existing settlement edges when viewed from the Green Wedge.</p> <p>Considers the perception of a gap between settlements.</p> <p>Considers whether there are physical features to prevent the perception of coalescence.</p>	<p><b>Existing Land Use</b> Does the area include land uses or proposed developments that are incompatible with Green Wedge policy?</p> <p><b>Openness</b> Does the area feel open or enclosed? Is it punctuated by piecemeal developments?</p> <p><b>Landscape Character and Landscape Features</b> Are there physical features to prevent the physical coalescence of settlements? Would these features prevent coalescence? (e.g. strong features include railways, motorways, watercourses and woodland blocks. Weak features that would not prevent coalescence include linear tree belts and hedgerows).</p> <p><b>Proximity to Neighbouring Settlements</b> Can more than one settlement be seen from the sub-area?</p> <p><b>Views and Intervisibility</b> Are there established and permanent physical features which disrupt views between settlements and increase the perceived distance between them?</p> <p><b>Important Views</b> Are notable views across the area noted in published Character Assessments or Appraisals?</p>	<p>Gap plays no role in preventing coalescence, or settlements have already coalesced.</p> <p>No sense of separation between settlements.</p>	<p>No distinctive settlement pattern.</p> <p>Loss or partial loss of the gap would not adversely affect the established settlement pattern.</p> <p>Landscape elements provide a weak contribution to the sense of separation.</p> <p>Views do not contribute positively to the visual character of the area.</p>	<p>Gap plays an important role in settlement separation and pattern.</p> <p>Landscape elements provide a moderate contribution to the sense of separation.</p> <p>Gap contributes to the visual character of the area.</p>	<p>Gap plays an essential role in settlement separation and pattern.</p> <p>Landscape elements contribute strongly to the sense of separation.</p> <p>Contributes positively to the visual character of the area.</p> <p>Notable views mentioned in Landscape Character Assessments, Conservation Area Appraisals, Neighbourhood Plans or Village Design Statements.</p>

Purpose	Description	Indicators	No Contribution	Weak Contribution	Moderate Contribution	Strong Contribution
Guiding development form	<p>Considers the influence the Green Wedge has on settlement pattern.</p> <p>Considers the defensibility of Green Wedge boundaries.</p> <p>Considers whether the gap contributes to maintaining the open and undeveloped character of land.</p> <p>Considers the spatial compatibility of the designation with the extent of strategic allocations in the emerging Local Plan.</p>	<p><b>Boundary Defensibility</b> Does the current Green Wedge have a strong defensible boundary? (e.g. physical features such as watercourses, hedgerows or linear tree belts that are clearly identifiable on the ground)</p> <p><b>Alternative Boundary Features</b> Does an alternative strong defensible boundary exist?</p> <p><b>Landscape Features and Vernacular Style</b> What landscape features or other features exist within the Green Wedge which may help to guide development form?</p> <p><b>Forces for Change</b> Are there any obvious forces for change/ pressures on the landscape?</p>	<p>Area is bounded by features which are weakly defined or difficult to recognise.</p> <p>The designation restricts rather than guides future development form.</p>	<p>While some boundaries are logical, much of the area is bounded by features which are weakly defined or difficult to recognise.</p> <p>Thus, it restricts rather than guides future development form.</p>	<p>Area is largely bounded by defensible and readily recognisable boundary features which guide rather than overly restrict the form of future surrounding developments, whilst ensuring that the integrity of the designation is maintained.</p> <p>Some areas with weaker or less logical boundaries restrict development but do not provide clarity on what form development should take.</p>	<p>Area is bounded by defensible and readily recognisable boundary features which guide rather than overly restrict the form of future surrounding developments, whilst ensuring that the integrity of the designation is maintained.</p> <p>Extent of Green Wedge is compatible with strategic allocations.</p>

Purpose	Description	Indicators	No Contribution	Weak Contribution	Moderate Contribution	Strong Contribution
Providing a 'green lung' into urban areas	<p>Considers whether the Green Wedge provides a continuous link between the open countryside and land that penetrates into urban areas.</p> <p>Considers whether the Green Wedge provides multi-functional Green Infrastructure.</p>	<p><b>Connectivity</b> Does the Green Wedge provide a continuous link between the open countryside and land which penetrates into urban areas?</p> <p><b>Green and Blue Infrastructure</b> Does the Green Wedge provide multi-functional Green or Blue Infrastructure (e.g. open space, sport and recreation, flood alleviation, wildlife sites, cultural/historic assets, transport corridors)?</p>	<p>Overall lack of green infrastructure.</p> <p>Areas that are isolated by intervening built form.</p>	<p>Fragmented open space with weak links from the countryside to urban areas.</p> <p>Poor quality green and blue infrastructure provision with few opportunities for enhancement.</p>	<p>A fragmented corridor or network of green infrastructure exists with several clearly defined connections remaining.</p>	<p>Green open space in a predominantly urban environment.</p> <p>Forms a strongly connected corridor or network of green infrastructure which penetrates into existing or planned areas of built form.</p> <p>Provides multi-functional Green Infrastructure e.g. open space, sport and recreation; flood alleviation; wildlife sites; historic/cultural assets; transport corridors.</p>
Acting as a recreational resource	<p>Considers whether the Green Wedge provides publicly accessible formal or informal recreational opportunities.</p>	<p><b>Recreation</b> Does the Green Wedge provide recreational opportunities? (including Public Rights of Way, permissive routes, sports facilities or other recreational facilities)</p> <p><b>Public Access</b> To what extent is public access possible (i.e. all or some of the area)?</p> <p><b>Condition</b> If Public Rights of Way are present, are they in good condition (signposted, stiles/gates, surfaced)?</p>	<p>Areas that are not publicly accessible.</p> <p>No opportunities for recreation.</p>	<p>The area is partially publicly accessible and provides a limited range of formal or informal opportunities for recreation.</p>	<p>The area is wholly or partially publicly accessible and provides an adequate range of formal and/or informal opportunities for recreation.</p>	<p>Area is wholly accessible with many opportunities for recreation.</p> <p>Recreational resource is well used.</p> <p>Public Rights of Way in good condition (signposted, stiles/gates, surfaced).</p>

## Defining Sub-Areas

- 2.9 The Green Wedge assessment is undertaken at a macro and micro scale. In order to undertake a micro scale review the Green Wedge was subdivided into sub-areas with boundaries defined by natural or physical features such as hedgerows, watercourses, footpaths or roads.
- 2.10 Each sub-area was assessed against the criteria outlined in Table 1. Sub-areas may not meet all of the four functions and the assessment will consider the relationship that each sub-area has on the role and function of the Green Wedge as a whole. The Green Wedge as a whole should achieve all of the functions as set out in Table 1 above.

## Stage 2: Field Study

- 2.11 The field verification site assessment was undertaken by Chartered Landscape Architects in June 2024 to test and refine the outputs of the desk study.
- 2.12 Field verification site surveys supplemented the desk study and record key information in relation to:
- Topography;
  - Key physical features including vegetation;
  - The extent of built development within the Green Wedge;
  - Intervisibility between settlements; and
  - Informal uses of the Green Wedge.
- 2.13 Land was surveyed from roads and Public Rights of Way within and adjacent to each assessment unit. There was no access to private land.

## Stage 3: Consultation

- 2.14 Given the proximity of the Thurnby/Leicester/Oadby Green Wedge to Oadby and Wigston Borough and Leicester City a meeting was held with Council officers from Oadby and Wigston Borough Council and Leicester City Council to set out the purposes of the Green Wedge Assessment. This has also been captured in the Council's Duty to Co-operate Statement.

## Stage 4: Reporting

- 2.15 Each Green Wedge profile comprises:
- An OS map showing the location of the Green Wedge and relevant

### Environmental Designations.

- A summary description of the Green Wedge including its locations, boundaries and the Landscape Character Type or Area the assessment unit falls within.
- Representative photographs of each Green Wedge.
- Criteria-based Green Wedge assessment, with a description given against each assessment to determine whether it fully meets partially meets or does not meet that Green Wedge purpose.
- A summary of each Green Wedge sub-area, including its contribution to the Green Wedge purposes.

2.16 The potential impact of the development of Regulation 19 draft site allocations is considered separately in terms of how development of the whole parcel of land would impact the Green Wedge purposes. Recommendations are provided to guide development form.

2.17 It should be noted that:

- Green Wedge boundaries are chosen to be defensible and where possible follow physical features such as roads, field boundaries or watercourses.
- Whilst most areas of Green Wedge are open in character it is not a landscape quality designation.
- This study was undertaken using OS 1:25,000 scale base mapping, involving desk study and field work from Public Rights of Way and public vantage points.

## Relationship to Areas of Separation

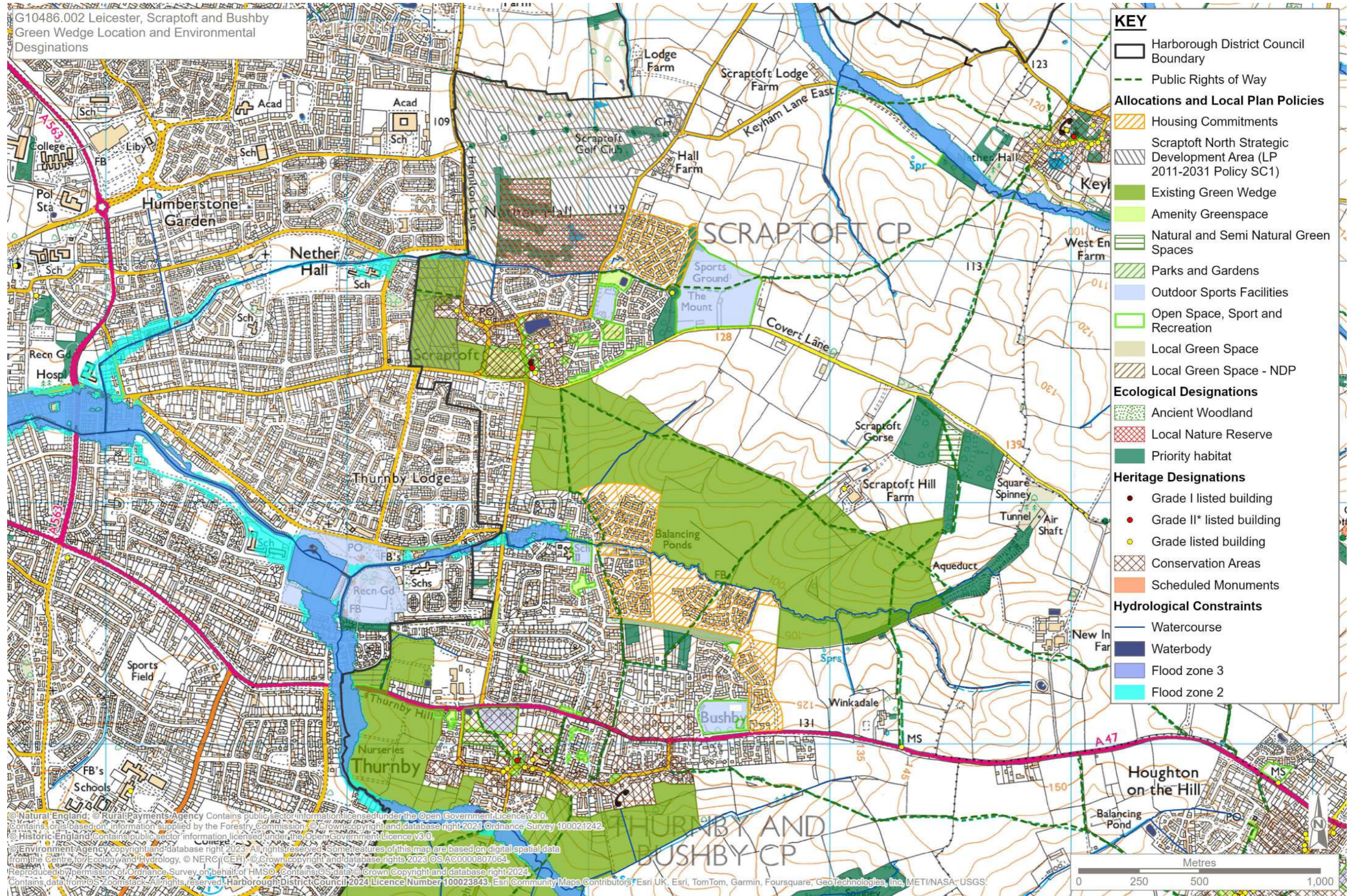
2.18 This Green Wedge Assessment and the Harborough Areas of Separation Review have been undertaken in parallel so as to ensure an integrated and logical approach to inter-related designations.

2.19 While both Green Wedges and Areas of Separation are primarily a planning designation, with a common function to maintain separation between settlements; Green Wedges have a broader role with respect to guiding the form of new development in urban areas, providing access to green infrastructure and the countryside beyond and contributing both informal and formal recreational facilities.

## 3.0 GREEN WEDGE PROFILES



# GW1: Leicester/Scraptoft/Bushby



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GW1: Environmental Designations



## GW1: Leicester/Scraptoft/Bushby

The Leicester/Scraptoft/Bushby Green Wedge extends to approximately 92ha of land to the west, south and south-east of Scraptoft village. The Leicester/Scraptoft/Bushby Green Wedge lies entirely within Harborough District.

Scraptoft is immediately east of the Leicester City boundary. The Scraptoft parish boundary extends to Thurnby Brook in the south where it adjoins Thurnby/Bushby, there is no distinguishable boundary between the settlements and development in this area tends to be more closely related to Thurnby/Bushby, despite being in Scraptoft parish.

The two contiguous settlements of Thurnby and Bushby are approximately 6.5km east of Leicester City centre, adjacent to the City boundary. The two settlements adjoin Scraptoft parish to the north. Scraptoft and Thurnby/Bushby form part of Leicester's Urban Area (UA) and are recognised as sustainable in Harborough's settlement hierarchy. These settlements are identified as 'settlement adjoining urban area' in the settlement hierarchy tiers. This tier of the settlement hierarchy has a range of services and facilities contributing to meeting the day to day needs of residents, it adjoins the Urban Area (i.e. the built-up area of Leicester) and benefits from proximity and access to a wide range of higher order services, facilities and employment opportunities. The villages are considered to experience, and will continue to experience, high levels of developer interest as do other parts of the District on the edge of the Leicester Urban Area.

The 2018 Green Wedge Background Report which proposed the designation of the Green Wedge recognised that the land has an important role to play in protecting Scraptoft village from merging with the built-up areas of Leicester to the west and Thurnby/Bushby to the south, thereby guiding future growth in Leicester, Scraptoft and Thurnby/Bushby, allowing opportunities for recreation and access to the countryside.

GW1 has been split into four sub-areas to ensure a robust assessment has been undertaken however the Green Wedge is also considered in its entirety in assessing its ability to meet the overall Green Wedge purposes as described in Chapter 2.

# GW1: Leicester/Scraptoft/Bushby



GW1: Sub-areas

## Sub-area: GW1A

Sub-area GW1A extends to approximately 11ha of land to the west and south-west of Scraptoft village.

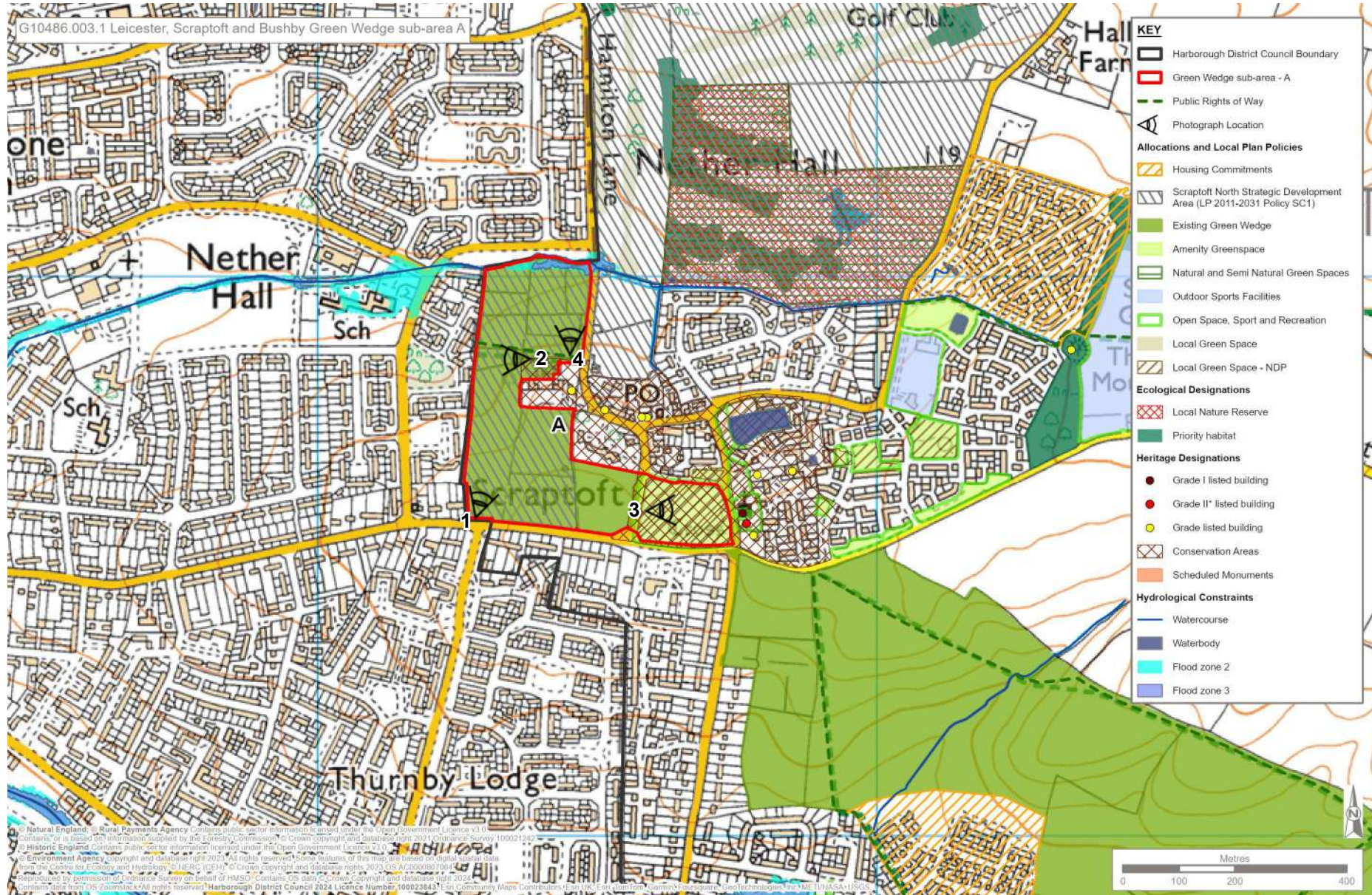
This sub-area is between Scraptoft village and the Nether Hall and Thurnby Lodge suburbs of Leicester to the west and south respectively. The sub-area is bound to the north by Scraptoft Brook with New Romney Crescent beyond, to the east partly by Hamilton Lane, and the curtilage of properties on Hamilton Lane to the east. To the east lie the properties north of Stocks Road and Edith Cole Memorial Park. Scraptoft Lane is adjacent to the southern boundary and to the west the sub-area is bound by the garden curtilages of properties on cul-de-sacs off New Romney Crescent, Brocklesby Way and Flatholme Road and incidental open space behind some of the properties.

Most of the sub-area comprises pastoral land except for Edith Cole Memorial Park which comprises an area of managed grassland.

The sub-area forms part of the Area of Separation identified in the 2016 Scraptoft Neighbourhood Plan, which was subsequently designated as a Green Wedge in the 2011- 2031 Harborough Local Plan.

The narrowest part of the sub-area showing clear separation between the settlements is between the curtilages of properties on Hamilton Lane in Scraptoft and properties off New Romney Crescent, Leicester which measures approximately 80m in width.

# Sub-area: GW1A



GW1a: Environmental Designations

### Sub-area: GW1A



GW1a: Aerial View

## Sub-area: GW1A

### Photographs



Photograph 1: View from Scraftoft Lane towards houses on New Romney Crescent



Photograph 2: View towards houses on Flathome Road from PRow Footpath D26



Photograph 3: View towards houses on New Romney Crescent from PRow Footpath D26



Photograph 4: View towards All Saints Church, Scraftoft from Edith Cole Memorial Park

## Sub-area: GW1A

### Assessment against Green Wedge Criteria

Purpose	Indicators	Commentary
(1) Preventing the Merging of Settlements	<p><b>Existing Land Use</b> Does the area include land uses or proposed developments that are incompatible with Green Wedge policy?</p>	<p>Land to the west of Hamilton Lane comprises areas of pastoral land. Small horse paddocks are a particular feature with gappy hedgerows and fencing giving an urban fringe character. The Edith Cole Memorial Park to the east of Scraptoft Rise is an area of public open space comprising managed grassland with specimen trees.</p> <p>Land to the west of Hamilton Lane and three of four parcels west of Scraptoft Rise are allocated as part of the Scraptoft North Strategic Development Area (Local Plan 2011-2031 Policy SC1). The policy wording highlights that the area bounded by New Romney Crescent, Hamilton Lane and Scraptoft Lane should be retained as Green Wedge to prevent the merging of Leicester and Scraptoft, and to provide recreational resource for new and existing residents of the locality. The outline planning application (Ref: 19/00700/OUT) proposes this area as Public Open Space, including sports pitches.</p> <p>Existing and proposed land uses are compatible with Green Wedge policy.</p>
	<p><b>Openness</b> Does the parcel feel open or enclosed? Is it punctuated by piecemeal developments?</p>	<p>The sub-area feels relatively open in character, although existing built form off Hamilton Lane to the east is visible from New Romney Crescent to the north. Residential development off New Romney Crescent to the west is likely to be visible from within the sub-area with some glimpsed views south towards residential development along Scraptoft Lane through the field boundary hedgerow. The area to the east of Hamilton Lane is undeveloped and contributes to a sense of openness when travelling along Hamilton Lane.</p>
	<p><b>Landscape Character and Landscape Features</b> Are there physical features to prevent the physical coalescence of settlements?  Would these features prevent coalescence? (e.g. strong features include railways, motorways, watercourses and woodland blocks. Weak features that would not prevent coalescence include linear tree belts and hedgerows).</p>	<p>There are some barrier features within the sub-area including tree belts, but these would not prevent physical coalescence.</p>

## Sub-area: GW1A

Purpose	Indicators	Commentary
	<p><b>Proximity to Neighbouring Settlements</b> Can more than one settlement be seen from the sub-area?</p>	<p>This sub-area is surrounded by built development with the exception of the Scraptoft North Strategic Development Area to the east and north-east, which is allocated for development in the adopted Local Plan 2011-2031.</p> <p>From Hamilton Lane and Scraptoft Lane in Scraptoft there are views across the sub-area towards residential dwellings in the Nether Hall and Thurnby Lodge suburbs of Leicester, as well as the village of Scraptoft.</p> <p>From the junction of New Romney Crescent and Hamilton Lane, on the edge of Leicester, there are glimpsed views towards rooftops of properties on the edge of Scraptoft.</p> <p>From within Edith Cole Memorial Park views are generally well enclosed by boundary vegetation but would be more open in winter with views towards residential development in the Thurnby Lodge suburb of Leicester.</p> <p>There is a feeling of close proximity between Leicester and Scraptoft due to the intervisibility between settlements.</p>
	<p><b>Views and Intervisibility</b> Are there established and permanent physical features which disrupt views between settlements and increase the perceived distance between them?</p>	<p>There is intervisibility between Scraptoft village and the Nether Hall and Thurnby Lodge suburbs of Leicester but views are filtered by intervening vegetation along roadsides and along intervening fields.</p> <p>At its narrowest point the gap between Scraptoft village and Leicester City is approximately 80m.</p>
	<p><b>Important Views</b> Are notable views across the area noted in published Character Assessments or Appraisals?</p>	<p>There is no published Conservation Area Appraisal for Scraptoft and no key views are identified in the Scraptoft Neighbourhood Plan.</p>



## Sub-area: GW1A

Purpose	Indicators	Commentary
(2) Guiding Development Form	<b>Boundary Defensibility</b> Does the current Green Wedge have a strong defensible boundary? (e.g. physical features such as watercourses, hedgerows or linear tree belts that are clearly identifiable on the ground)	The sub-area boundaries are formed by built form, particularly residential development to the north, west and south, and the local road network. Many of these boundaries are reinforced by trees and hedgerows. The boundaries are strong and defensible.
	<b>Alternative Boundary Features</b> Does an alternative strong defensible boundary exist?	An alternative boundary is not required as the current boundaries are strong and defensible.  The internal field boundaries could provide alternative boundary features.
	<b>Landscape Features and Vernacular Style</b> What landscape features or other features exist within the Green Wedge which may help to guide development form?	Tree belts mark the boundaries of the parcels of open land and could be used to guide development form.  Part of the sub-area is within Scraptoft Conservation Area where existing controls would likely prevent large-scale development within the Green Wedge.
	<b>Forces for Change</b> Are there any obvious forces for change/ pressures on the landscape?	The key force for change within the landscape is the allocation of the Scraptoft North Strategic Development Area (SDA), which includes the westernmost fields in the sub-area, to the west of Hamilton Lane and Scraptoft Rise. There is an outline planning application (Ref: 19/00700/OUT) – to be determined as at September 2024 - which proposes this area as Public Open Space, including sports pitches.  Land within this sub-area has been submitted to the District Council for consideration for allocation as residential and/or employment use.

## Sub-area: GW1A

Purpose	Indicators	Commentary
(3) Providing a Green Lung into Urban Areas	<b>Connectivity</b> Does the Green Wedge provide a continuous link between the open countryside and land which penetrates into urban areas?	<p>The sub-area is within a predominantly urban area with built form in all directions. The land within the sub-area is connected to land to the east of Hamilton Lane and Scraptoft Nature Reserve to the north-east, but these areas are not publicly accessible. There is also a connection to Scraptoft Golf Club but public access is limited to members. Edith Cole Memorial Park is connected to arable land to the south-east. Both connections are intersected by roads.</p>
	<b>Green and Blue Infrastructure</b> Does the Green Wedge provide multi-functional Green or Blue Infrastructure (e.g. open space, sport and recreation, flood alleviation, wildlife sites, cultural/historic assets, transport corridors)?	<p>Edith Cole Memorial Park is in the Scraptoft Conservation Area. The park is also identified as a Local Green Space in the Scraptoft Neighbourhood Plan and was designated as Local Green Space for its recreation value, its central location and contribution to the heritage of Scraptoft. Edith Cole Memorial Park is identified as an Open Space, Sport and Recreation (OSSR) site in the adopted Local Plan.</p> <p>Scraptoft Neighbourhood Plan identifies a wildlife corridor along Scraptoft Brook to the north of this sub-area. Part of this area is in Flood Zone 2.</p> <p>Land to the west of Hamilton Lane comprises improved and semi-improved grassland with hedgerows of relatively poor quality.</p>
(4) Acting as a recreational resource	<b>Recreation</b> Does the Green Wedge provide recreational opportunities? (including Public Rights of Way, permissive routes, sports facilities or other recreational facilities)	<p>PRoW Footpath D26 extends from Hamilton Lane in Scraptoft towards Flathome Road in Nether Hall. This is the only PRoW within this sub-area.</p> <p>Edith Cole Memorial Park is an open space recreation area for public use.</p> <p>The policy wording for SC1 Scraptoft North Strategic Development Area in the Harborough Local Plan 2011-2031 highlights that the area bounded by New Romney Crescent, Hamilton Lane and Scraptoft Lane should be retained as Green Wedge to prevent the merging of Leicester and Scraptoft, and to provide recreational resource for new and existing residents of the locality. The outline planning application (Ref: 19/00700/OUT) proposes this area as Public Open Space, including sports pitches.</p>
	<b>Public Access</b> To what extent is public access possible (i.e. all or some of the area)?	<p>Edith Cole Memorial Park is fully accessible to the public with benches and bins for public use.</p> <p>At the time of survey PRoW Footpath D26 was inaccessible in Scraptoft due to overgrown vegetation and inaccessible from Nether Hall as it does not connect to publicly accessible land.</p>
	<b>Condition</b> If Public Rights of Way are present, are they in good condition (signposted, stiles/gates, surfaced)?	<p>There is no signage to indicate the presence of the PRoW and the PRoW is heavily overgrown at the Scraptoft access point and inaccessible from Nether Hall.</p> <p>Edith Cole Memorial Park appears to be well used and managed.</p>

## Sub-area: GW1A

### Overall contribution to Green Wedge purposes

Purpose	Commentary	Contribution
(1) Preventing the Merging of Settlements	This sub-area plays an essential role in preventing coalescence between Scraftoft and Leicester (approximately 80m at the narrowest point). The sub-area is visible from the existing edges of Scraftoft and Leicester and has an important role to play in maintaining the separation and distinctiveness of Scraftoft and Leicester City.	Strong
(2) Guiding Development Form	The sub-area has clearly defined boundaries and is almost entirely surrounded by existing residential development. The Green Wedge boundaries are formed by built development, roads, hedgerows and trees. The existing Green Wedge boundary and designation guides development away from an area which is sensitive to potential coalescence.	Strong
(3) Providing a Green Lung into Urban Areas	This sub-area provides green space in a predominantly urban environment.  The sub-area has links with wider green infrastructure assets (i.e. via the Memorial Park, into open countryside and the slopes of the Thurnby Brook valley in sub-area 1B).  Scraftoft Brook forms the northern boundary of the sub-area and is an important wildlife corridor.	Strong
(4) Acting as a Recreational Resource	The existing public footpath route is inaccessible and has the potential to be improved.  Edith Cole Memorial Park provides recreational opportunities and some public facilities in the form of benches and bins.	Weak - Moderate

## **Sub-area: GW1A**

### **Conclusion**

This sub-area provides separation between Scraftoft village and the Nether Hall and Thurnby Lodge suburbs of Leicester to the west and south respectively and provides an essential role in preventing coalescence. The existing Green Wedge boundary and designation guides development away from an area which is sensitive to potential coalescence. The sub-area provides green space in a predominantly urban environment but opportunities for recreation could be enhanced. This Green Wedge sub-area should continue to be protected.

## Sub-area: GW1B

Sub-area GW1B extends to approximately 18ha of land to the south of Scraptoft. This sub-area comprises arable land on the upper slopes of the Thurnby Brook valley between Scraptoft village and Thurnby/Bushby. Despite being within the boundary of Scraptoft parish, this area is closely associated with the settlements of Thurnby/Bushby to the south.

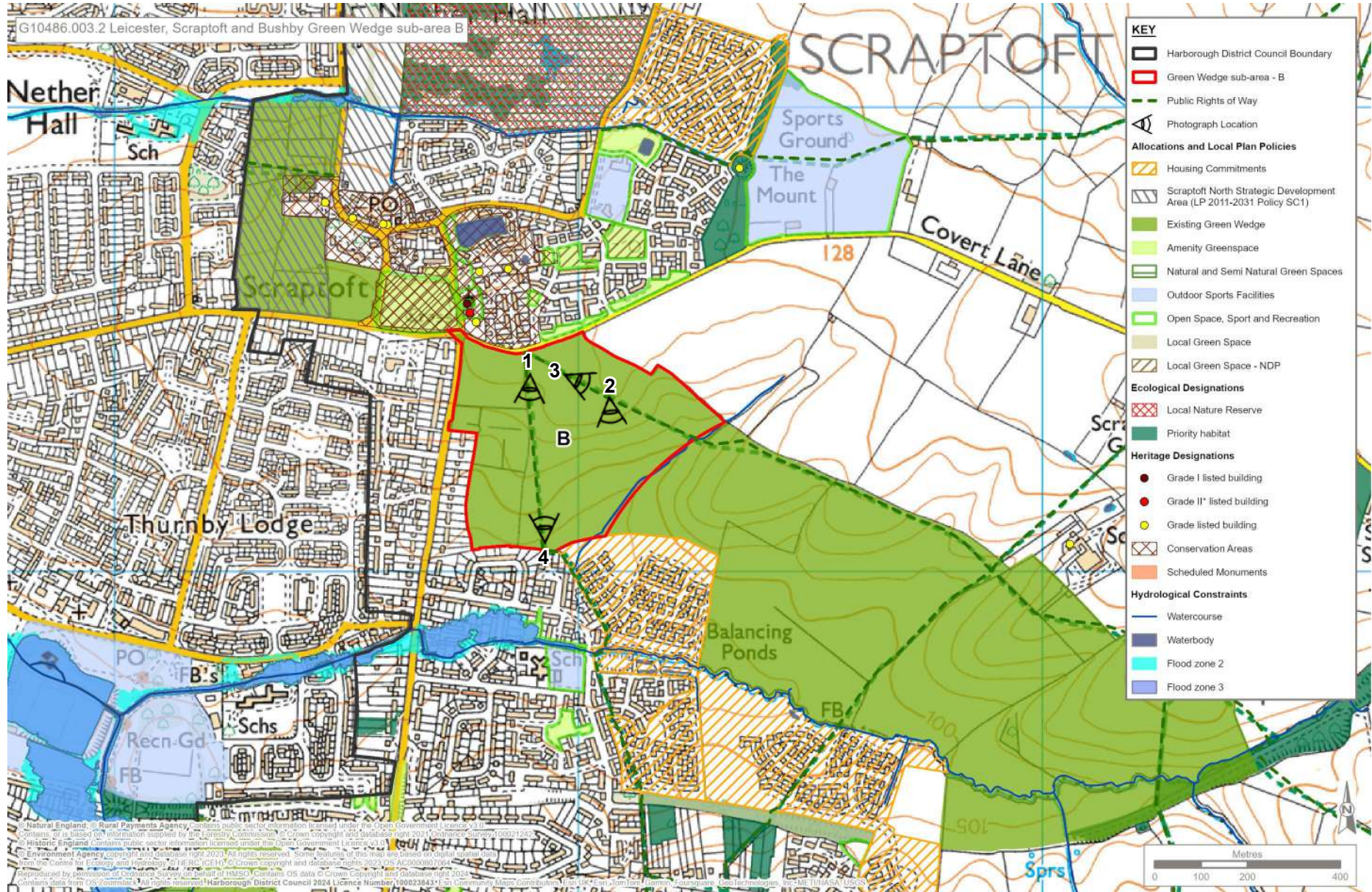
The sub-area is bound by Covert Lane to the north, sub-area 1C and agricultural land to the east, residential development along Leybury Way, Padgate Close, Ada Lovelace Drive and Elizabeth Heyrick Drive in Thurnby/Bushby to the south (although within Scraptoft parish boundary) and Station Lane and associated garden curtilages to the west.

The sub-area comprises agricultural land including areas of arable land and grassland. The land falls from a high point of approximately 120m AOD along the northern sub-area boundary to approximately 95m AOD along the southern boundary near Ada Lovelace Drive.

The sub-area forms part of the Area of Separation identified in the 2016 Scraptoft Neighbourhood Plan, which was subsequently designated as a Green Wedge in the 2011- 2031 Harborough Local Plan.

The three settlements of Leicester, Scraptoft and Thurnby/Bushby have nearly conjoined along Station Lane. The narrowest part of the sub-area showing clear separation between the settlements is between Covert Lane in Scraptoft and properties on the eastern edge of Station Lane between development adjacent to Thurnby/Bushby and Scraptoft village which measures approximately 210m in width.

### Sub-area: GW1B



GW1b: Environmental Designations

## Sub-area: GW1B



GW1b: Aerial View

## Sub-area: GW1B

### Photographs



Photograph 1: View towards Bushby from Covert Lane, Scraftoft



Photograph 2: View towards new residential development in in Bushby from PRow FP D50



Photograph 3: View towards wider GW1 area from PRow FP D50



Photograph 4: Rising landform screening views towards Scraftoft from Bushby



## Sub-area: GW1B

### Assessment against Green Wedge Criteria

Purpose	Indicators	Commentary
(1) Preventing the Merging of Settlements	<p><b>Existing Land Use</b></p> <p>Does the area include land uses or proposed developments that are incompatible with Green Wedge policy?</p>	<p>This sub-area comprises agricultural land including small-scale fields close to the residential development on Station Lane.</p> <p>There is no built form in this sub-area.</p> <p>Existing land uses are compatible with Green Wedge policy.</p>
	<p><b>Openness</b></p> <p>Does the parcel feel open or enclosed? Is it punctuated by piecemeal developments?</p>	<p>The sub-area contains no built development and is open in character. The sub-area is bound by built development on the western and southern boundaries with further residential development beyond Covert Lane to the north.</p> <p>Hedgerows define the boundaries of the sub-area. These are largely continuous and are approximately 1-2m in height. Due to the elevation and openness of the fields, the hedgerows provide limited enclosure, resulting in the sub-area being particularly evident in cross-valley views. The landform, set on the middle to lower valley slopes of Thurnby Brook, provides a distinctive and prominent feature.</p>
	<p><b>Landscape Character and Landscape Features</b></p> <p>Are there physical features to prevent the physical coalescence of settlements?</p> <p>Would these features prevent coalescence? (e.g. strong features include railways, motorways, watercourses and woodland blocks. Weak features that would not prevent coalescence include linear tree belts and hedgerows).</p>	<p>There are some barrier features within the sub-area including hedgerows and tree belts, but these would not prevent physical coalescence.</p> <p>The steeply sloping topography is a potential feature to prevent coalescence.</p>

## Sub-area: GW1B

Purpose	Indicators	Commentary
	<p><b>Proximity to Neighbouring Settlements</b> Can more than one settlement be seen from the sub-area?</p>	<p>There are elevated panoramic views across and from within the sub-area over the village of Thurnby/Bushby to the south. New residential development along Zouche Way, Foxglove Avenue and Spencer Clarke Road is particularly prominent, but this will reduce over time with the establishment of new landscaping.</p> <p>Looking north and west there are views towards existing properties along Station Lane and Covert Lane in Scraptoft. From the more elevated parts of this sub-area there are far-reaching views towards Leicester city centre.</p> <p>Scraptoft and the Thurnby Lodge suburb of Leicester have effectively coalesced on the western side of Station Lane, near the boundary of GW1A, which is particularly evident from this sub-area.</p>
	<p><b>Views and Intervisibility</b> Are there established and permanent physical features which disrupt views between settlements and increase the perceived distance between them?</p>	<p>This sub-area comprises agricultural land on the south facing slopes of the Thurnby Brook valley, falling from a high point of approximately 120m AOD along the northern boundary to approximately 95m AOD along the southern boundary near Ada Lovelace Drive. From the northern edge of Thurnby/Bushby near Ada Lovelace Drive the sloping topography screens most views looking north towards Scraptoft, but chimneys on properties along the southern edge of Scraptoft are visible. Looking south from Covert Lane and PRow Footpath D40 views towards new development along Padgate Close, Ada Lovelace Drive and Elizabeth Heyrick Drive in Bushby are generally limited to rooftops by the intervening landform.</p> <p>In views from Covert Lane, Leicester and Scraptoft have effectively merged on the western side of Station Lane. The topography of the sub-area makes a strong contribution to the perceived separation between Scraptoft, Leicester and Thurnby/Bushby on the eastern side of Station Lane and provides a countryside setting to the villages.</p>
	<p><b>Important Views</b> Are notable views across the area noted in published Character Assessments or Appraisals?</p>	<p>No key views are identified in the Scraptoft Neighbourhood Plan.</p> <p>The view across the sub-area from Covert Lane is included as a Representative View for Landscape Character Type 4 in the Harborough District Landscape Character Assessment (2024).</p> <p>A bench in the open space along Covert Lane provides views south across the sub-area and the Thurnby Brook Valley with similar views afforded from the northern edge of the PRow within this sub-area.</p>

## Sub-area: GW1B

Purpose	Indicators	Commentary
(2) Guiding Development Form	<b>Boundary Defensibility</b> Does the current Green Wedge have a strong defensible boundary? (e.g. physical features such as watercourses, hedgerows or linear tree belts that are clearly identifiable on the ground)	<p>The northern and western boundaries of the sub-area follow Covert Lane and Station Lane respectively, which are bounded by clipped but gappy hedgerows. The eastern boundary is marked by a stronger taller hedgerow along the tributary of Thurnby Brook. The southern boundary is formed by residential development within Thurnby/Bushby built-up area.</p> <p>The existing boundaries are strong and defensible.</p>
	<b>Alternative Boundary Features</b> Does an alternative strong defensible boundary exist?	<p>An alternative boundary is not required as the current boundaries are strong and defensible.</p>
	<b>Landscape Features and Vernacular Style</b> What landscape features or other features exist within the Green Wedge which may help to guide development form?	<p>Field boundaries are defined by hedgerows and trees. The eastern boundary is formed by vegetation along the tributary of Thurnby Brook. These features could be used to guide future development form.</p> <p>The sub-area is steeply sloping with the upper slopes highly visible from the wider landscape to the south. This topography would guide development away from the more sensitive parts of the sub-area.</p>
	<b>Forces for Change</b> Are there any obvious forces for change/ pressures on the landscape?	<p>There are no site allocations within this sub-area or recently consented planning applications. Land within this sub-area has been submitted to the District Council for consideration for allocation residential and/or employment use.</p> <p>New residential development is being constructed as part of an urban extension to Thurnby/Bushby area to the immediate south-east of the sub-area.</p>
(3) Providing a Green Lung into Urban Areas	<b>Connectivity</b> Does the Green Wedge provide a continuous link between the open countryside and land which penetrates into urban areas?	<p>The sub-area forms part of the continuous link through sub-areas 1A, 1B, 1C and 1D between Thurnby Lodge, Scraptoft and the wider countryside and provides a direct link into the urban area.</p>
	<b>Green and Blue Infrastructure</b> Does the Green Wedge provide multi-functional Green or Blue Infrastructure (e.g. open space, sport and recreation, flood alleviation, wildlife sites, cultural/historic assets, transport corridors)?	<p>Scraptoft Neighbourhood Plan identifies a wildlife corridor along Covert Lane to the north of the Green Wedge.</p> <p>This sub-area is to the immediate south of Scraptoft Conservation Area and forms part of its landscape setting. It also forms part of the landscape setting to listed buildings in the vicinity of this sub area, including Scraptoft Hall.</p>

## Sub-area: GW1B

Purpose	Indicators	Commentary
(4) Acting as a recreational resource	<b>Recreation</b> Does the Green Wedge provide recreational opportunities? (including Public Rights of Way, permissive routes, sports facilities or other recreational facilities)	PRow Footpath D19 connects Covert Lane in Scraptoft to Spencer Clarke Road in Thurnby/Bushby before extending south beyond the sub-area boundaries to Uppingham Road.  PRow Footpath D50 extends from Covert Lane in Scraptoft across the agricultural landscape to the east, extending into sub-areas 1C and 1D.
	<b>Public Access</b> To what extent is public access possible (i.e. all or some of the area)?	Public access is possible via the two PRowWs.
	<b>Condition</b> If Public Rights of Way are present, are they in good condition (signposted, stiles/gates, surfaced)?	The walked route of PRow D50 does not follow the definitive route of the footpath and instead is aligned to the hedgerow along the northern boundary of the sub-area. Both footpath routes appear to be well used with waymarker signage and gates. A footbridge is provided along PRow D50 over Thurnby Brook.

## Sub-area: GW1B

### Overall contribution to Green Wedge purposes

Purpose	Commentary	Contribution
(1) Preventing the Merging of Settlements	<p>This sub-area plays a strong role in the separation of the historic core of Scraptoft village from more modern, less distinctive housing along Station Lane to the west, which is more closely associated with Leicester. The recent build out of land off Pulford Drive and Charity Farm in Thurnby/ Bushby has reduced the physical separation between Scraptoft and Bushby/Thurnby.</p> <p>In views from Covert Lane, Leicester and Scraptoft have effectively merged on the western side of Station Lane.</p> <p>Development of the whole of this sub-area would completely merge these settlements on the eastern side of Station Lane, leaving Edith Cole Memorial Park in sub-area GW1A the only gap between the settlements and enclosing it with built development on all sides.</p> <p>Some development in the lower lying southern part of the sub-area could be accommodated whilst maintaining a sense of separation.</p> <p>The sloping topography of this sub-area makes a strong contribution to the perceived separation between Scraptoft and Bushby. The existing Green Wedge boundaries and designation ensures that this separation is maintained.</p>	Strong

## Sub-area: GW1B

### Overall contribution to Green Wedge purposes

Purpose	Commentary	Contribution
(2) Guiding Development Form	<p>The sub-area has clearly defined and defensible boundaries comprising existing residential development to the north, west and south, a hedgerow to the north-east and a tributary of the Thurnby Brook to the south-east.</p> <p>The Green Wedge designation ensures that the sensitive south facing slopes of the Thurnby Brook Valley are protected from development.</p>	Strong
(3) Providing a Green Lung into Urban Areas	<p>The sub-area provides access to open countryside via a network of PRoW across the sub-area and beyond. The Green Wedge ensures that the panoramic views across the south facing slopes are retained and linkages along the Thurnby Brook are protected.</p> <p>Improved linkage with the Edith Cole Memorial Park and sub-area 1A should be sought to bring the countryside setting of Scraftoft within reach of residents. The sub-area has good connectivity to sub-area 1C via the PRoW network. Provision of multi-functional green and blue infrastructure should also be sought.</p>	Moderate

## Sub-area: GW1B

### Overall contribution to Green Wedge purposes

Purpose	Commentary	Contribution
(4) Acting as a Recreational Resource	Current PRowS link the urban areas to the surrounding countryside. There are no other recreational uses within the area and any future recreational uses would have to be low impact i.e. avoiding lighting, large buildings, tall vertical structures and large areas of car parking and respect the open character of the area. The valley slopes are particularly sensitive in this respect. Improved links to sub-area 1A will help in promoting recreational opportunities within the Green Wedge.	Moderate

### Conclusion

This sub-area makes a strong contribution to two of the Green Wedge purposes: preventing the merging of settlements (Scraptoft and Thurnby/Bushby) and guiding development form. The sub-area makes a moderate contribution to the purposes of providing a green lung into urban areas and acting a recreational resource. A site being considered for allocation in the emerging Local Plan covers this sub-area and some development could be accommodated as long as it is demonstrated that the perceived separation between settlements is retained (for further details see Section 4.0).

## Sub-area: GW1C

Sub-area GW1C extends to approximately 27ha of land to the east of sub-area GW1B and north of Thurnby/Bushby village.

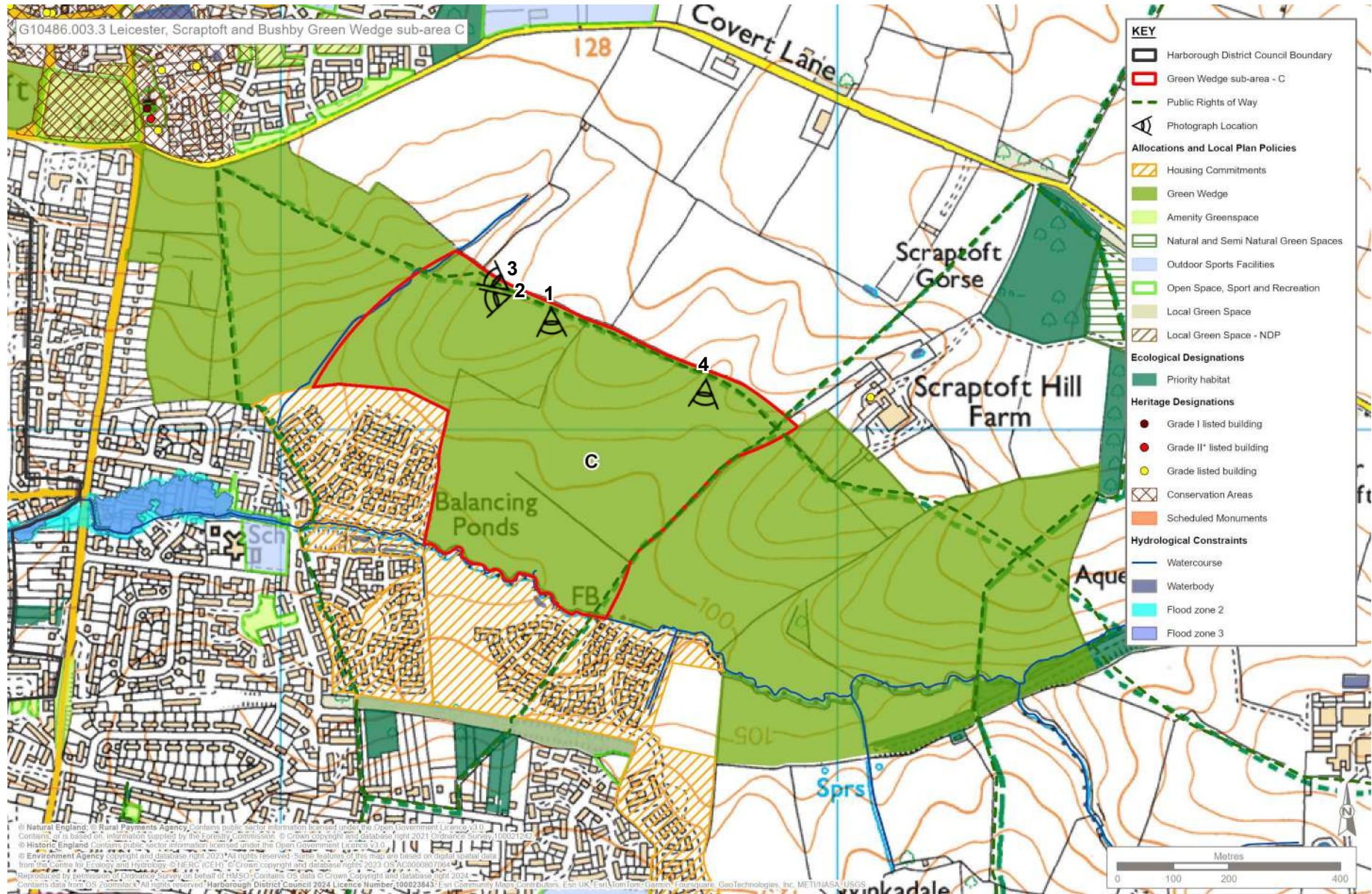
The sub-area is bound by agricultural land to the north, sub-area 1D and agricultural land to the east, Thurnby Brook to the south, residential development along Zouch Way, Mowbray Drive, Alice Hawkins Drive, Spencer Clarke Road and Elizabeth Heyrick Drive in Thurnby/Bushby to the south and west, and sub-area GW1B, a tributary of Thurnby Brook and agricultural land to the north-west.

This sub-area comprises agricultural land on the south facing slopes of the Thurnby Brook valley, falling from a high point of approximately 120m AOD along the northern boundary to approximately 90m AOD at the southern boundary with the Thurnby Brook.

The north-western third of this sub-area forms part of the Area of Separation identified in the 2016 Scraftoft Neighbourhood Plan, which was subsequently designated as a Green Wedge in the 2011- 2031 Harborough Local Plan.



### Sub-area: GW1C



GW1c: Environmental Designations

### Sub-area: GW1C



GW1c: Aerial View

## Sub-area: GW1C

### Photographs



Photograph 1: View towards Bushby from PRow Footpath D50



Photograph 2: View across GW1c and GW1b towards the eastern edge of Leicester



Photograph 3: View towards Scraftoft from PRow Footpath D50



Photograph 4: View towards new residential development in Bushby from PRow Footpath D50

## Sub-area: GW1C

### Assessment against Green Wedge Criteria

Purpose	Indicators	Commentary
(1) Preventing the Merging of Settlements	<p><b>Existing Land Use</b> Does the area include land uses or proposed developments that are incompatible with Green Wedge policy?</p>	<p>The sub-area comprises sloping arable land divided by hedgerows and occasional hedgerow trees. There is no built form in this sub-area.</p> <p>Existing land uses are compatible with Green Wedge policy.</p>
	<p><b>Openness</b> Does the parcel feel open or enclosed? Is it punctuated by piecemeal developments?</p>	<p>The sub-area contains no built development and is open in character.</p> <p>Hedgerows define the boundaries of the sub-area. These are largely continuous and approximately 1-2m in height. Due to the elevation and openness of the fields, the hedgerows provide limited enclosure, resulting in the sub-area being particularly evident in cross-valley views. The landform, set on the middle to lower valley slopes of Thurnby Brook, provides a distinctive and prominent feature.</p>
	<p><b>Landscape Character and Landscape Features</b> Are there physical features to prevent the physical coalescence of settlements?  Would these features prevent coalescence? (e.g. strong features include railways, motorways, watercourses and woodland blocks. Weak features that would not prevent coalescence include linear tree belts and hedgerows).</p>	<p>There are some barrier features within the sub-area including hedgerows, tree belts and Thurnby Brook, vegetated features would not prevent physical coalescence. The valley landform is also a constraint to potential development.</p> <p>Thurnby Brook would prevent the physical coalescence of settlements but would not necessarily provide a clear distinction between them.</p>

## Sub-area: GW1C

Purpose	Indicators	Commentary
	<p><b>Proximity to Neighbouring Settlements</b> Can more than one settlement be seen from the sub-area?</p>	<p>There are elevated panoramic views across and from within the sub-area over the settlements of Thurnby and Bushby to the south. New residential development along Zouche Way, Foxglove Avenue and Spencer Clarke Road on the edge of Thurnby/ Bushby is particularly prominent due to a lack of intervening vegetation.</p> <p>Looking north and west there are views towards existing properties along Station Lane and Covert Lane in Scraftoft. This settlement edge is not prominent in the landscape due to the height of development (generally bungalows or dormer bungalows) and screening by existing vegetation along Covert Lane.</p> <p>The settlement edge of Leicester, formed by the suburb of Thurnby Lodge is generally well-integrated into the surrounding landscape by existing vegetation. The presence of residential areas and distant views of tower blocks at the centre of Leicester, provides an awareness of an urban character within the wider landscape. The presence of existing vegetation helps to integrate the built form and reduces the effect on the valley landscape.</p> <p>This sub-area is not directly between two settlements and on its own makes a limited contribution to preventing to coalescence of settlements.</p>
	<p><b>Views and Intervisibility</b> Are there established and permanent physical features which disrupt views between settlements and increase the perceived distance between them?</p>	<p>From the northern edge of Thurnby/Bushby near Ada Lovelace Drive, Mowbray Drive and Zouche Way, the sloping topography screens most views looking north towards Scraftoft, but some chimneys on properties off Covert Lane on the southern edge of Scraftoft are visible.</p> <p>Looking south from PRow Footpath D50 and Footpath D20, views towards new development along Padgate Close, Ada Lovelace Drive and Elizabeth Heyrick Drive in Thurnby/Bushby are generally limited to rooftops by the sloping topography.</p> <p>The topography of the sub-area makes some contribution to the perceived separation between Scraftoft, Leicester and Thurnby/Bushby and provides a countryside setting to the villages.</p>
	<p><b>Important Views</b> Are notable views across the area noted in published Character Assessments or Appraisals?</p>	<p>No key views are identified in the Scraftoft Neighbourhood Plan.</p>

## Sub-area: GW1C

Purpose	Indicators	Commentary
(2) Guiding Development Form	<b>Boundary Defensibility</b> Does the current Green Wedge have a strong defensible boundary? (e.g. physical features such as watercourses, hedgerows or linear tree belts that are clearly identifiable on the ground)	The current boundaries of the sub-area follow physical features including residential development and Thurnby Brook and its tributary, which are strong and defensible boundaries. Hedgerow field boundaries in moderate condition are weaker features. The southern boundary is the only boundary defined by built form.
	<b>Alternative Boundary Features</b> Does an alternative strong defensible boundary exist?	An alternative boundary is not required as the current boundaries are strong and defensible. Internal field hedgerows could provide alternative boundaries.
	<b>Landscape Features and Vernacular Style</b> What landscape features or other features exist within the Green Wedge which may help to guide development form?	<p>The sub-area is steeply sloping with the upper slopes highly visible from the wider landscape to the south. This topography guides development away from the more sensitive parts of the sub-area on the valley slopes.</p> <p>Any future development should be guided by landscape features including existing hedgerows and Thurnby Brook and tributary.</p>
	<b>Forces for Change</b> Are there any obvious forces for change/ pressures on the landscape?	<p>There are no site allocations within this sub-area. Planning permission was granted in September 2022 for the construction of a single sports pitch (1.1ha), allotments (0.25ha) and associated access road, parking area and landscaping on land within the Green Wedge (Application Ref: 22/00446/FUL). These land uses are compliant with Green Wedge policy.</p> <p>New residential development is being constructed as part of an urban extension to Bushby to the immediate south of the sub-area.</p> <p>Land within this sub-area has been submitted to the District Council for consideration for allocation residential and/or employment use.</p>

## Sub-area: GW1C

Purpose	Indicators	Commentary
(3) Providing a Green Lung into Urban Areas	<b>Connectivity</b> Does the Green Wedge provide a continuous link between the open countryside and land which penetrates into urban areas?	The sub-area forms part of a continuous link through parcels 1B, 1C and 1D between Scraptoft, Thurnby/Bushby and the wider countryside to the east.
	<b>Green and Blue Infrastructure</b> Does the Green Wedge provide multi-functional Green or Blue Infrastructure (e.g. open space, sport and recreation, flood alleviation, wildlife sites, cultural/historic assets, transport corridors)?	The consented sports pitch and allotments will provide additional multi-functional Green Infrastructure.
(4) Acting as a recreational resource	<b>Recreation</b> Does the Green Wedge provide recreational opportunities? (including Public Rights of Way, permissive routes, sports facilities or other recreational facilities)	Recreational opportunities include two PRowWs across the sub-area. PRowW Footpath D20 connects Thurnby/Bushby to Covert Lane and beyond whilst PRowW Footpath D50 connects Scraptoft and the wider countryside to the east.  The consented sports pitch and allotments will provide additional recreational opportunities.
	<b>Public Access</b> To what extent is public access possible (i.e. all or some of the area)?	The Site is only publicly accessible via PRowW Footpath D50 and PRowW Footpath D20. PRowW Footpath D50 runs east-west along the northern boundary of the sub-area and links Scraptoft to the wider countryside. PRowW Footpath D20 runs north-east south-west along the eastern boundary, connecting Dalby Avenue in Bushby to Snows Lane in Keyham (to the north of the sub-area).
	<b>Condition</b> If Public Rights of Way are present, are they in good condition (signposted, stiles/gates, surfaced)?	The PRowWs are in fair condition and appear to be well used. The PRowWs are signposted and have waymarkers and stiles.

## Sub-area: GW1C

### Overall contribution to Green Wedge purposes

Purpose	Commentary	Contribution
(1) Preventing the Merging of Settlements	<p>The recent build out of land off Pulford Drive and Charity Farm in Thurnby/Bushby has reduced the physical separation between settlements, but has not resulted in coalescence.</p> <p>The sloping topography of this sub-area makes a moderate contribution to the perceived separation between Scraftoft and Bushby. The current Green Wedge boundaries and designation ensure that this separation is maintained.</p> <p>If this sub-area were to be developed some sense of separation could be retained if development was contained to the south of the valley slopes.</p>	Moderate
(2) Guiding Development Form	<p>The sub-area has clearly defined and defensible boundaries and is bound by physical features including hedgerows and Thurnby Brook.</p> <p>Due to the location, expanse, openness and visibility of the sub-area, it has an important role in the wider context of the valley. The sub-area and valley retain a semi-rural character, but one that is visually influenced by neighbouring and more distant land uses. The Green Wedge designation ensures that the sensitive south facing slopes of the Thurnby Brook Valley are protected from development.</p>	Strong



## Sub-area: GW1C

### Overall contribution to Green Wedge purposes

Purpose	Commentary	Contribution
(3) Providing a Green Lung into Urban Areas	The sub-area provides access to open countryside via PRow along the northern and eastern sub-area boundaries. The Green Wedge ensures that linkages along the Thurnby Brook valley are protected.	Moderate
(4) Acting as a Recreational Resource	Current PRow link the urban areas to the surrounding countryside. The consented sports pitch and allotments on the northern edge of Bushby will provide additional recreational opportunities.  Improved links between this sub-area and sub-areas 1B and 1D would help in promoting recreational opportunities within the Green Wedge.	Moderate

## Conclusion

This sub-area makes a strong contribution to the purpose of guiding development form and a moderate contribution to preventing the merging of settlements and providing a green lung extending into urban areas and acting as a recreational resource. The existing boundaries are clearly defined and no boundary changes are recommended. The Green Wedge sub-area should continue to be protected.

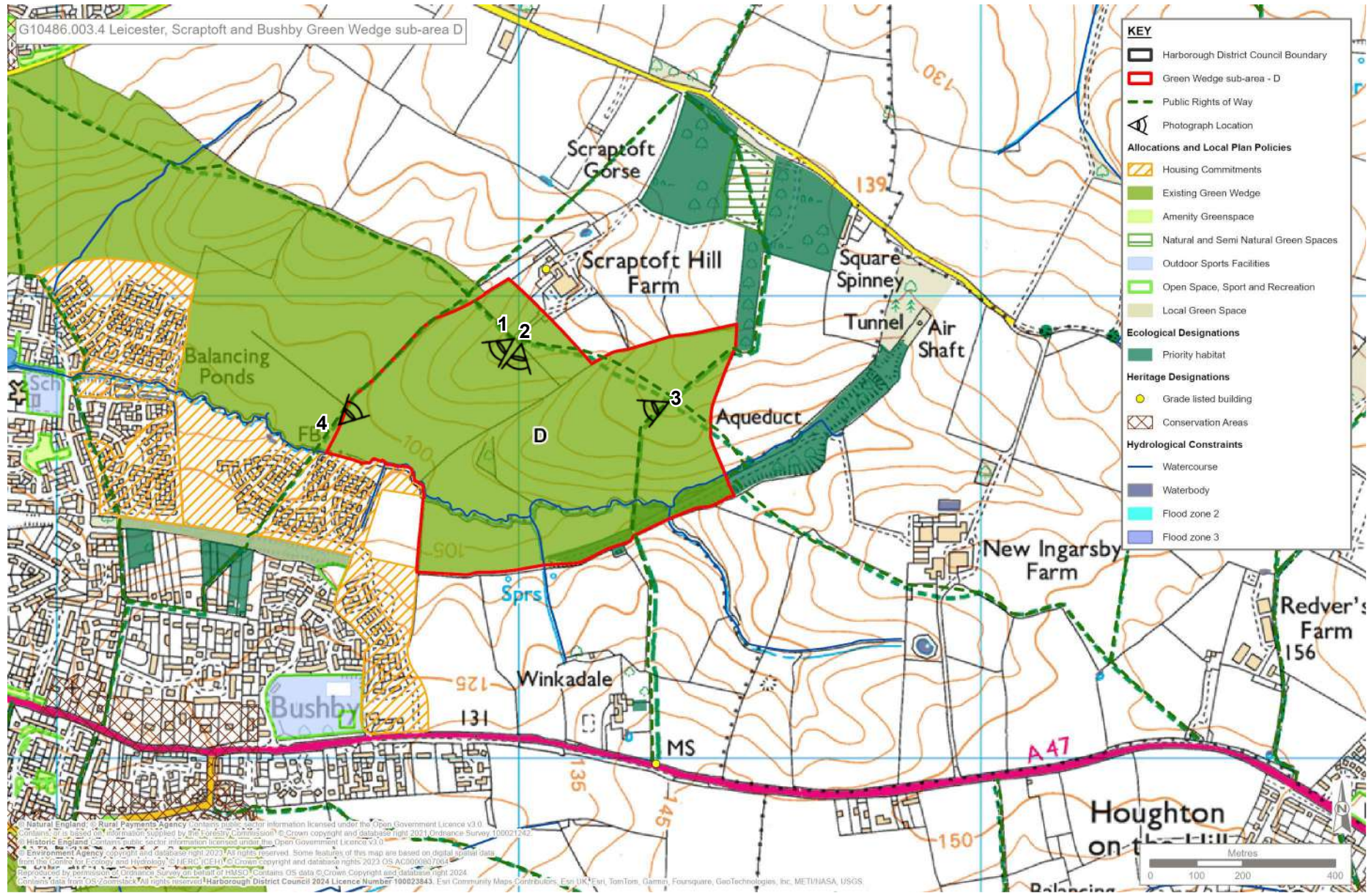
## **Sub-area: GW1D**

Sub-area GW1D extends to approximately 36ha of land to east and north-east of Thurnby/Bushby. This sub-area lies between Scraptoft Hill Farm (Grade II Listed) to the north and Thurnby/Bushby to the south-west.

The sub-area is bound by agricultural land and Scraptoft Hill Farm to the north, agricultural land to the east, the dismantled Great Northern Railway Leicester branch line to the south-east, residential development along Zouche Way and Harcourt Grove to the south and agricultural land in parcel GW1C to the west.

The sub-area comprises agricultural land including areas of arable land and pasture. Thurnby Brook flows through the southern part of this sub-area.

## Sub-area: GW1D



GW1d: Environmental Designations

## Sub-area: GW1D



GW1d: Aerial View

## Sub-area: GW1D

### Photographs



Photograph 1: Landform screening views towards Scraftoft and Thurnby from PRow FP D50



Photograph 2: New residential development in Bushby as seen from PRow Footpath D50



Photograph 3: View from PRow Bridleway D23 towards Bushby and Leicester City Centre



Photograph 4: View from PRow Bridleway D23 across GW1d

## Sub-area: GW1D

### Assessment against Green Wedge Criteria

Purpose	Indicators	Commentary
(1) Preventing the Merging of Settlements	<b>Existing Land Use</b> Does the area include land uses or proposed developments that are incompatible with Green Wedge policy?	The sub-area comprises open arable land on the south-facing slopes of Thurnby Brook to the north-east of Thurnby/Bushby. Existing land uses are compatible with Green Wedge policy.
	<b>Openness</b> Does the parcel feel open or enclosed? Is it punctuated by piecemeal developments?	<p>The sub-area contains no built development and is open in character. Scraptoft Hill Farm is located beyond the Green Wedge to the north.</p> <p>Largely continuous medium sized hedgerows define the field boundaries but provide limited enclosure to much of the more open and elevated parts of the sub-area. This results in the sub-area being more exposed and visible in cross-valley views, particularly from the northern edge of Thurnby/Bushby.</p>
	<b>Landscape Character and Landscape Features</b> Are there physical features to prevent the physical coalescence of settlements?  Would these features prevent coalescence? (e.g. strong features include railways, motorways, watercourses and woodland blocks. Weak features that would not prevent coalescence include linear tree belts and hedgerows).	<p>The sub-area comprises rolling arable land that is bounded by field boundary hedgerows with scattered hedgerow trees.</p> <p>This sub-area is not directly between two settlements and on its own makes no contribution to preventing to coalescence of settlements.</p> <p>The sloping topography provides a constraint to potential development.</p>

## Sub-area: GW1D

Purpose	Indicators	Commentary
	<p><b>Proximity to Neighbouring Settlements</b> Can more than one settlement be seen from the sub-area?</p>	<p>From the entire sub-area there are clear views towards the recently constructed dwellings along the north-eastern edge of Thurnby/Bushby with views towards the rooftops of properties elsewhere in Thurnby/Bushby.</p> <p>There are some glimpsed views towards residential development along Covert Lane, Scraptoft to the north-west. This settlement edge is not prominent in the landscape due to screening by existing vegetation along Covert Lane.</p> <p>The settlement edge of Leicester, formed by the suburb of Thurnby Lodge is generally well-integrated into the surrounding landscape by existing vegetation. From the northern edge of the sub-area there are also distant views towards tower blocks in Leicester city centre.</p> <p>From PRoW Bridleway D23 Scraptoft, Thurnby/Bushby and Leicester can all be seen simultaneously.</p>
	<p><b>Views and Intervisibility</b> Are there established and permanent physical features which disrupt views between settlements and increase the perceived distance between them?</p>	<p>This sub-area comprises agricultural land on the south facing slopes of Thurnby Brook valley, falling from a high point of approximately 140m AOD along the northern boundary to approximately 100m AOD along Thurnby Brook.</p> <p>The rolling relatively steep valley side progressively steepen towards the base of the valley. The topography of the sub-area makes a limited contribution to the perceived separation between Scraptoft, Leicester and Thurnby/Bushby and contributes to a countryside setting to the villages.</p> <p>From the northern edge of Thurnby/Bushby near Ada Lovelace Drive, Mowbray Drive and Zouche Way, the sloping topography screens most views looking north towards Scraptoft, but some chimneys on properties along the southern edge of Scraptoft are visible.</p>
	<p><b>Important Views</b> Are notable views across the area noted in published Character Assessments or Appraisals?</p>	<p>No key views are identified in the Scraptoft Neighbourhood Plan.</p>

## Sub-area: GW1D

Purpose	Indicators	Commentary
(2) Guiding Development Form	<b>Boundary Defensibility</b> Does the current Green Wedge have a strong defensible boundary? (e.g. physical features such as watercourses, hedgerows or linear tree belts that are clearly identifiable on the ground)	The boundaries of the sub-area follow physical features including residential development to the south-west, the dismantled railway line to the south-east and field boundary hedgerows to the north, east and west. The dismantled railway line and existing built form are strong and defensible boundaries, but the field boundary hedgerows are weaker.
	<b>Alternative Boundary Features</b> Does an alternative strong defensible boundary exist?	An alternative boundary is not required as the majority of current boundaries are strong and defensible.
	<b>Landscape Features and Vernacular Style</b> What landscape features or other features exist within the Green Wedge which may help to guide development form?	<p>The sub-area is steeply sloping with the upper slopes highly visible from the wider landscape to the south. This topography guides development away from the more sensitive parts of the sub-area.</p> <p>Any future development should be guided by landscape features including existing hedgerows and Thurnby Brook and Scraptoft Farm and its setting.</p>
	<b>Forces for Change</b> Are there any obvious forces for change/ pressures on the landscape?	<p>There are no site allocations or recently consented planning applications within this sub-area. Land within this sub-area has been submitted to the District Council for consideration for allocation residential and/or employment use.</p> <p>New residential development is being constructed as part of an urban extension to Bushby to the immediate south of the sub-area.</p>
(3) Providing a Green Lung into Urban Areas	<b>Connectivity</b> Does the Green Wedge provide a continuous link between the open countryside and land which penetrates into urban areas?	The sub-area forms part of a continuous link through sub-areas GW1B, GW1C and GW1D between Scraptoft, Thurnby/ Bushby and the wider countryside to the north and east.
	<b>Green and Blue Infrastructure</b> Does the Green Wedge provide multi-functional Green or Blue Infrastructure (e.g. open space, sport and recreation, flood alleviation, wildlife sites, cultural/ historic assets, transport corridors)?	<p>There is substantial development under construction to the south of Thurnby Brook in Thurnby and Bushby parish and the Green Wedge allows for access to the countryside.</p> <p>There is priority habitat woodland along the route of the dismantled railway along the south-eastern sub-area boundary.</p>



**Sub-area: GW1D**

Purpose	Indicators	Commentary
(4) Acting as a recreational resource	<b>Recreation</b> Does the Green Wedge provide recreational opportunities? (including Public Rights of Way, permissive routes, sports facilities or other recreational facilities)	Recreational opportunities in the sub-area include two PRowWs. PRowW Footpath D50 runs east-west along the northern boundary of the sub-area and links Scraptoft (and sub-areas GW1A, B and C) to the wider countryside to the east. PRowW Bridleway D23 runs north-south near the eastern boundary and links Covert Lane, north of Scraptoft Gorse to the A47 Uppingham Road at Winkadale. There are some views across the sub-area from PRowW D20 in sub-area C where gaps in existing vegetation allow.
	<b>Public Access</b> To what extent is public access possible (i.e. all or some of the area)?	The sub-area is publicly accessible via the two PRowWs that cross the sub-area.
	<b>Condition</b> If Public Rights of Way are present, are they in good condition (signposted, stiles/gates, surfaced)?	The PRowWs are in fair condition and appear to be well used. The PRowWs are signposted with waymarkers and has stiles along the routes.

## Sub-area: GW1D

### Overall contribution to Green Wedge purposes

Purpose	Commentary	Contribution
(1) Preventing the Merging of Settlements	<p>This sub-area is not located directly between settlements and on its own does not actively contribute to preventing the merging of settlements.</p> <p>The sloping topography of this sub-area makes a limited contribution to the perceived separation between Scraftoft and Bushby. The land does not contribute to preventing the merging of settlements.</p>	Weak
(2) Guiding Development Form	<p>The sub-area has clearly defined boundaries and is bound by existing residential development to the south. Existing field boundaries could help to guide development form.</p> <p>The Green Wedge designation ensures that the sensitive south facing slopes of the Thurnby Brook Valley are protected from development.</p>	Strong
(3) Providing a Green Lung into Urban Areas	<p>The sub-area provides access to open countryside via a network of PRow across the sub-area and beyond. The Green Wedge ensures that the panoramic views across the south facing slopes are retained and ensures that linkages along the Thurnby Brook are protected.</p>	Moderate

## Sub-area: GW1D

### Overall contribution to Green Wedge purposes

Purpose	Commentary	Contribution
(4) Acting as a Recreational Resource	<p>Current PRowS link the urban areas to the surrounding countryside. There are no other recreational uses within the area and any future recreational uses would have to be low impact and respect the open character of the area.</p> <p>Improved links to sub-areas GW1A, GW1B and GW1C will help in promoting recreational opportunities within the Green Wedge.</p>	

### Conclusion

This sub-area makes a strong contribution to guiding development form and a moderate contribution to providing a green lung into urban areas and acting as a recreational resource. The sub-area makes a weak contribution to preventing the merging of settlements as it is not located directly between settlements. This Green Wedge sub-area should continue to be protected for the reasons outlined above.

## GW1: Leicester/Scraptoft/Bushby

### Overall contribution to Green Wedge purposes

Purpose	Commentary	Contribution
(1) To prevent the merging of Settlements	<p>The Green Wedge plays a strong role in preventing further physical and visual coalescence between Scraptoft, Leicester and Thurnby/Bushby; and helps to ensure that the character of Scraptoft is protected.</p> <p>Sub-area 1A plays a particularly important role in separating Leicester and Scraptoft.</p> <p>The Green Wedge includes the south-facing slopes of Thurnby Brook valley which is visible from Thurnby/Bushby to the south and makes an important contribution to the perceived separation of Thurnby/Bushby, Leicester and Scraptoft. The sloping valley sides are important to perceived separation between Scraptoft and Thurnby/Bushby in sub-area 1B.</p> <p>If any development were to come forward within this Green Wedge development should seek to maintain openness and minimise development of the prominent valley slopes.</p>	Strong to the west, Moderate to the east

## GW1: Leicester/Scraptoft/Bushby

### Overall contribution to Green Wedge purposes

Purpose	Commentary	Contribution
(2) To guide Development Form	<p>The Green Wedge has clearly defined boundaries. The sloping topography guides development away from land which is sensitive to potential coalescence between Scraptoft and Leicester. This is most relevant to sub-areas B and C.</p> <p>Thurnby Brook valley slopes are visually prominent from the surrounding landscape and the Green Wedge designation guides development away from these areas whilst maintaining separation between Leicester, Scraptoft and Thurnby/Bushby.</p>	Strong
(3) To Provide a Green Lung into Urban Areas	<p>The Green Wedge penetrates from the wider countryside and into the urban area between Leicester and Scraptoft. It provides access from the urban areas into the wider countryside along Thurnby Brook valley via a network of PRow.</p> <p>The Green Wedge is well connected to wider Green Infrastructure assets including the dismantled railway corridor to the south-east and Scraptoft Nature Reserve to the north, but these areas are not publicly accessible.</p> <p>The Green Wedge provides a 'green lung' within a predominantly urban area in sub-area 1A and is adjacent to Scraptoft and Thurnby/Bushby.</p>	Moderate

## GW1: Leicester/Scraptoft/Bushby

### Overall contribution to Green Wedge purposes

Purpose	Commentary	Contribution
(4) To provide a recreational resource	The Green Wedge provides an adequate recreational resource with public access to Edith Cole Memorial Park and a number of PRowS.	Moderate

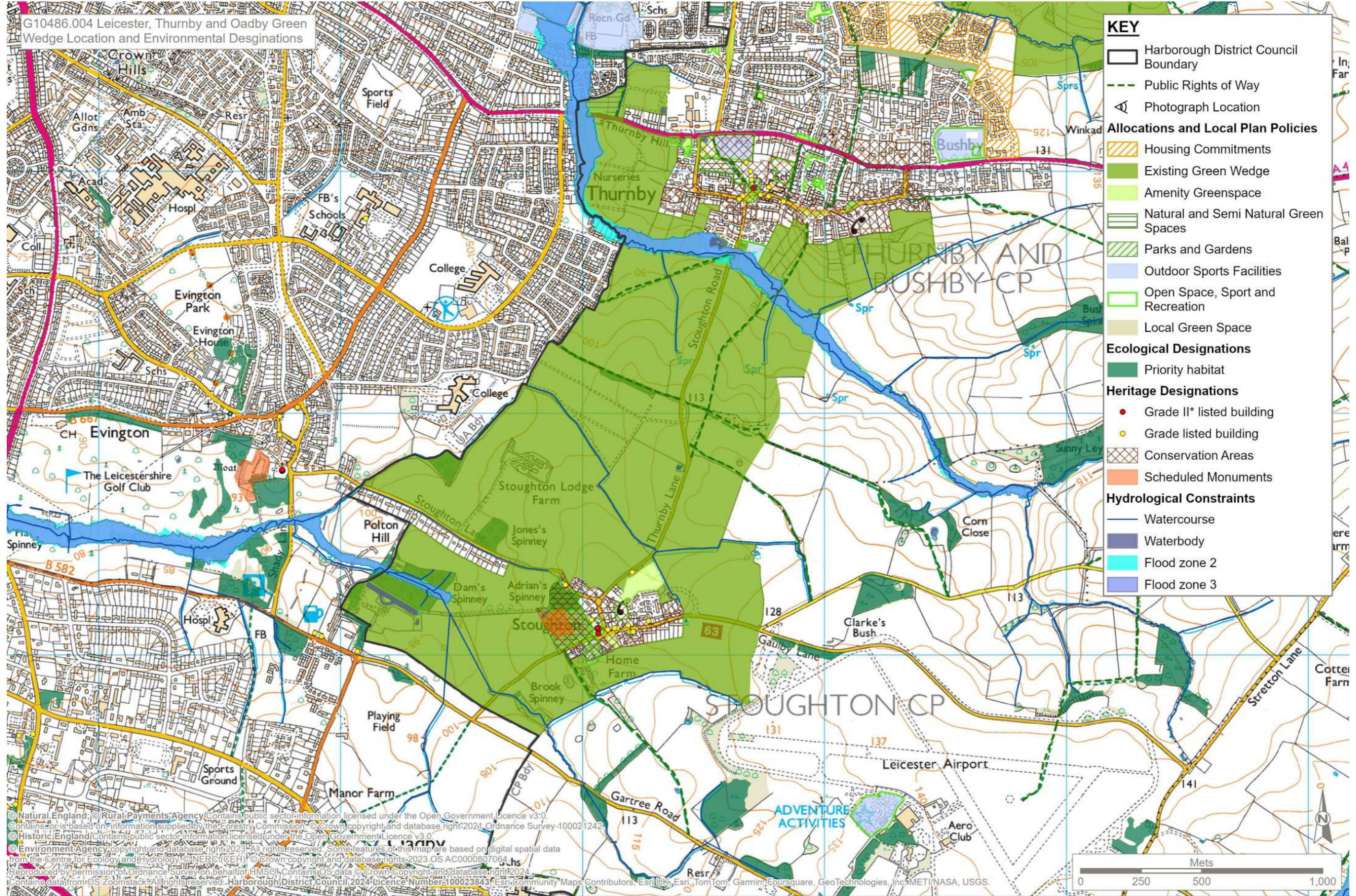
### Conclusion

Overall, the Leicester/Scraptoft/Bushby Green Wedge fulfils all of the functions set out in the Leicester and Leicestershire Green Wedge Review Joint Methodology.

### Recommendations

- The Scraptoft North Strategic Development Area (SDA) master planning process should seek opportunities to improve public access and recreational uses within the northern section of the Green Wedge;
- Opportunities to improve pedestrian linkages between the two parts of the Green Wedge at the junction of Scraptoft Lane with Covert Lane to encourage people into the countryside should be sought.
- Opportunities to enhance the recreational function of the GW and integrate the dismantled railway corridor into wider access should be sought.
- The southernmost extent of the Green Wedge could accommodate some development, but it will be important to minimise development on the prominent valley sides in order to maintain the sense of visual separation between Scraptoft and Thurnby/Bushby.

### GW2: Leicester/Thurnby/Oadby



GW2: Environmental Designations

## GW2: Leicester/Thurnby/Oadby

The Leicester/Thurnby /Oadby Green Wedge extends to approximately 262ha extending south from the village of Thurnby/Bushby to the edge of Stoughton Airfield, surrounding the village of Stoughton and preventing coalescence with Leicester and Oadby. This Green Wedge adjoins similar designations in Leicester City and Oadby & Wigston Borough. The two contiguous settlements of Thurnby and Bushby are approximately 6.5km east of Leicester City centre, adjacent to the City boundary. Thurnby/Bushby forms part of the Leicester Urban Area and is recognised as sustainable in Harborough's settlement hierarchy. The village is considered to experience, and will continue to experience, high levels of developer interest.

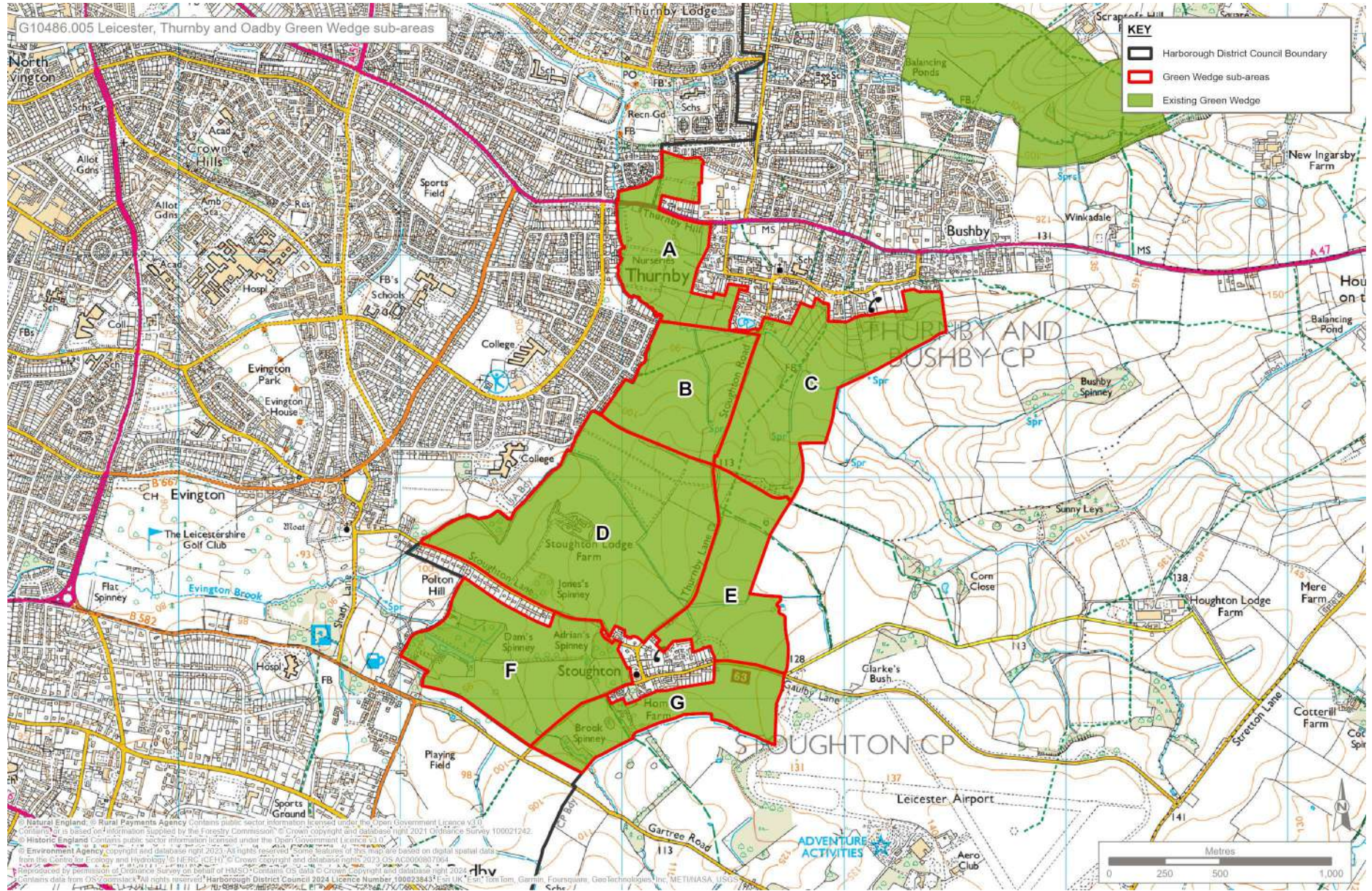
Oadby, within Oadby and Wigston Borough, is a district centre approximately 6.5km south east of Leicester. The Oadby and Wigston Green Wedge adjoins the Leicester/Thurnby /Oadby Green Wedge (see Figure 1).

The designation of the Green Wedge recognises that it has an important role to play in protecting Leicester, Thurnby/Bushby, Stoughton and Oadby from merging, thereby guiding future growth around these settlements, allowing opportunities for recreation and access to the countryside.

GW2 has been split into seven sub-areas to ensure a robust assessment has been undertaken however, the Green Wedge is also considered in its entirety in assessing its ability to meet the overall Green Wedge purposes.



# GW2: Leicester/Thurnby/Oadby



## Sub-area: GW2A

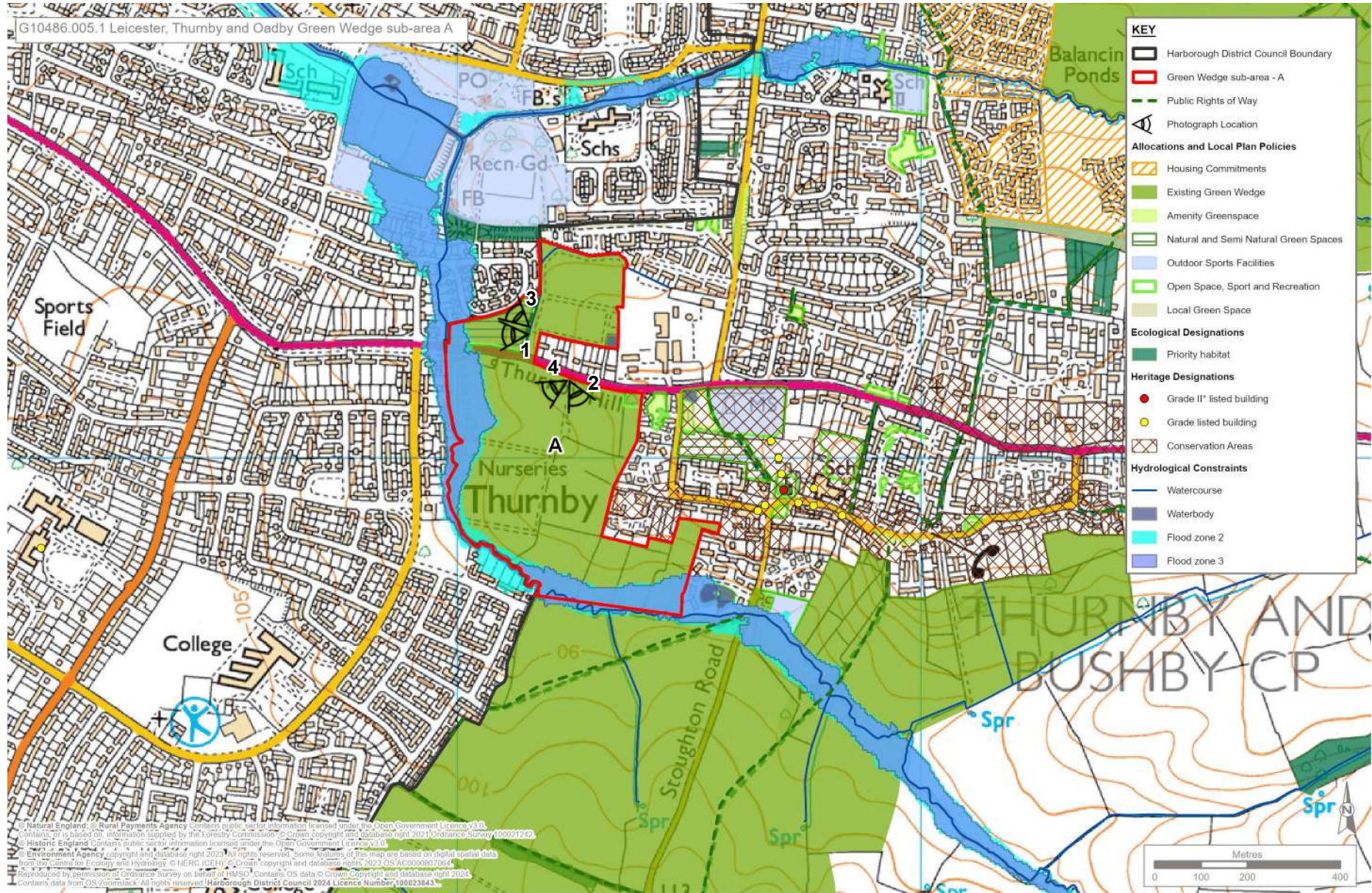
Sub-area GW2A extends to approximately 25ha of land to the west of Thurnby, to the north and east of Bushby Brook and between Thurnby and the suburb of Thurnby Lodge on the eastern settlement edge of Leicester.

The sub-area is bound to the north by residential dwelling off Telford Way in Thurnby, to the east by residential dwellings off Bradgate Close and Grange Park in Thurnby, to the south by Bushby Brook with residential dwelling off Sedgebrook Road in Leicester beyond and to the west by Bushby Brook with residential properties off Downing Drive, Dawlish Close and Aintree Close in Leicester beyond.

This sub-area comprises horticultural growing areas and arable land to the south of Uppingham Road with a more intensive horticultural uses including a plant nursery to the north of Uppingham Road.

Leicester and Thurnby have almost coalesced to the north of the Green Wedge where the gap is less than 30m between Telford Way and Wintersdale Road.

### Sub-area: GW2A



GW2a: Environmental Designations

## Sub-area: GW2A



GW2a: Aerial View.

## Sub-area: GW2A

### Photographs



Photograph 1: View towards houses on Uppingham Road from PRow Footpath D17



Photograph 2: Residential development on the edge of Thurnby as seen from Uppingham Road



Photograph 3: View towards existing dwellings along Wintersdale Avenue



Photograph 4: The urban edge of Evington, Leicester as seen from Uppingham Road

## Sub-area: GW2A

### Assessment against Green Wedge Criteria

Purpose	Indicators	Commentary
(1) Preventing the Merging of Settlements	<p><b>Existing Land Use</b></p> <p>Does the area include land uses or proposed developments that are incompatible with Green Wedge policy?</p>	<p>Land to the north of the A47 (Uppingham Road) in the Green Wedge is dominated by horticultural planting areas associated with Cole's Nursery. To the west of Cole's Nursery a grassland field was grazed by horses at the time of survey.</p> <p>Land to the south the A47 includes further horticultural planting areas associated with Cole's Nursery, agricultural fields and two residential properties (Hillcrest Cottages). The Green Wedge also incorporates a small wooded area along the A47, to the rear of properties along Bradgate Close.</p> <p>Existing land uses are compatible with Green Wedge policy.</p>
	<p><b>Openness</b></p> <p>Does the parcel feel open or enclosed? Is it punctuated by piecemeal developments?</p>	<p>The sub-area is surrounded by built form in almost all directions, but it has relatively open character, particularly to the south of Uppingham Road.</p>
	<p><b>Landscape Character and Landscape Features</b></p> <p>Are there physical features to prevent the physical coalescence of settlements?  Would these features prevent coalescence? (e.g. strong features include railways, motorways, watercourses and woodland blocks. Weak features that would not prevent coalescence include linear tree belts and hedgerows).</p>	<p>Bushby Brook and the associated flood plain along the southern and western boundaries would prevent the physical coalescence of Leicester and Thurnby.</p> <p>The northern and eastern boundaries are defined by roads and residential garden curtilages defined by hedgerows and closeboard fencing. These boundaries would not prevent coalescence between the eastern settlement edge of Leicester and Thurnby.</p>

## Sub-area: GW2A

Purpose	Indicators	Commentary
	<p><b>Proximity to Neighbouring Settlements</b> Can more than one settlement be seen from the sub-area?</p>	<p>The sub-area is surrounded by residential development in all directions. Existing dwellings along the A47 have eroded the sense of separation between Leicester and Thurnby, which have already almost coalesced to the north of the Green Wedge. From the western edge of Thurnby there are clear views towards houses in Leicester (approximately 160m away). The City of Leicester College is prominent on the skyline.</p> <p>The settlement edge of Thurnby to the east and north of the sub-area is visible from across the sub-area south of Uppingham Road.</p>
	<p><b>Views and Intervisibility</b> Are there established and permanent physical features which disrupt views between settlements and increase the perceived distance between them?</p>	<p>Whilst most of the land to the north of the A47 is relatively flat, it falls away noticeably westwards towards Bushby Brook. Despite the mature hedgerow boundaries to the fields adjacent to Wintersdale Road there is intervisibility with Leicester to the west.</p> <p>South of the A47 there is a more pronounced fall to Bushby Brook to the south and west. Vegetation along the brook softens the settlement edge of Leicester but the settlement edge is still clearly visible. The settlement edge of Thurnby is generally well integrated into the surrounding landscape by existing vegetation which increases the perceived separation in views looking north.</p>
	<p><b>Important Views</b> Are notable views across the area noted in published Character Assessments or Appraisals?</p>	<p>There is no published Conservation Area Appraisal for Thurnby and there is no Neighbourhood Plan for Thurnby and Bushby.</p>

## Sub-area: GW2A

Purpose	Indicators	Commentary
(2) Guiding Development Form	<b>Boundary Defensibility</b> Does the current Green Wedge have a strong defensible boundary? (e.g. physical features such as watercourses, hedgerows or linear tree belts that are clearly identifiable on the ground)	The current boundaries of the sub-area follow physical features including built form, roads and Bushby Brook, which are strong and defensible boundaries.
	<b>Alternative Boundary Features</b> Does an alternative strong defensible boundary exist?	An alternative boundary is not needed as current boundaries are strong and defensible.
	<b>Landscape Features and Vernacular Style</b> What landscape features or other features exist within the Green Wedge which may help to guide development form?	Field boundaries are formed by vegetation along Bushby Brook to the west and the south, internal hedgerow boundaries and trees along Uppingham Road and the settlement edges. Any future development should be guided by these landscape features.
	<b>Forces for Change</b> Are there any obvious forces for change/ pressures on the landscape?	<p>There are no site allocations within this sub-area or recently consented planning applications.</p> <p>In 2011 there was an application for residential development on land at Cole's Nursey. The application was refused and the effect of the proposed development on the Green Wedge was given as the main reason for refusal (see Appendix A).</p> <p>Land within this sub-area has been submitted as part of SHELAAs.</p>
(3) Providing a Green Lung into Urban Areas	<b>Connectivity</b> Does the Green Wedge provide a continuous link between the open countryside and land which penetrates into urban areas?	The sub-area is within a predominantly urban area with built form in all directions. The land within the sub-area is connected with land to the south of Thurnby in GW2B and forms part of a continuous green link between the urban area and the wider countryside.
	<b>Green and Blue Infrastructure</b> Does the Green Wedge provide multi-functional Green or Blue Infrastructure (e.g. open space, sport and recreation, flood alleviation, wildlife sites, cultural/ historic assets, transport corridors)?	<p>The field to the north of Uppingham Road is identified as GI2 Open Space, Sport and Recreation in the Harborough Local Plan, although this is not publicly accessible.</p> <p>A single PRow passes through this sub-area.</p> <p>The southern and western parts of the sub-area are prone to flooding and are in Flood Zones 2 and 3. Bushby Brook flows along the western and southern site boundaries with a minor watercourse to the north of the A47.</p>



## Sub-area: GW2A

Purpose	Indicators	Commentary
(4) Acting as a recreational resource	<b>Recreation</b> Does the Green Wedge provide recreational opportunities? (including Public Rights of Way, permissive routes, sports facilities or other recreational facilities)	PRow Footpath D17 runs north to south between Wintersdale Avenue and Thurnby Hill on the A47 Uppingham Road in the northernmost section of the sub-area. The PRow does not appear to be well used.  The field to the north of Uppingham Road is identified as GI2 Open Space, Sport and Recreation in the Harborough Local Plan, but is not publicly accessible.
	<b>Public Access</b> To what extent is public access possible (i.e. all or some of the area)?	The only public accessible area of this sub-area is PRow Footpath D17.
	<b>Condition</b> If Public Rights of Way are present, are they in good condition (signposted, stiles/gates, surfaced)?	PRow Footpath D17 is in poor condition with an uneven surface and a barbed wire boundary. The PRow is signposted but does not appear to be well used with some overhanging vegetation at the time of survey.

## Sub-area: GW2A

### Overall contribution to Green Wedge purposes

Purpose	Commentary	Contribution
(1) Preventing the Merging of Settlements	This sub-area plays an essential role in preventing coalescence between Thurnby and the Thurnby Lodge suburb of Leicester (<160m at narrowest point). The sub-area is visible from the existing edges of Thurnby and Leicester, which have almost coalesced to the north of the Green Wedge. The Green Wedge has an important role to play in maintaining the separation and distinctiveness of Thurnby and Leicester.	Strong
(2) Guiding Development Form	The sub-area has clearly defined boundaries and is almost entirely surrounded by existing residential development. The Green Wedge boundaries are formed by built development, roads, hedgerows and trees. The existing Green Wedge boundary and designation guides development away from an area which is sensitive to potential coalescence.	Strong
(3) Providing a Green Lung into Urban Areas	<p>This sub-area provides green space in a predominantly urban environment.</p> <p>The land within the sub-area is connected with land to the south of Thurnby in GW2B and forms part of a continuous green link between the urban area and the wider countryside.</p> <p>The field to the north of Uppingham Road is identified as GI2 Open Space, Sport and Recreation in the Harborough Local Plan, although this is not publicly accessible.</p> <p>The main GI asset in this sub-area is Bushby Brook, with parts of the sub-area prone to flooding.</p>	Strong

## Sub-area: GW2A

### Overall contribution to Green Wedge purposes

Purpose	Commentary	Contribution
(4) Acting as a Recreational Resource	The sub-area has limited recreational opportunities and the existing public footpath route is in poor condition and has potential to be improved.	Weak

### Conclusion

This sub-area makes a strong contribution to three of the Green Wedge purposes: preventing the merging of settlements, guiding development form and providing a green lung into urban areas. Whilst the sub-area makes a weak contribution to acting as a recreational resource, this has the potential to be improved with enhancements to the existing PRow. The existing boundaries are clearly defined and boundary changes are not recommended. The Green Wedge should continue to be protected.

## **Sub-area: GW2B**

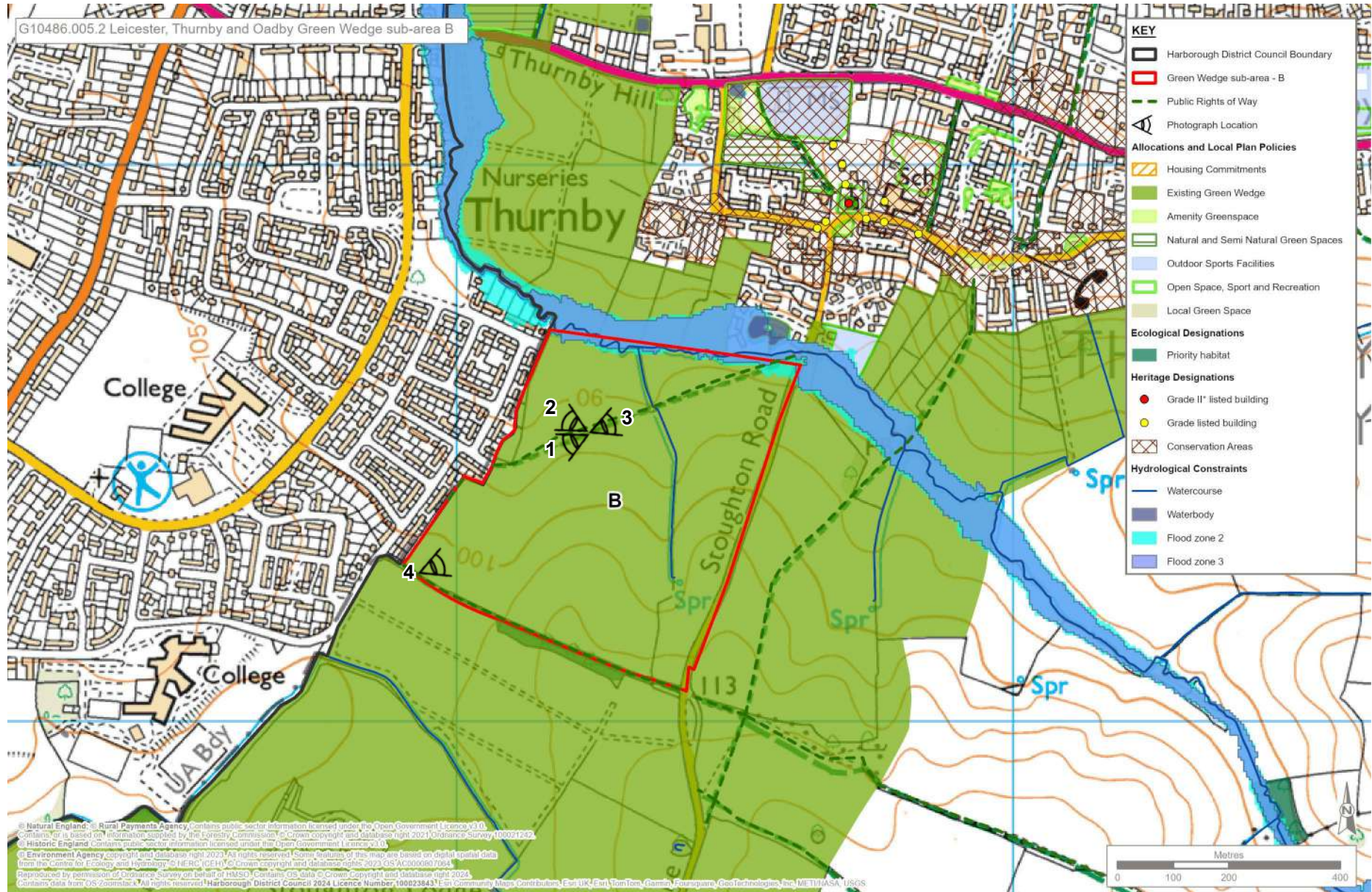
Sub-area GW2B extends to approximately 24ha of land to the south and south-east of Thurnby and to the east of the Evington suburb on the eastern edge of Leicester.

The sub-area is bound to the north by the tree-lined Bushby Brook, to the east by the tree-lined Stoughton Road, to the south by a linear tree belt with agricultural land beyond and to the west by residential dwellings off Newhaven Road and Delaware Road in Leicester.

The sub-area comprises areas of arable land bounded by hedgerows and trees.

At its narrowest the Green Wedge provides separation of approximately 300m along Bushby Brook between properties along Delaware Road in Leicester and Lakeside Crescent in Thurnby.

### Sub-area: GW2B



GW2b: Environmental Designations

## Sub-area: GW2B



GW2b: Aerial View.

## Sub-area: GW2B

### Photographs



Photograph 1: View along PRow Footpath D18 linking Leicester and Thurnby



Photograph 2: Houses on the edge of Evington, Leicester as seen from PRow Footpath D18



Photograph 3: View towards Thurnby from PRow Footpath D18



Photograph 4: View across open arable land in GW2b from PRow Footpath D18

## Sub-area: GW2B

### Assessment against Green Wedge Criteria

Purpose	Indicators	Commentary
(1) Preventing the Merging of Settlements	<p><b>Existing Land Use</b> Does the area include land uses or proposed developments that are incompatible with Green Wedge policy?</p>	<p>This sub-area comprises sloping arable land on the north facing valley side of Bushby Brook. There are two arable fields within the sub-area which are separated by an internal hedgerow field boundary. There is no built form in this sub-area.</p> <p>Existing land uses are compatible with Green Wedge policy.</p>
	<p><b>Openness</b> Does the parcel feel open or enclosed? Is it punctuated by piecemeal developments?</p>	<p>The sub-area is bound by built form to the west and north-east but is relatively open in character with views across the wider landscape.</p>
	<p><b>Landscape Character and Landscape Features</b> Are there physical features to prevent the physical coalescence of settlements?  Would these features prevent coalescence? (e.g. strong features include railways, motorways, watercourses and woodland blocks. Weak features that would not prevent coalescence include linear tree belts and hedgerows).</p>	<p>Bushby Brook and the associated flood plain along the northern sub-area boundary would prevent the physical coalescence of Leicester and Thurnby.</p> <p>The sub-area is bound by tree belts and hedgerows. These boundaries would not prevent potential perceived coalescence between the eastern settlement edge of Leicester and Thurnby Village.</p>



## Sub-area: GW2B

Purpose	Indicators	Commentary
	<b>Proximity to Neighbouring Settlements</b> Can more than one settlement be seen from the sub-area?	<p>The sub-area is bound by residential development to the west and north-east. From within the sub-area there are filtered views towards St Luke's Church and existing dwellings in Thurnby which is on slightly higher land, and towards the eastern settlement edge of Leicester.</p> <p>There is a feeling of close proximity between Leicester and Thurnby as both are visible simultaneously from within the sub-area with Leicester to the immediate west and Thurnby to the immediate north-east.</p>
	<b>Views and Intervisibility</b> Are there established and permanent physical features which disrupt views between settlements and increase the perceived distance between them?	<p>Vegetation along Bushby Brook, the eastern settlement edge of Leicester and field boundary vegetation soften some views between Thurnby and Leicester. There is some intervisibility between settlements which is likely to be greater in winter months when deciduous vegetation is not in leaf.</p>
	<b>Important Views</b> Are notable views across the area noted in published Character Assessments or Appraisals?	<p>There is no published Conservation Area Appraisal for Thurnby and there is no Neighbourhood Plan for Thurnby or Bushby.</p>
(2) Guiding Development Form	<b>Boundary Defensibility</b> Does the current Green Wedge have a strong defensible boundary? (e.g. physical features such as watercourses, hedgerows or linear tree belts that are clearly identifiable on the ground)	<p>The current boundaries of the sub-area follow physical features including field boundaries, roads, built form and Bushby Brook, which are strong and defensible boundaries.</p>
	<b>Alternative Boundary Features</b> Does an alternative strong defensible boundary exist?	<p>An alternative boundary is not needed as current boundaries are strong and defensible.</p>
	<b>Landscape Features and Vernacular Style</b> What landscape features or other features exist within the Green Wedge which may help to guide development form?	<p>The sub-area boundaries are defined by hedgerows and trees. Internally the two arable fields are separated by a hedgerow. These features could be used to guide future development form.</p>
	<b>Forces for Change</b> Are there any obvious forces for change/ pressures on the landscape?	<p>There are no site allocations within this sub-area or recently consented planning applications.</p> <p>Land within this sub-area has been submitted as part of SHELAAAs.</p>

## Sub-area: GW2B

Purpose	Indicators	Commentary
(3) Providing a Green Lung into Urban Areas	<b>Connectivity</b> Does the Green Wedge provide a continuous link between the open countryside and land which penetrates into urban areas?	The Green Wedge is to the immediate east of the Evington suburb of Leicester and, whilst it does not penetrate the urban area, there are PRowWs providing a connection between Leicester, Thurnby and the wider countryside.
	<b>Green and Blue Infrastructure</b> Does the Green Wedge provide multi-functional Green or Blue Infrastructure (e.g. open space, sport and recreation, flood alleviation, wildlife sites, cultural/historic assets, transport corridors)?	The northernmost part of the sub-area is prone to flooding and is in Flood Zone 2 and 3. Bushby Brook flows along the northern boundary of the sub-area with a minor watercourse flowing north-south through the sub-area with a small spring marked on OS mapping.  Two PRowWs run through this sub-area.  Leicestershire County Council promote three circular walks around Thurnby and Bushby in an information leaflet, one of these walks passes through this sub-area.
(4) Acting as a recreational resource	<b>Recreation</b> Does the Green Wedge provide recreational opportunities? (including Public Rights of Way, permissive routes, sports facilities or other recreational facilities)	Recreational opportunities in the sub-area include PRowW Footpath 18. PRowW Footpath D18 runs from Court Road, Thurnby to the north-east to Swinstead Road, Evington to the south-west, linking the village to the city boundary of Leicester.  PRowW Bridleway D25 runs along the southern boundary of the sub-area affording views north towards Thurnby.
	<b>Public Access</b> To what extent is public access possible (i.e. all or some of the area)?	Public access is limited to the PRowWs within the sub-area.
	<b>Condition</b> If Public Rights of Way are present, are they in good condition (signposted, stiles/gates, surfaced)?	The PRowWs appear to be well used and in fair condition. The PRowWs are signposted and PRowW Footpath 18 is gated.

## Sub-area: GW2B

### Overall contribution to Green Wedge purposes

Purpose	Commentary	Contribution
(1) Preventing the Merging of Settlements	This sub-area plays an essential role in preventing coalescence between Thurnby and Leicester. The sub-area is visible from the existing edges of Thurnby and Leicester, which have some intervisibility between settlements.	Strong
(2) Guiding Development Form	The sub-area has clearly defined boundaries and is bound by existing residential development to the north-east and west. The Green Wedge boundaries are formed by built development, roads, hedgerows and trees which can be used to guide development form.	Strong
(3) Providing a Green Lung into Urban Areas	<p>This sub-area provides green space between the settlements of Leicester and Thurnby.</p> <p>As part of the wider GW2, the sub-area provides connectivity between the urban area of Leicester, Thurnby and the wider countryside to the east.</p> <p>The main GI asset in this sub-area is Bushby Brook, with parts of the sub-area prone to flooding.</p>	Moderate
(4) Acting as a Recreational Resource	Recreational opportunities are limited to the two PRowS within the sub-area.	Weak

## Conclusion

This sub-area makes a strong contribution to two of the Green Wedge purposes: preventing the merging of settlements and guiding development form. The sub-area makes a moderate contribution to the purpose of providing a green lung into urban areas and makes a weak contribution to acting as a recreational resource.

The existing boundaries are clearly defined and boundary changes are not recommended. The Green Wedge should continue to be protected.

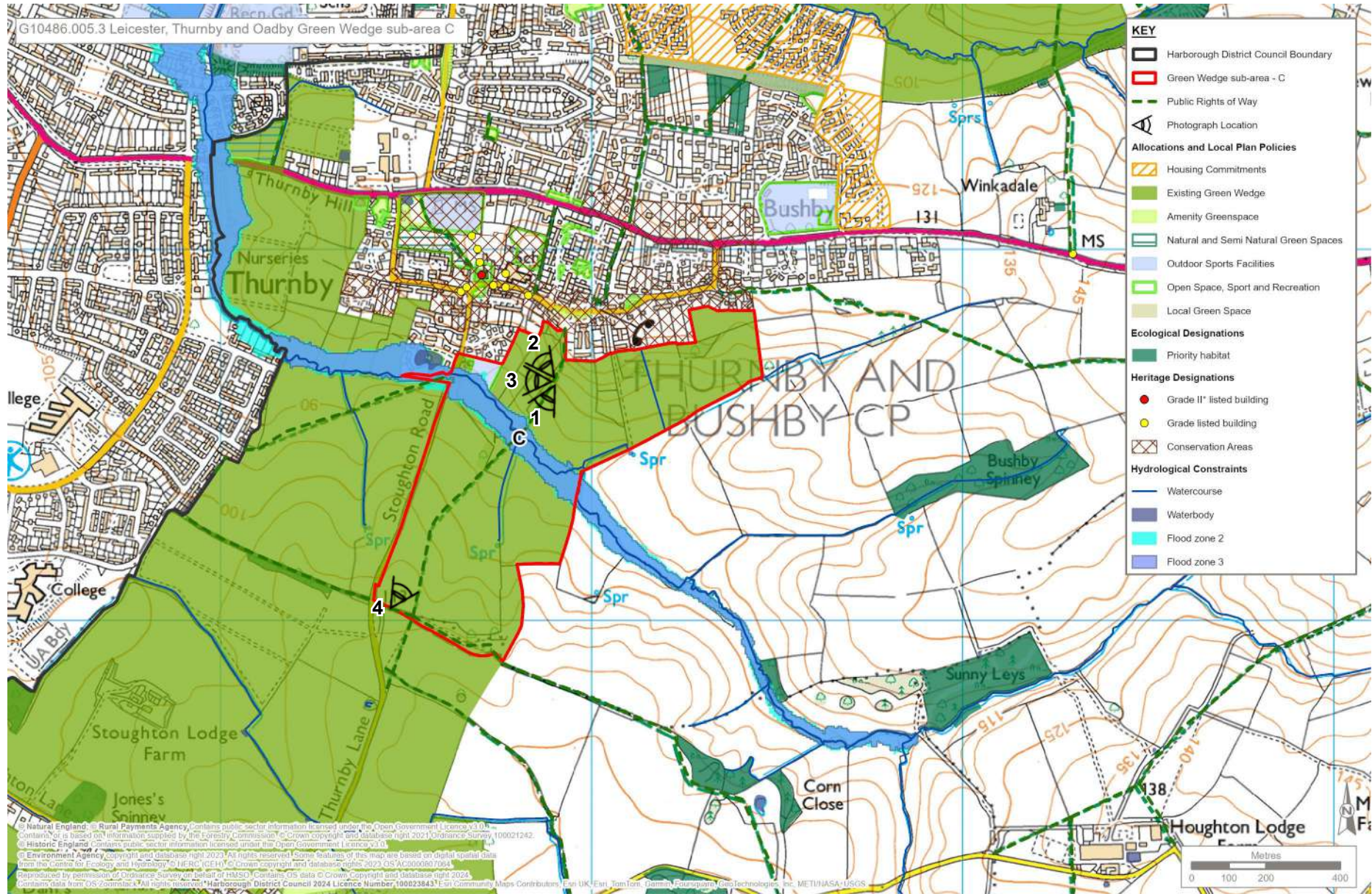
## **Sub-area: GW2C**

Sub-area GW2C extends to approximately 42ha of land to the south of Thurnby/Bushby.

The sub-area is bound to the north by dwellings off Gilstead Close, Main Street and Hill Court in Thurnby/Bushby, to the east and south by agricultural land and a small watercourse along part of the south-eastern boundary and to the west by Stoughton Road.

This sub-area comprises small to medium sized arable fields intersected by Bushby Brook.

### Sub-area: GW2C



GW2c: Environmental Designations

### Sub-area: GW2C



GW2c: Aerial View.

## Sub-area: GW2C

### Photographs



Photograph 1: Sloping landform in GW2b as seen from PRoW Footpath D24



Photograph 2: View across Thurnby towards Leicester from PRoW Footpath D24



Photograph 3: Residential dwellings and St Luke's Church in Thurnby as seen from PRoW Footpath D24



Photograph 4: View towards Thurnby from PRoW Bridleway D25

## Sub-area: GW2C

### Assessment against Green Wedge Criteria

Purpose	Indicators	Commentary
(1) Preventing the Merging of Settlements	<p><b>Existing Land Use</b> Does the area include land uses or proposed developments that are incompatible with Green Wedge policy?</p>	<p>This sub-area comprises sloping arable land on the valley sides of Bushby Brook. Fields are small to medium in scale and separated by tree belts and hedgerows. There is no built form in this sub-area.</p> <p>Existing land uses are compatible with Green Wedge policy.</p>
	<p><b>Openness</b> Does the parcel feel open or enclosed? Is it punctuated by piecemeal developments?</p>	<p>The sub-area is open in character and is surrounded to the west, south and east by agricultural land.</p>
	<p><b>Landscape Character and Landscape Features</b> Are there physical features to prevent the physical coalescence of settlements?  Would these features prevent coalescence? (e.g. strong features include railways, motorways, watercourses and woodland blocks. Weak features that would not prevent coalescence include linear tree belts and hedgerows).</p>	<p>Bushby Brook and its associated flood plain would prevent the potential physical coalescence of settlements.</p> <p>The arable land in the sub-area is bounded by hedgerows and hedgerow trees which would not prevent coalescence.</p> <p>This sub-area is not directly between two settlements and on its own makes a limited contribution to the separation of settlements.</p>



## Sub-area: GW2C

Purpose	Indicators	Commentary
	<p><b>Proximity to Neighbouring Settlements</b> Can more than one settlement be seen from the sub-area?</p>	<p>The southern edge of Thurnby/Bushby is visible in views looking north across the sub-area, but with some filtering provided by existing vegetation.</p> <p>The settlement edge of Leicester is on lower ground and visible from the surrounding landscape. It is partly screened by intervening vegetation in views from the surrounding countryside, including from within the sub-area.</p>
	<p><b>Views and Intervisibility</b> Are there established and permanent physical features which disrupt views between settlements and increase the perceived distance between them?</p>	<p>The intervening agricultural land and vegetation along field boundaries to the west (sub-area 2B) provides filtering of views towards Leicester from the southern parts of the sub-area.</p> <p>From the northern end of PRow Footpath D24 there are views across the landscape towards the rooftops of dwellings in the Evington suburb of Leicester. Leicester City Academy is prominent on the skyline. Existing vegetation along the settlement edge of Leicester increases the perceived separation between Leicester and Thurnby/Bushby.</p> <p>From PRow Bridleway D25 along the southern boundary of the sub-area there are relatively open views through gaps in vegetation towards Thurnby/Bushby. The sloping valley landform decreases the perception of distance between the PRow and Thurnby/Bushby.</p>
	<p><b>Important Views</b> Are notable views across the area noted in published Character Assessments or Appraisals?</p>	<p>There is no published Conservation Area Appraisal for Thurnby and there is no Neighbourhood Plan for Thurnby or Bushby.</p>

## Sub-area: GW2C

Purpose	Indicators	Commentary
(2) Guiding Development Form	<b>Boundary Defensibility</b> Does the current Green Wedge have a strong defensible boundary? (e.g. physical features such as watercourses, hedgerows or linear tree belts that are clearly identifiable on the ground)	The current boundaries of the sub-area follow physical features including built form in Thurnby to the north, field boundaries to the east, a PRow to the south and Stoughton Road to the west. The existing settlement and road are strong boundaries but the field boundaries are weaker and in some places the boundaries do not follow physical features.
	<b>Alternative Boundary Features</b> Does an alternative strong defensible boundary exist?	Boundaries in the south-eastern corner of this sub-area could be strengthened by following physical features including existing field boundary hedgerows and tree belts. There are no recommended changes to any other boundaries.
	<b>Landscape Features and Vernacular Style</b> What landscape features or other features exist within the Green Wedge which may help to guide development form?	Field boundaries in the sub-area are formed by hedgerows and trees. Bushby Brook flows through the sub-area from west to east. Existing development in Thurnby to the immediate north of the Site is located on the south-facing valley slopes, this could be used to guide future development form.
	<b>Forces for Change</b> Are there any obvious forces for change/ pressures on the landscape?	The sub-area is not allocated under a Strategic Development Area and there are no current planning applications in or immediately surrounded the sub-area.

## Sub-area: GW2C

Purpose	Indicators	Commentary
(3) Providing a Green Lung into Urban Areas	<b>Connectivity</b> Does the Green Wedge provide a continuous link between the open countryside and land which penetrates into urban areas?	<p>The parcel does not penetrate the urban area but is to the immediate south of Thurnby and provides access to the countryside via PRowWs.</p> <p>The sub-area forms part of a continuous link through all GW2 sub-areas between Leicester, Thurnby and the wider countryside to the south and east.</p>
	<b>Green and Blue Infrastructure</b> Does the Green Wedge provide multi-functional Green or Blue Infrastructure (e.g. open space, sport and recreation, flood alleviation, wildlife sites, cultural/historic assets, transport corridors)?	<p>The Scout and Guide HQ Playing Fields in Thurnby is identified as Open Space Sport and Recreation Facility under Local Plan Policy GI2. This area is accessible to users of the Scout and Guide HQ only.</p> <p>The area alongside Bushby Brook is prone to flooding and is in Flood Zone 2 and 3.</p> <p>There are some areas of ridge and furrow within this sub-area, close to the settlement edge of Thurnby.</p> <p>This sub-area is well treed and there is an avenue of trees along Stoughton Road.</p> <p>Leicestershire County Council promote 3 circular walks around Thurnby and Bushby in an information leaflet, one of these walks passes through this sub-area.</p>
(4) Acting as a recreational resource	<b>Recreation</b> Does the Green Wedge provide recreational opportunities? (including Public Rights of Way, permissive routes, sports facilities or other recreational facilities)	<p>The sub-area provides limited recreational opportunities. The Scout and Guide HQ provides playing fields for users of the HQ.</p> <p>There are also two PRowWs. PRowW Footpath D24 runs north to south through the sub-area between Thurnby to the north and Stoughton to the south. PRowW Bridleway D25 runs east to west along the southern edge of the sub-area.</p>
	<b>Public Access</b> To what extent is public access possible (i.e. all or some of the area)?	<p>The Scout and Guide Playing Fields are only accessible to users of the Scout and Guide HQ. Except for the PRowWs there is no other public access to this sub-area.</p>
	<b>Condition</b> If Public Rights of Way are present, are they in good condition (signposted, stiles/gates, surfaced)?	<p>PRowWs appear to be well used and are in fair condition. They are signposted and gated.</p>

## Sub-area: GW2C

### Overall contribution to Green Wedge purposes

Purpose	Commentary	Contribution
(1) Preventing the Merging of Settlements	This sub-area comprises sloping arable land on the valley sides of Bushby Brook. This sub-area is not directly between two settlements and development of this sub-area alone would not result in coalescence.	Weak-Moderate
(2) Guiding Development Form	The current boundaries of the sub-area follow physical features including field boundaries, roads and built form, which are strong and defensible boundaries.  There are physical features within the sub-area including Bushby Brook and field boundary hedgerows which could be used to guide future development.	Moderate
(3) Providing a Green Lung into Urban Areas	The Green Wedge provides the community of Thurnby/Bushby with access to green infrastructure and the countryside.  As part of the wider GW2, the sub-area provides connectivity between the urban area of Leicester, Thurnby and the wider countryside to the east.	Moderate
(4) Acting as a Recreational Resource	The sub-area is publicly accessible via PRowS and some limited recreational opportunities also provided at the Scout and Guide HQ.	Moderate

## Conclusion

This sub-area makes a moderate contribution to three of the Green Wedge purposes: guiding development form, providing a green lung into urban areas and acting as a recreational resource. The sub-area makes a weak-moderate contribution to preventing the merging of settlements. The existing boundaries are clearly defined and boundary changes are not recommended. The Green Wedge should continue to be protected.

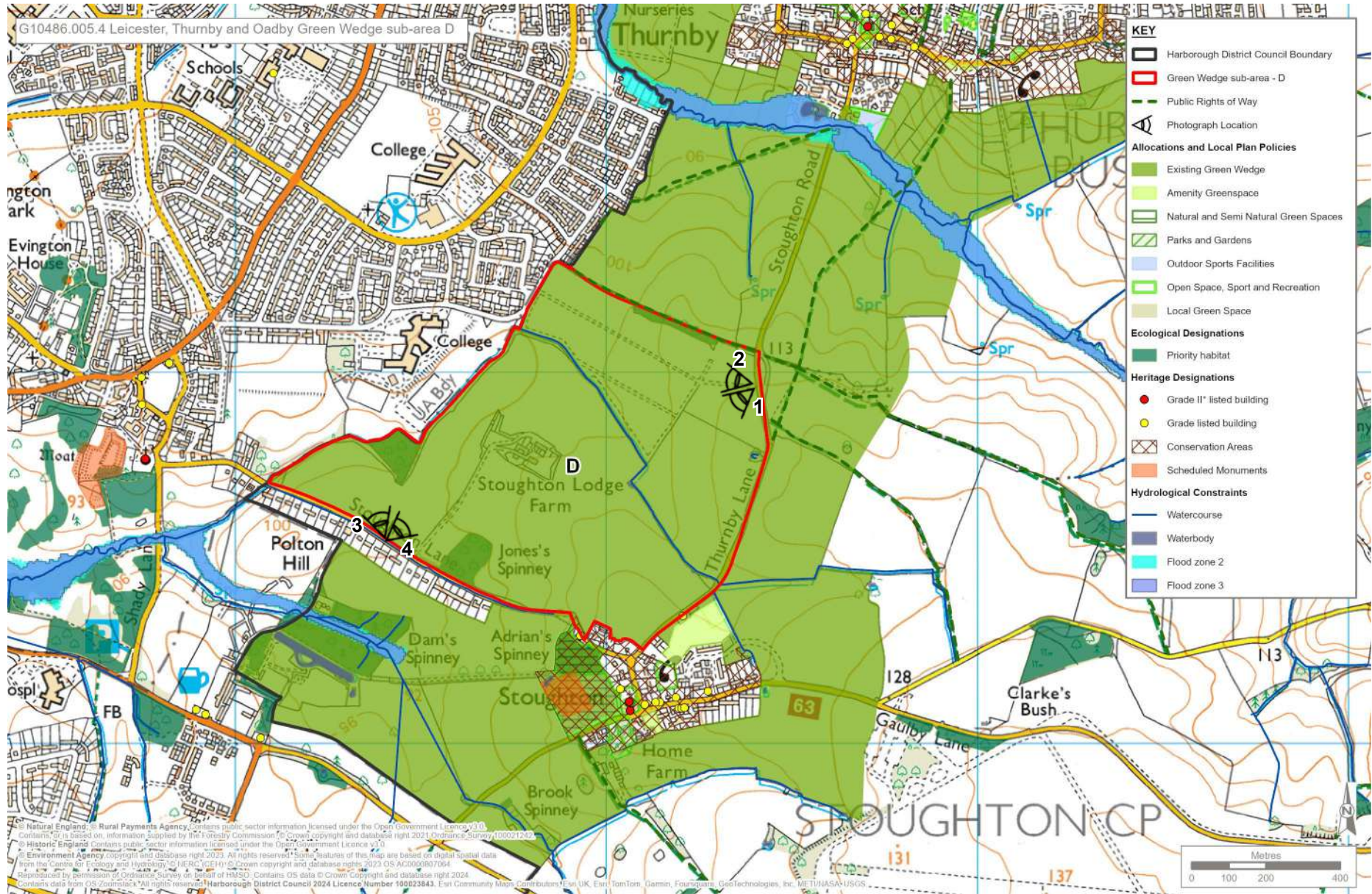
## Sub-area: GW2D

Sub-area GW2D extends to approximately 78ha of land to the east and south-east of the Evington suburb of Leicester and to the north-west of Stoughton.

The sub-area is bound to the north by agricultural land in sub-area GW2B, to the east by Stoughton Lane and Thurnby Lane, to the south by Stoughton Lane and residential dwellings to the north of Stoughton Lane in Stoughton and to the west by Evington Brook, beyond which is Judgemeanow Community College, Newhaven Road and residential dwellings to the east of Newhaven Road in Leicester.

This sub-area comprises areas of arable land bounded by hedgerows and trees intersected by Evington Brook. The sub-area contains built development at Stoughton Lodge Farm.

### Sub-area: GW2D



GW2d: Environmental Designations

### Sub-area: GW2D



GW2d: Aerial View.

## Sub-area: GW2D

### Photographs



Photograph 1: View towards Stoughton from Thurnby Lane



Photograph 2: View across GW2d towards Judgemeadow Community College



Photograph 3: View towards settlement edge of Evington, Leicester from Stoughton Lane



Photograph 4: View towards Stoughton Lodge Farm from Stoughton Lane



## Sub-area: GW2D

### Assessment against Green Wedge Criteria

Purpose	Indicators	Commentary
(1) Preventing the Merging of Settlements	<p><b>Existing Land Use</b> Does the area include land uses or proposed developments that are incompatible with Green Wedge policy?</p>	<p>The sub-area comprises undulating agricultural land to the south-east of Evington and north of Stoughton. The sub-area is dissected by Evington Brook and includes a small cluster of residential dwellings at Stoughton Lodge Farm.</p> <p>Existing land uses are generally compatible with Green Wedge policy.</p>
	<p><b>Openness</b> Does the parcel feel open or enclosed? Is it punctuated by piecemeal developments?</p>	<p>The sub-area has an open, agricultural character. Stoughton Lodge Farm is visible in views across the sub-area but is not dominant.</p>
	<p><b>Landscape Character and Landscape Features</b> Are there physical features to prevent the physical coalescence of settlements?  Would these features prevent coalescence? (e.g. strong features include railways, motorways, watercourses and woodland blocks. Weak features that would not prevent coalescence include linear tree belts and hedgerows).</p>	<p>The sub-area comprises arable land intersected by Evington Brook with a small block of woodland, Jones's Spinney, to the south along Stoughton Lane and another small block of woodland along the western boundary. Boundaries are formed by hedgerows and occasional hedgerow trees.</p>

## Sub-area: GW2D

Purpose	Indicators	Commentary
	<p><b>Proximity to Neighbouring Settlements</b> Can more than one settlement be seen from the sub-area?</p>	<p>Development in the Evington suburb of Leicester, including residential properties and Judgemeadow Community College, borders the sub-area to the west and is clearly visible in views looking across the sub-area with the college buildings approximately 110m from the Green Wedge boundary.</p> <p>The settlement edge of Stoughton is not prominent in the landscape and is generally screened by existing vegetation with only limited views possible towards residential development and the church spire of All Saints and Mary's Church.</p>
	<p><b>Views and Intervisibility</b> Are there established and permanent physical features which disrupt views between settlements and increase the perceived distance between them?</p>	<p>Intervening hedgerows and trees along field boundaries and along Evington Brook reduce views between the Evington suburb of Leicester and Stoughton.</p>
	<p><b>Important Views</b> Are notable views across the area noted in published Character Assessments or Appraisals?</p>	<p>There is no published Conservation Area Appraisal for Thurnby or Stoughton and there is no Neighbourhood Plan for Thurnby or Stoughton.</p>

## Sub-area: GW2D

Purpose	Indicators	Commentary
(2) Guiding Development Form	<b>Boundary Defensibility</b> Does the current Green Wedge have a strong defensible boundary? (e.g. physical features such as watercourses, hedgerows or linear tree belts that are clearly identifiable on the ground)	The current boundaries of the sub-area follow physical features including built form, roads, tree belts and Evington Brook, which are strong and defensible boundaries.
	<b>Alternative Boundary Features</b> Does an alternative strong defensible boundary exist?	An alternative boundary is not needed as current boundaries are strong and defensible.
	<b>Landscape Features and Vernacular Style</b> What landscape features or other features exist within the Green Wedge which may help to guide development form?	Boundaries are formed by hedgerow and tree boundaries, roadsides and settlement edges. These features would help guide development form.
	<b>Forces for Change</b> Are there any obvious forces for change/ pressures on the landscape?	There are no site allocations within this sub-area or recently consented planning applications.  Land within this sub-area has been submitted as part of SHELAAs.
(3) Providing a Green Lung into Urban Areas	<b>Connectivity</b> Does the Green Wedge provide a continuous link between the open countryside and land which penetrates into urban areas?	This Green Wedge sub-area alone does not penetrate the Leicester urban area but is directly adjacent to it. This sub-area adjoins the City of Leicester's Evington Green Wedge designation and forms part of a corridor of green space which penetrates into the urban area of Leicester.
	<b>Green and Blue Infrastructure</b> Does the Green Wedge provide multi-functional Green or Blue Infrastructure (e.g. open space, sport and recreation, flood alleviation, wildlife sites, cultural/historic assets, transport corridors)?	There are no PRowS within this sub-area.  There are three areas of deciduous woodland priority habitat within this sub-area, but these are not publicly accessible.  Evington Brook flows through this sub-area on a broad north-west south-east alignment. There is a small pond set within a small area of woodland along the eastern sub-area boundary.

**Sub-area: GW2D**

Purpose	Indicators	Commentary
(4) Acting as a recreational resource	<b>Recreation</b> Does the Green Wedge provide recreational opportunities? (including Public Rights of Way, permissive routes, sports facilities or other recreational facilities)	There are no PRowWs or other recreational opportunities in this sub-area.
	<b>Public Access</b> To what extent is public access possible (i.e. all or some of the area)?	This sub-area is not subject to public access.
	<b>Condition</b> If Public Rights of Way are present, are they in good condition (signposted, stiles/gates, surfaced)?	There are no PRowWs within this sub-area.

## Sub-area: GW2D

### Overall contribution to Green Wedge purposes

Purpose	Commentary	Contribution
(1) Preventing the Merging of Settlements	This sub-area plays an important role in preventing coalescence between Leicester and Stoughton. The sub-area is visible from the existing settlement edges.	Moderate
(2) Guiding Development Form	The current boundaries of the sub-area follow physical features including field boundaries, roads and built form, which are strong and defensible boundaries.  There are physical features within the sub-area including Evington Brook and field boundary hedgerows which can be used to guide future development.	Strong
(3) Providing a Green Lung into Urban Areas	The Green Wedge sub-area alone does not penetrate the Leicester urban area but is directly adjacent to it. This sub-area adjoins the City of Leicester's Evington Green Wedge designation and forms part of a corridor of green space which penetrates into the urban area of Leicester.	Weak
(4) Acting as a Recreational Resource	There is no recreational resource within this sub-area.	Nonw

## Conclusion

This sub-area makes a strong contribution to guiding development form and a moderate contribution to preventing the merging of settlements and providing a green lung into urban areas. The sub-area makes no contribution to acting as a recreational resource and is not publicly accessible. The existing boundaries are clearly defined and boundary changes are not recommended. The Green Wedge should continue to be protected.

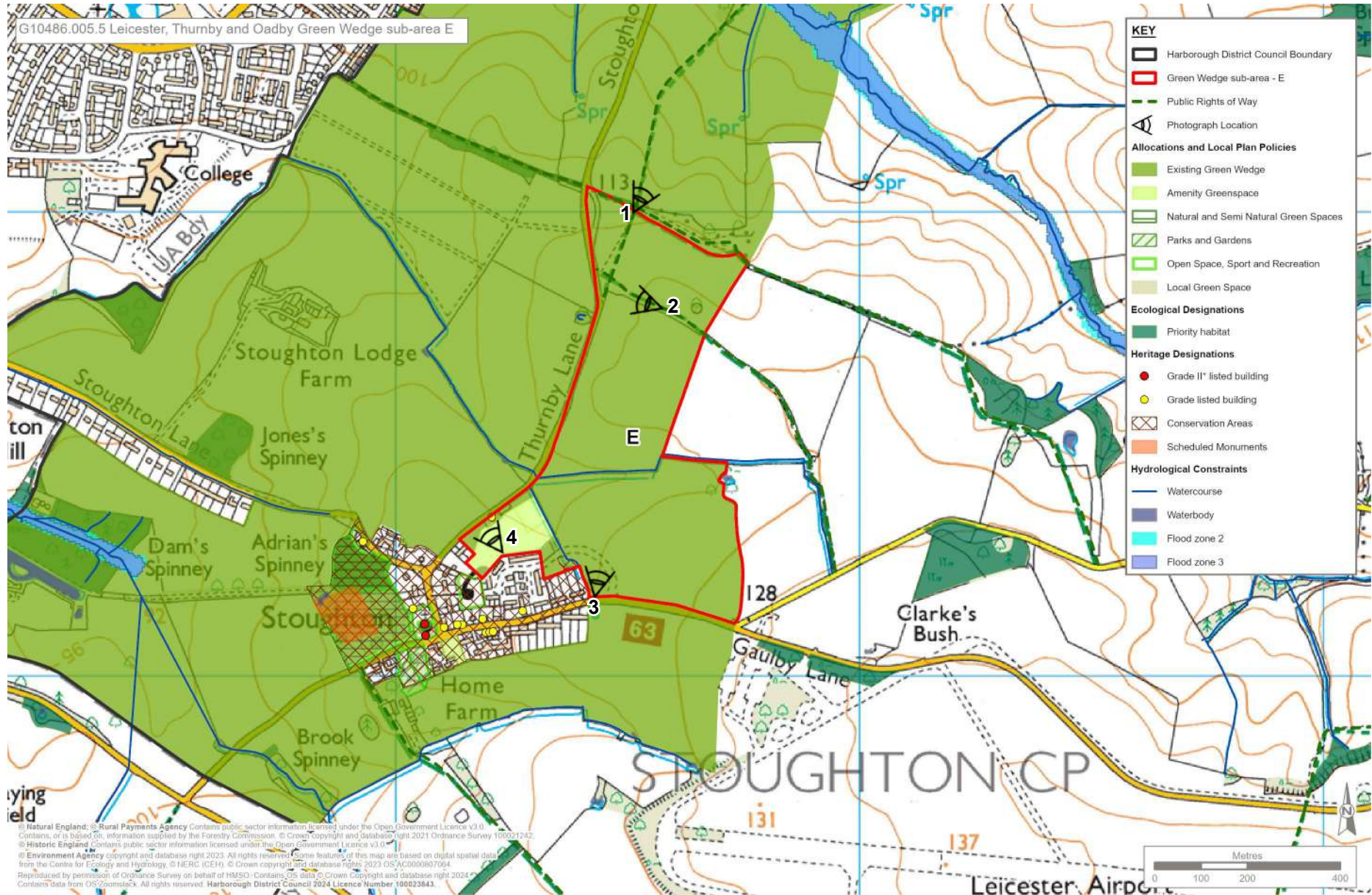
## Sub-area: GW2E

Sub-area GW2E extends to approximately 30ha of land to the north and north-east of Stoughton.

The sub-area is bound to the north by agricultural land in sub-area GW2C, to the east by agricultural land, to the south by Gaulby Lane, to the south-west by the Old Charity Farm estate in Stoughton and to the west by Thurnby Lane.

This sub-area comprises areas of agricultural land intersected by Evington Brook, with an area of local greenspace to the north-east of Stoughton.

### Sub-area: GW2E



GW2e: Environmental Designations

## Sub-area: GW2E



GW2e: Aerial View.



## Sub-area: GW2E

### Photographs



Photograph 1: View towards Thurnby from PRow Bridleway D25



Photograph 2: View along PRow Bridleway D14 towards edge of Leicester



Photograph 3: Open arable land within GW2e to the north of Gaulby Lane



Photograph 4: Natural recreation area in Stoughton

## Sub-area: GW2E

### Assessment against Green Wedge Criteria

Purpose	Indicators	Commentary
(1) Preventing the Merging of Settlements	<b>Existing Land Use</b> Does the area include land uses or proposed developments that are incompatible with Green Wedge policy?	The majority of the sub-area comprises arable land dissected by Evington Brook. There is an area of Local Green Space to the immediate east of Stoughton comprising a playground and areas of amenity grassland. There is no built form in this sub-area. Existing land uses are compatible with Green Wedge policy.
	<b>Openness</b> Does the parcel feel open or enclosed? Is it punctuated by piecemeal developments?	The sub-area has an open agricultural character. Existing built form has little influence of this sub-area.
	<b>Landscape Character and Landscape Features</b> Are there physical features to prevent the physical coalescence of settlements?  Would these features prevent coalescence? (e.g. strong features include railways, motorways, watercourses and woodland blocks. Weak features that would not prevent coalescence include linear tree belts and hedgerows).	This sub-area comprises gently sloping arable land to the west of Thurnby Road and intersected by Evington Brook. Fields are bounded by hedgerows and trees. Whilst existing boundaries are permanent, they would not prevent potential coalescence.  This sub-area is not directly between two settlements and on its own makes no contribution to the separation of settlements.

## Sub-area: GW2E

Purpose	Indicators	Commentary
	<p><b>Proximity to Neighbouring Settlements</b> Can more than one settlement be seen from the sub-area?</p>	<p>There is limited intervisibility with the settlement edge of Leicester due to distance, landform and intervening vegetation. Due to its scale there are some views towards Judgemeadow Community College on the skyline.</p> <p>There are clear views north towards Thurnby/Bushby from the public bridleway near the northern boundary of this sub-area. Whilst intervening vegetation does soften some of these views the sloping topography diminishes the sense of separation between settlements.</p> <p>There are some views towards development in Stoughton to the south, but the village is well integrated into the landscape by vegetation.</p> <p>Oadby is not visible due to distance and intervening vegetation and built form.</p>
	<p><b>Views and Intervisibility</b> Are there established and permanent physical features which disrupt views between settlements and increase the perceived distance between them?</p>	<p>Hedgerows and trees along field boundaries, along roadsides and surrounding the settlement edge of Stoughton reduces views from the sub-area towards both Stoughton and the edges of Oadby and Leicester, with only some development on the settlement edges visible.</p>
	<p><b>Important Views</b> Are notable views across the area noted in published Character Assessments or Appraisals?</p>	<p>There is no published Conservation Area Appraisal or Neighbourhood Plan for Stoughton.</p>

## Sub-area: GW2E

Purpose	Indicators	Commentary
(2) Guiding Development Form	<b>Boundary Defensibility</b> Does the current Green Wedge have a strong defensible boundary? (e.g. physical features such as watercourses, hedgerows or linear tree belts that are clearly identifiable on the ground)	The boundaries of the sub-area follow physical features including built form, roads and field boundaries which are strong and defensible boundaries. A small part of the eastern boundary, near the north-eastern corner of the Site is unmarked on the ground and runs through an agricultural field.
	<b>Alternative Boundary Features</b> Does an alternative strong defensible boundary exist?	The current boundaries are generally strong and defensible. There is no obvious alternative boundary where the eastern boundary is unmarked on the ground.
	<b>Landscape Features and Vernacular Style</b> What landscape features or other features exist within the Green Wedge which may help to guide development form?	Landscape features in the sub-area which would guide development include hedgerows and trees along field boundaries and Evington Brook.
	<b>Forces for Change</b> Are there any obvious forces for change/ pressures on the landscape?	There are no site allocations within this sub-area or recently consented planning applications.  Land within this sub-area has been submitted as part of SHELAAAs.
(3) Providing a Green Lung into Urban Areas	<b>Connectivity</b> Does the Green Wedge provide a continuous link between the open countryside and land which penetrates into urban areas?	The sub-area does not penetrate the urban area but provides green space to the immediate north-east of Stoughton.
	<b>Green and Blue Infrastructure</b> Does the Green Wedge provide multi-functional Green or Blue Infrastructure (e.g. open space, sport and recreation, flood alleviation, wildlife sites, cultural/historic assets, transport corridors)?	There is a Natural Recreation Area, designated as an area of Local Green Space, in the western section of the sub-area where it adjoins the settlement edge of Stoughton. This area includes a playground, community orchard, picnic benches and allotments.

**Sub-area: GW2E**

Purpose	Indicators	Commentary
(4) Acting as a recreational resource	<b>Recreation</b> Does the Green Wedge provide recreational opportunities? (including Public Rights of Way, permissive routes, sports facilities or other recreational facilities)	The Natural Recreation Area provides a range of recreational opportunities including play, picnicking and allotment gardening.  Other recreational opportunities include PRowWs to the north of the sub-area, including PRowW Bridleway D25, PRowW Bridleway D14 and PRowW Footpath D24. The PRowWs appear to be well used.
	<b>Public Access</b> To what extent is public access possible (i.e. all or some of the area)?	Parts of this sub-area are publicly accessible including the Natural Recreation Area on the eastern edge of Stoughton. Access to the wider sub-area is limited to PRowWs to the north.
	<b>Condition</b> If Public Rights of Way are present, are they in good condition (signposted, stiles/gates, surfaced)?	The PRowWs are in fair condition and are signposted.

## Sub-area: GW2E

### Overall contribution to Green Wedge purposes

Purpose	Commentary	Contribution
(1) Preventing the Merging of Settlements	<p>This sub-area plays a minor role in protecting Stoughton from encroachment but does not actively contribute to preventing the merging of settlements.</p> <p>From this sub-area the settlements of Leicester, Thurnby and Stoughton are visible but there is not considered to be a high risk of coalescence.</p>	Weak
(2) Guiding Development Form	For the most part the sub-area has clearly defined boundaries formed by built development to the south-west, roads, hedgerows and trees and these features can be used to guide future development.	Moderate
(3) Providing a Green Lung into Urban Areas	The wider setting of this sub-area is predominantly rural, rather than urban. The sub-area does not penetrate the urban area but provides green space to the immediate north-east of Stoughton.	Weak - Moderate
(4) Acting as a Recreational Resource	Parts of this sub-area are publicly accessible including the natural recreation area on the eastern edge of Stoughton. Access to the wider sub-area is limited to PRowS to the northern section of the sub-area.	Strong

## Conclusion

This sub-area makes a strong contribution to one of the Green Wedge purposes: acting as a recreational resource and a moderate contribution to guiding development form. The sub-area makes a weak contribution to preventing the merging of settlements and a weak-moderate contribution to providing a green lung into urban areas however it forms a part of the wider Green Wedge. The existing boundaries are clearly defined and boundary changes are not recommended. The Green Wedge should continue to be protected.

## Sub-area: GW2F

Sub-area GW2F extends to approximately 41ha of land to the west of Stoughton, north-east of Oadby and east of Leicester.

The sub-area is bound to the north by the residential curtilages of properties along Stoughton Lane, to the east by the curtilages of residential dwellings and St Mary's and All Saints Church along Church Lane in Stoughton, to the south-east by Gaulby Lane, to the south-west by agricultural land and Harborough District boundary and Gartree Road beyond, and to the west by the Harborough District boundary, properties to the north of Gartree Road and a small business complex at Stoughton Grange.

This sub-area comprises remnant parkland, with the easternmost part of this sub-area in Stoughton Conservation Area.

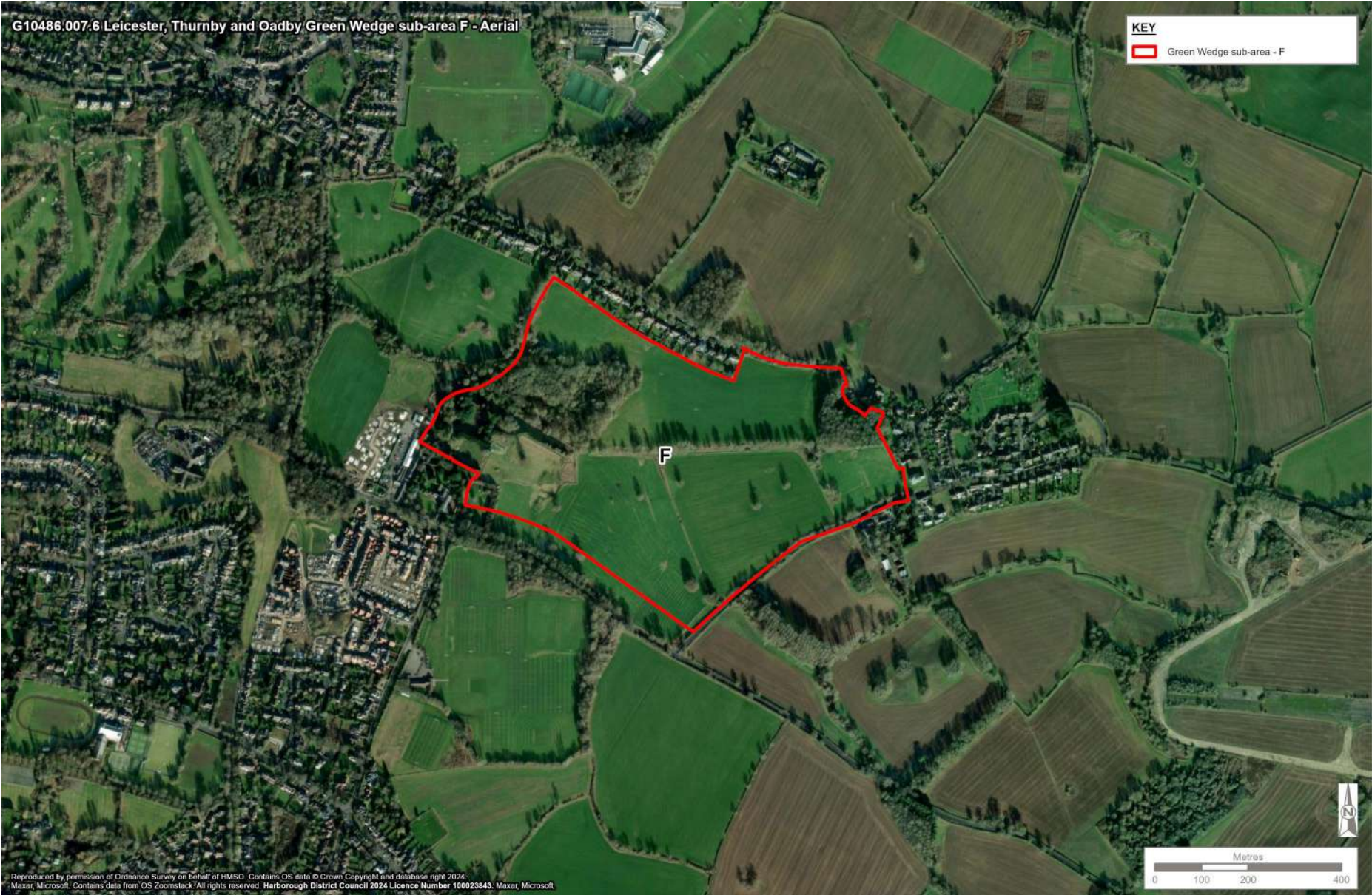
At its narrowest point the Green Wedge is approximately 360m between new residential development to the north of Gartree Road and residential development to the south of Stoughton Lane.

This sub-area adjoins the Stoughton, Oadby and Thurnby Green Wedge in Oadby and Wigston Borough.





### Sub-area: GW2F



GW2f: Aerial View.

## Sub-area: GW2F

### Photographs



Photograph 1: View west towards Oadby from St Mary and All Saints Church, Stoughton



Photograph 2: View north across GW2f towards Stoughton from Gaulby Lane



Photograph 3: View north across GW2f from Gaulby Lane



Photograph 4: View north across GW2f from Gaulby Lane

## Sub-area: GW2F

### Assessment against Green Wedge Criteria

Purpose	Indicators	Commentary
(1) Preventing the Merging of Settlements	<p><b>Existing Land Use</b> Does the area include land uses or proposed developments that are incompatible with Green Wedge policy?</p>	<p>This sub-area comprises woodland and agricultural land to the west of Stoughton. Most of the sub-area is remnant parkland with individual specimen trees and small tree groups. There is no built form in this sub-area.</p> <p>Existing land uses are compatible with Green Wedge policy.</p>
	<p><b>Openness</b> Does the parcel feel open or enclosed? Is it punctuated by piecemeal developments?</p>	<p>The sub-area feels relatively open when within but is enclosed from wider view by boundary vegetation including woodland. Despite the proximity to existing development to the east and west it retains a rural feel.</p>
	<p><b>Landscape Character and Landscape Features</b> Are there physical features to prevent the physical coalescence of settlements?  Would these features prevent coalescence? (e.g. strong features include railways, motorways, watercourses and woodland blocks. Weak features that would not prevent coalescence include linear tree belts and hedgerows).</p>	<p>This sub-area comprises agricultural land, woodland and a large pond. Between Polton Hill and Oadby the existing woodland and pond would prevent physical coalescence of settlements. Existing vegetation would not prevent coalescence between Oadby and Stoughton, but the presence of the Conservation Area designation and a Scheduled Monument provide constraints to development on the western edge of Stoughton.</p>

## Sub-area: GW2F

Purpose	Indicators	Commentary
	<p><b>Proximity to Neighbouring Settlements</b> Can more than one settlement be seen from the sub-area?</p>	<p>The sub-area is bounded by residential development to the east, north and south-west. From within the sub-area there are views towards new residential development at the junction of Stoughton Road and Gartree Road and new residential development at Stoughton Grange in Oadby.</p> <p>Residential development along Stoughton Lane, to the north of Polton Hill is visible in the western section of the sub-area near Stoughton Grange.</p> <p>The settlement edge of Leicester to the west is set back beyond Evington Golf Course and is not perceptible from the sub-area.</p>
	<p><b>Views and Intervisibility</b> Are there established and permanent physical features which disrupt views between settlements and increase the perceived distance between them?</p>	<p>The woodland blocks and tree belts across the sub-area limits intervisibility between the settlement edges and increases the perceived distance between them.</p>
	<p><b>Important Views</b> Are notable views across the area noted in published Character Assessments or Appraisals?</p>	<p>There is no published Conservation Area Appraisal or Neighbourhood Plan for Stoughton.</p> <p>The Oadby and Wigston Landscape Character Assessment includes photographs looking across the sub-area from Gartree Road towards Stoughton Grange, although these views are not noted to be of any particular importance.</p> <p>Views looking north-east across the university playing fields in Oadby towards the sub-area are also noted in the Landscape Character Assessment. These are described as '<i>perhaps the most pleasant of any views out from the urban edge of the Borough, across gently undulating countryside and mature field boundaries towards Stoughton Church</i>'.</p>

## Sub-area: GW2F

Purpose	Indicators	Commentary
(2) Guiding Development Form	<b>Boundary Defensibility</b> Does the current Green Wedge have a strong defensible boundary? (e.g. physical features such as watercourses, hedgerows or linear tree belts that are clearly identifiable on the ground)	The current boundaries of the sub-area generally follow physical features including built form, roads and woodland, which are strong and defensible boundaries. The south-western boundary is the District boundary and this is unmarked on the ground.
	<b>Alternative Boundary Features</b> Does an alternative strong defensible boundary exist?	An alternative boundary is not needed as current boundaries are strong and defensible. The south-western boundary adjoins the Green Wedge in Oadby and Wigston Borough.
	<b>Landscape Features and Vernacular Style</b> What landscape features or other features exist within the Green Wedge which may help to guide development form?	Field boundaries are formed by woodland and tree belts along Gartree Road, Gaulby Lane and Stoughton Road, with internal boundaries formed by trees. The sub-area comprises remnant parkland with specimen trees and historic field boundaries still intact. The eastern edge of the sub-area incorporates a Scheduled Monument and part of Stoughton Conservation Area. These features could be used to guide future development form.
	<b>Forces for Change</b> Are there any obvious forces for change/ pressures on the landscape?	There are no site allocations within this sub-area or recently consented planning applications. Residential development is currently under construction along Gartree Road, beyond the sub-area boundaries, within Oadby & Wigston Borough and this sub-area is subject to development pressure due to its proximity to Oadby and Leicester and evidenced through site submissions to the SHELAA.

## Sub-area: GW2F

Purpose	Indicators	Commentary
(3) Providing a Green Lung into Urban Areas	<b>Connectivity</b> Does the Green Wedge provide a continuous link between the open countryside and land which penetrates into urban areas?	This sub-area adjoins the Oadby, Thurnby and Stoughton Green Wedge in Oadby and Wigston Borough to the south and the Evington Green Wedge in the City of Leicester to the west, and as part of this forms part of a corridor of green space penetrating into the urban area.
	<b>Green and Blue Infrastructure</b> Does the Green Wedge provide multi-functional Green or Blue Infrastructure (e.g. open space, sport and recreation, flood alleviation, wildlife sites, cultural/historic assets, transport corridors)?	<p>The woodland along Stoughton Lane and fields adjacent to St Mary and All Saints Church in Stoughton are identified as Open Space Sport and Recreation sites under Policy GI2 of the Harborough District Local Plan.</p> <p>The meadow immediately west of St Mary and All Saints Church incorporates the medieval earthworks of a moated grange which is a Scheduled Monument. The sub-area has further historic associations with Stoughton Grange and remnant parkland trees and tree belts are still evident. The easternmost part of this sub-area is in Stoughton Conservation Area.</p> <p>There are multiple areas of deciduous woodland priority habitat within this sub-area, generally concentrated around Stoughton Grange.</p> <p>A series of minor watercourses flow through this sub-area with a large ornamental waterbody associated with Stoughton Grange towards the west of the sub-area.</p>
(4) Acting as a recreational resource	<b>Recreation</b> Does the Green Wedge provide recreational opportunities? (including Public Rights of Way, permissive routes, sports facilities or other recreational facilities)	There are no recreational opportunities within the sub-area.
	<b>Public Access</b> To what extent is public access possible (i.e. all or some of the area)?	The sub-area is not publicly accessible.
	<b>Condition</b> If Public Rights of Way are present, are they in good condition (signposted, stiles/gates, surfaced)?	There are no PRowS within this sub-area.

## Sub-area: GW2F

### Overall contribution to Green Wedge purposes

Purpose	Commentary	Contribution
(1) Preventing the Merging of Settlements	<p>This sub-area plays an important role in preventing coalescence between Oadby and Stoughton.</p> <p>There is some intervisibility between the sub-area and both settlements.</p>	Strong
(2) Guiding Development Form	<p>The sub-area has clearly defined boundaries with existing development to the east, south-west and north-west. The Green Wedge boundaries are formed by built development, roads, hedgerows and trees. The existing Green Wedge boundary and designation guides development away from an area which is sensitive to potential coalescence.</p>	Moderate
(3) Providing a Green Lung into Urban Areas	<p>This sub-area provides green space on the rural-urban fringe.</p> <p>This sub-area adjoins the Oadby, Thurnby and Stoughton Green Wedge in Oadby and Wigston Borough to the south and the Evington Green Wedge in the City of Leicester to the west, and as part of this forms part of a corridor of green space penetrating into the urban area.</p> <p>There are a number of green infrastructure assets in this sub-area including areas of priority habitat woodland, watercourses and areas with remnant parkland character. The eastern edge of this sub-area forms part of the landscape setting of Stoughton Conservation Area.</p>	Moderate
(4) Acting as a Recreational Resource	<p>The sub-area is not publicly accessible and does not provide any recreational opportunities.</p>	None

## **Sub-area: GW2F**

### **Conclusion**

This sub-area makes a strong contribution to preventing the merging of settlements and a moderate contribution to guiding development form and providing a green lung into urban areas. The sub-area makes no contribution to acting as a recreational resource and is not publicly accessible. The existing boundaries are clearly defined and boundary changes are not recommended. The Green Wedge should continue to be protected.



## **Sub-area: GW2G**

Sub-area GW2G extends to approximately 23ha of land to the east and south of Stoughton.

The sub-area is bound to the north by Gaulby Lane and the residential curtilages of properties to the south of Gaulby Lane, to the east by the grounds of Leicester Airport, to the south by a minor watercourse with agricultural land beyond and to the south-west by the Harborough District boundary with Gartree Road beyond.

This sub-area comprises areas of arable land with a small area of woodland to the south-west of the village. There is some built form in this sub-area associated with Home Farm.



### Sub-area: GW2G



GW2g: Aerial View.

## Sub-area: GW2G

### Photographs



Photograph 1: View south across GW2g from PProW Bridleway D15



Photograph 2: View west across GW2g from PProW Bridleway D15



Photograph 3: View towards edge of Oadby from PProW Bridleway D15



Photograph 4: View south-west across GW2g from PProW Bridleway D15

## Sub-area: GW2G

### Assessment against Green Wedge Criteria

Purpose	Indicators	Commentary
(1) Preventing the Merging of Settlements	<p><b>Existing Land Use</b> Does the area include land uses or proposed developments that are incompatible with Green Wedge policy?</p>	This sub-area comprises arable land with a small area of woodland to the south-west of Stoughton. There is some built form associated with Home Farm. Existing land uses are compatible with Green Wedge policy.
	<p><b>Openness</b> Does the parcel feel open or enclosed? Is it punctuated by piecemeal developments?</p>	The sub-area is relatively enclosed by tree belt and woodland boundaries, and by the built form of Stoughton to the north.
	<p><b>Landscape Character and Landscape Features</b> Are there physical features to prevent the physical coalescence of settlements?  Would these features prevent coalescence? (e.g. strong features include railways, motorways, watercourses and woodland blocks. Weak features that would not prevent coalescence include linear tree belts and hedgerows).</p>	<p>This sub-area comprises arable land and woodland. Boundaries are mostly formed by tree belts and woodland. Some of the woodland areas have the potential to prevent physical coalescence.</p> <p>This sub-area is not directly between two settlements and on its own makes no contribution to the separation of settlements.</p>

## Sub-area: GW2G

Purpose	Indicators	Commentary
	<b>Proximity to Neighbouring Settlements</b> Can more than one settlement be seen from the sub-area?	The sub-area is bounded by Stoughton to the north, but the village is generally screened from views from the PRoW in the sub-area.  Views towards to settlement edges of Leicester and Oadby are very limited due to intervening woodland blocks and tree belts along field boundaries and roadsides.
	<b>Views and Intervisibility</b> Are there established and permanent physical features which disrupt views between settlements and increase the perceived distance between them?	Views between Stoughton, Leicester and Oadby are limited by intervening woodland blocks and tree belts along field boundaries and roadsides, increasing the perceived distance between them.
	<b>Important Views</b> Are notable views across the area noted in published Character Assessments or Appraisals?	There is no published Conservation Area Appraisal or Neighbourhood Plan for Stoughton.  Views looking north-east across the university playing fields in Oadby towards the sub-area are noted in the Oadby & Wigston Landscape Character Assessment. These are described as ' <i>perhaps the most pleasant of any views out from the urban edge of the Borough, across gently undulating countryside and mature field boundaries towards Stoughton Church</i> '.
(2) Guiding Development Form	<b>Boundary Defensibility</b> Does the current Green Wedge have a strong defensible boundary? (e.g. physical features such as watercourses, hedgerows or linear tree belts that are clearly identifiable on the ground)	The current boundaries of the sub-area follow physical features including built form, roads, and woodland, which are strong and defensible boundaries. The exception to this is the south-western boundary which follows the District boundary and is unmarked on the ground.
	<b>Alternative Boundary Features</b> Does an alternative strong defensible boundary exist?	An alternative boundary is not needed as current boundaries are strong and defensible.
	<b>Landscape Features and Vernacular Style</b> What landscape features or other features exist within the Green Wedge which may help to guide development form?	Field boundaries are formed by woodland and tree belts along Gartree Road and Gaulby Lane with internal boundaries formed by hedgerows, trees, small woodland blocks and a minor watercourse.
	<b>Forces for Change</b> Are there any obvious forces for change/ pressures on the landscape?	There are no site allocations within this sub-area or recently consented planning applications.  Land within this sub-area has been submitted as part of SHELAAs.

## Sub-area: GW2G

Purpose	Indicators	Commentary
(3) Providing a Green Lung into Urban Areas	<b>Connectivity</b> Does the Green Wedge provide a continuous link between the open countryside and land which penetrates into urban areas?	On its own this Green Wedge sub-area does not penetrate an urban area. The sub-area adjoins the Oadby, Thurnby and Stoughton Green Wedge in Oadby and Wigston Borough to the south and as part of this forms part of a large area of green space on the edge of the urban area. The outer parts of this sub-area have a strong link with the open countryside.
	<b>Green and Blue Infrastructure</b> Does the Green Wedge provide multi-functional Green or Blue Infrastructure (e.g. open space, sport and recreation, flood alleviation, wildlife sites, cultural/historic assets, transport corridors)?	Byways Garden along Gaulby Lane is identified as an Open Space Sport and Recreation site under Policy GI2 of the Harborough District Local Plan.
(4) Acting as a recreational resource	<b>Recreation</b> Does the Green Wedge provide recreational opportunities? (including Public Rights of Way, permissive routes, sports facilities or other recreational facilities)	<p>PRoW Bridleway D14, connecting Stoughton and Gartree Road to the south.</p> <p>The sub-area adjoins the Oadby, Thurnby and Stoughton Green Wedge in Oadby and Wigston Borough to the south which provides recreational opportunities, including sports pitches.</p>
	<b>Public Access</b> To what extent is public access possible (i.e. all or some of the area)?	<p>Public access to this sub-area is limited to PRoW Bridleway D14.</p> <p>Byways Garden is not publicly accessible.</p>
	<b>Condition</b> If Public Rights of Way are present, are they in good condition (signposted, stiles/gates, surfaced)?	PRoW Bridleway D14 is in fair condition and is signposted.

## Sub-area: GW2G

### Overall contribution to Green Wedge purposes

Purpose	Commentary	Contribution
(1) Preventing the Merging of Settlements	<p>This sub-area plays a minor role in protecting Stoughton from encroachment and plays a limited role of preventing the coalescence of Stoughton and Oadby.</p> <p>There is intervisibility between the two settlements with views across the sub-area identified in the Oadby &amp; Wigston Landscape Character Assessment .</p>	Weak
(2) Guiding Development Form	The sub-area has clearly defined boundaries and the presence of the Green Wedge designation guides development away from the sensitive gap between Oadby and Stoughton.	Moderate
(3) Providing a Green Lung into Urban Areas	<p>The sub-area adjoins the Oadby, Stoughton, Thurnby Green Wedge in Oadby and Wigston Borough and provides green space on the edge of the settlements.</p> <p>The sub-area contains green infrastructure assets including areas of woodland, a PRoW and minor watercourse.</p>	Moderate
(4) Acting as a Recreational Resource	Public access is limited to a single public bridleway.	Weak

## Conclusion

This sub-area makes a moderate contribution to two of the Green Wedge purposes: guiding development form and providing a green lung into urban areas. The sub-area makes a weak contribution to preventing the merging of settlements, as it is not located directly between two settlements, and to acting as a recreational resource. The existing boundaries are clearly defined and boundary changes are not recommended. The Green Wedge should continue to be protected.



## GW2: Leicester/Thurnby/Oadby

### Overall contribution to Green Wedge purposes

Purpose	Commentary	Contribution
(1) Preventing the merging of Settlements	The Green Wedge plays an important role in preventing coalescence between Leicester and Thurnby, and Stoughton and Oadby and helps to ensure that the character of villages is protected.	Moderate
(2) Guiding Development Form	The current boundaries of the Green Wedge follow physical features, which are robust and defensible. However, where the Green Wedge boundaries follow the Harborough District boundary, these are unmarked on the ground.	Moderate
(3) Providing a Green Lung into Urban Areas	<p>The Green Wedge spans local authority boundaries with Oadby &amp; Wigston Borough and Leicester City and provides a 'green lung' stretching from the urban edges of Oadby and Leicester into the wider countryside.</p> <p>The Green Wedge includes green infrastructure assets such as, areas of priority habitat woodland, watercourses and PRoW. There is an area of Local Green Space to the immediate east of Stoughton comprising a playground and areas of amenity grassland.</p>	Moderate

## GW2: Leicester/Thurnby/Oadby

### Overall contribution to Green Wedge purposes

Purpose	Commentary	Contribution
(4) Acting as a Recreational Resource	<p>Although the majority of the Green Wedge comprises arable farmland, the PRow network provides an important recreational resource. Most PRowS are in moderate condition with clear signage to aid the legibility of the routes, they also appeared to be well used.</p> <p>Other recreational opportunities include the Scout and Guide Hut Playing Fields in Thurnby (although not publicly accessible) and the playground, recreation area and allotments in Stoughton.</p> <p>The wider cross-boundary Green Wedge provides additional recreational resource including the Leicestershire Golf Course and University Sports Pitches.</p>	Moderate

## Conclusion

Overall, the Leicester/Thurnby /Oadby Green Wedge fulfils all of the functions set out in the Leicester and Leicestershire Green Wedge Review Joint Methodology.

## Recommendations

- Retain the existing boundaries of the Leicester/Thurnby/ /Oadby Green Wedge.
- Continue the promotion of circular walks around Thurnby and Bushby.
- Seek opportunities to enhance public access to the Green Wedge, particularly in sub-areas D and F where there is currently no public access.
- Improve signage to the recreation area in Stoughton.
- Protect and strengthen sensitive landscape features including the historic

estate parkland elements associated with the former Stoughton Grange estate.

- Protect and strengthen sensitive landscape features along the watercourses.



## **4.0 ASSESSMENT OF POTENTIAL SITE ALLOCATIONS**

## 4.0 ASSESSMENT OF POTENTIAL SITE ALLOCATIONS

### Local Plan 2011-2031 - Scraptoft North Strategic Development Area

The westernmost part of the sub-area forms part of the Scraptoft North Strategic Development Area which is an allocated mixed-use development consisting of housing and community facilities under policy SC1 Scraptoft North Strategic Development Area in the Harborough Local Plan 2011-2031. The previous Green Wedge Review had regard to and informed the allocation. An outline planning application (Ref: 19/00700/OUT) was submitted in October 2019 and is pending consideration. The indicative layout proposes this area as sport uses (including a pavilion building and parking) and a school. Due to its size and location, the development of the parcel for sport and education would significantly reduce the physical gap between Scraptoft and the eastern edge of Leicester. Subject to detailed design of the Scraptoft North SDA there may be potential to retain some sense of visual separation. Any development would need to satisfy Policy SC1.

### Proposed Regulation 19 Site Allocations

A draft allocation site covers all of sub-area GW1B and part of sub-area GW1C. The draft allocation extends beyond the Green Wedge boundaries to Covert Lane in the north. If the whole of this area were to be developed it would result in physical and visual coalescence between Leicester, Thurnby/Bushby and Scraptoft. The valley slopes are important to maintaining perceived separation between settlements although some development could be accommodated in the southern part of this sub-area whilst retaining a sense of separation.

If this draft allocation site is taken forwards it is recommended that built form from the south extends no further north than the existing properties to the east of Station Road, leaving an area of undeveloped land north of the existing properties between PRoW Footpath D19 and Station Road, and south of Covert Lane to retain physical and visual of separation between Bushby and Scraptoft. Development should seek to maintain openness and minimise development of most prominent valley slope. Should development be brought forward on this site there is potential to improve its recreational offering and enhance links between this area and Edith Cole Memorial Park to the north-west.

There are no draft site allocations in any other Green Wedge sub-areas.

# APPENDICES



## Appendix A - Planning Application Review

Reference	Address	Description	Status	Green Wedge	Green Wedge Notes
22/00446/ FUL	Land at Uppingham Road, Bushby Leicestershire	Construction of a single sports pitch (1.1ha), allotments (0.25ha) and associated access road, parking area and landscaping relating to the approved development of up to 275 dwellings on Land at Charity Farm, Bushby (Outline Planning Application Ref 14/01088/OUT) (resubmission of 17/01117/FUL)	Approved 24/06/2022	Leicester/Scraptoft/Bushby	No reference to Green Wedge in Decision Notice. Approved development of up to 275 dwellings is not in Green Wedge, only the proposed sports pitch.
21/02031/ FUL	Land At Stoughton Farm Park Stoughton Lane Stoughton Leicestershire	Use of land for the siting of twelve holiday lets with ancillary use of land for recreation and car parking (only the development within land falling with Harborough District Councils administrative boundary) (part retrospective)	Approved 23/03/2023	Leicester/Thurnby/Oadby	No reference to Green Wedge in Decision Notice. Planning Statement refers to Green Wedge policy.
21/02228/ FUL	Scout Hall Road, Thurnby, Leicestershire, LE7 9PA	Erection of single storey front and rear extensions, installation of a dual pitch roof to existing building, installation of ramps and new steps to facilitate access to the building	Approved 23/03/2022	Leicester/Thurnby/Oadby	No reference to Green Wedge in Decision Notice or Design and Access Statement. Minor application for an extension to an existing building at the edge of the Green Wedge.
19/00700/ OUT	Scraptoft Golf Club, Beeby Road, Scraptoft, Leicestershire, LE7 9SJ	Outline application for the erection of up to 1,200 dwellings, construction of access roads, construction of local centre with retail (A1, A3, A4, A5), healthcare (D1) and community (D2) uses, care accommodation (C2), two form entry primary school, multifunctional green infrastructure network, creation of nursery (D1) within Nether Hall Cottage, provision of open space including sport and recreational facilities, parks, play areas and other open space, landscaping, formation of surface water storage ponds (means of access into the site (not internal roads) and associated highway works to be considered, all other matters reserved)	Pending (Validated 24/10/2019)	Leicester/Scraptoft/Bushby	Proposed school and playing fields are within the Green Wedge. Planning Statement refers to Green Wedge policy and provides justification for development within the Green Wedge – mainly viability reasons. Landscape and Visual Impact Assessment also refers to Green Wedge policy. The Design and Access Statement notes that green corridors will incorporate retained areas of Green Wedge, contributing to the GI network.
11/01642/ OUT	J Coles Nursery, 624 Uppingham Road, Thurnby, Leicestershire, LE7 9QB	Erection of up to 175 dwellings (means of access to be considered)	Refused and appeal dismissed 09/02/2012	Leicester/Thurnby/Oadby	Effect of the proposed development on the Green Wedge given as the main reason for refusal. Would bring housing substantially closer to properties lying within Leicester City, the small gap retained would not “be sufficient to provide a readily perceived sense of separation between new development and properties on the edge of Leicester City.”

## Appendix B - Data Sources

The following documents were used to inform the Green Wedge Assessment:

### General

- National Planning Policy Framework, Department for Levelling Up, Housing & Communities, December 2023.
- Leicester and Leicestershire Green Wedge Review Joint Methodology, Charnwood District Council, Harborough District Council, Hinckley & Bosworth Borough Council, Leicester City Council, North West Leicestershire District Council and Oadby & Wigston Borough Council, July 2011.

### Green Wedge History

- Leicestershire Structure Plan, Leicestershire County Council, 1987.
- Scraftoft, Thurnby and Stoughton Local Plan, 1987.
- Leicestershire Structure Plan, Leicestershire County Council, 1994.
- Leicestershire, Leicester and Rutland Structure Plan 1996-2016, Leicestershire County Council, Leicester City Council and Rutland County Council District Council.
- East Midlands Regional Plan, Government Office for the East Midlands, 2009.
- Harborough District Local Plan, Harborough District Council, 2001.
- Harborough District Core Strategy 2006 -2028, Harborough District Council, 2011.
- Harborough Local Plan 2011 to 2031, Harborough District Council, 2019.
- Scraftoft Neighbourhood Plan 2015 – 2028, Scraftoft Parish Council, 2016.

### Adjoining LPA Green Wedge Assessments

- Leicester City Green Wedge Review, Leicester City Council, 2017.
- Stoughton, Oadby and Thurnby Green Wedge Management Strategy, emec Ecology and fpcr, 2005.
- Oadby and Wigston Borough Council Green Wedge Review, Oadby and Wigston Borough Council, 2017.



## Appendix C - Glossary

AOD - Above Ordnance Datum.

Blue Infrastructure - Blue infrastructure refers to blue landscape features such as rivers, canals, ponds, wetlands and floodplains.

Characteristics - Elements, or combinations of elements, which make a contribution to distinctive landscape character.

Coalescence - The merging or coming together of separate towns or villages to form a single entity.

Conservation Area - An area of special architectural or historic interest, the character of which it is desirable to preserve or enhance.

Feature - Particularly prominent or eye-catching elements in the landscape, such as specimen trees or groups, church towers or an escarpment.

Geographical Information System (GIS) - A system that captures, stores, analyses, manages and presents data linked to location.

Green Infrastructure (GI) - A network of connected, high quality, multi-functional open spaces, corridors and the links in between that provide multiple benefits for people and wildlife.

Heritage - The historic environment and valued assets and qualities such as historic buildings and cultural traditions.

Land use - What land is used for, based on broad categories of functional land cover, such as urban, industrial or agriculture.

Landform - The shape and form of the land surface which has resulted from combinations of geology, geomorphology, slope, elevation and physical processes.

Landscape - An area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors.

Listed Building - A building of special architectural or historic interest considered to

be of national importance included on the National Heritage List for England.

Local Nature Reserve - A protected area of land designated by a local authority because of its special natural interest and/or educational value.

Neighbourhood Plans or Neighbourhood Development Plans (NDP) - Neighbourhood Development Plans, introduced in the Localism Act 2011, become part of the Local Plan and the policies contained within them are then used in the determination of planning applications. Plans are “made” following an examination by a Planning Inspector and a referendum of the local community.

Open Space - All space of public value, including public landscaped areas, playing fields, parks and play areas, and also including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.

PRoW - Public Right of Way.

Semi-natural habitat - An ecosystem with most of its processes and biodiversity intact, though altered by human activity in strength or abundance relative to the natural state.

Sub-areas - Reporting units. These have been informed by desk and field study and are areas of broadly similar character.

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