

Great Glen Policies

Housing

- GG/1** Stretton Hall
- GG/2** Land east of Stretton Road

Transport

- GG/3** A6 Great Glen Bypass (***now deleted**)
- GG/4** Motorists Service Area

*** Further information on deleted policies can be found within the chapter.**

CHAPTER 14

GREAT GLEN

Introduction

- 14.1** Great Glen lies on the A6, 7 miles south-east of Leicester. The majority of the village is located to the north of the A6, but an A6 Bypass is proposed to the south of the village. The village lies within the valley of the River Sence at its confluence with Burton Brook.
- 14.2** Great Glen originated as an agricultural settlement. The older core of the village is found around Main Street and London Road. Great Glen has expanded considerably in the post-war period as increased mobility has improved access to Leicester and Oadby. The 1998 mid-year population estimate for Great Glen was 3,217.

Constraints

- 14.3** Both the eastern and western approaches to Great Glen along the A6 are framed by mature trees, hedgerows and the landscaped grounds of large properties, which offer glimpses of the more compact modern development beyond. To the west this landscaped approach gives an immediate impression of entering a rural area after leaving the built-up area of Oadby. The alignment of the minor roads entering Great Glen obscure distant views of the village.
- 14.4** The washlands of the River Sence and Burton Brook restrict development to the south of the village and within the village itself. These constraints have led to the location of most new development to the north of the village centre.
- 14.5** The infrastructure serving the village has only limited capacity to accommodate new development. Any substantial increase in development at Great Glen will need to be phased to infrastructure improvements.
- 14.6** The land to the east of Great Glen is part of the Area of Particularly Attractive Countryside (see **Policy EV/4**). There are a number of open spaces along the valley of the River Sence and elsewhere within the village that contribute to its character and will be protected from development. Areas of Important Open Land subject to **Policy HS/9** are defined on **Proposals Map Inset 16** and are listed below:

St Cuthbert's churchyard and grounds of The Vicarage
 Recreation Ground, Bindley's Lane
 Land adjacent to the River Sence
 The Green, London Road
 Land at Stonehill Drive
 The grounds of Glenn House and adjoining land
 Land east of Orchard Lane
 Land off Ashby Rise

Future Development

- 14.7** There is a strategic requirement to provide land for development close to Leicester and Oadby and Wigston (see **para. 4.10 – 4.11**). Although easily accessible from Leicester and Oadby and Wigston, Great Glen does not lie in the transport choice corridor. It is however, considered to have the potential for some development in the plan period.
- 14.8** Development to the south of the village will be strictly controlled in accordance with **Policy RM/2** to protect the washlands and minimise the risk of flooding. The need to ensure that new development does not exacerbate flooding in the village is an important consideration. Considerable concern was expressed regarding the potential for coalescence between Great Glen and Oadby during consultation on the Draft Local Plan. As the development pressures to the north-west of Great Glen are likely to be generated by the A6 Bypass, the District Council will monitor the situation. It will consider whether the designation of a green wedge between Great Glen and Oadby should be promoted in the review of the Structure Plan.
- 14.9** In the Draft Local Plan several major site options for both housing and employment development were considered around Great Glen. Most of the sites are dependent on the provision of the A6 Great Glen Bypass. Construction of the bypass is scheduled to take place during the 2000/2001 financial year. (see **para. 6.9**).
- 14.10** New development is proposed in Great Glen on a much more limited scale than at Kibworth. This is in recognition of the narrower range of facilities in the village, lesser provision for local employment and its location outside the transport choice corridor. The limits to development around Great Glen together with other local policies and proposals are shown on **Proposals Map Inset 16**.

HOUSING

- 14.11** There is little land remaining for development in Great Glen (see **Appendix E**). **Policy HS/2** outlines the sites for new housing development. Two sites are proposed at Great Glen. They could accommodate approximately 250 dwellings. There is a need for affordable housing in the area and the District Council will seek to achieve the provision of affordable housing in association with the new developments (see **paras. 4.38 – 4.46**).

Stretton Hall

- 14.12** Stretton Hall is a grade II* listed building, formerly in use as a hospital, but now surplus to the Health Authority's requirements. It stands in extensive landscaped grounds north of the A6. To ensure that the building is retained, a suitable use should be found for it in accordance with **Policies EV/15 – EV/18**. There are a number of modern buildings within the site which are not of architectural or historic interest and could be replaced with more sympathetic development.

14.13 In September 1996 the District Council granted outline planning permission for 100 dwellings in the grounds of the Hall and the conversion of the Hall to a nursing home. The permission is subject to a legal agreement which provides for a financial contribution for the renovation of the grade II* listed Hall, the retention and management of existing and proposed landscape, wooded areas and open space, the provision of affordable housing off-site and the refurbishment of the former canteen building for use as a community facility. Reserved matters approval has been granted for the first phase of development in the grounds. The proposal to convert the Hall into a nursing home has been superseded by planning permission to convert the Hall and its outbuildings into residential use. The following Policy will guide any renewal of the existing planning permission.

14.14 POLICY GG/1

THE DISTRICT COUNCIL WILL GRANT PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT IN THE GROUNDS OF STRETTON HALL, WHERE THE FOLLOWING CRITERIA ARE MET:-

- 1. THE DISTRICT COUNCIL WILL SEEK TO ENTER INTO A LEGAL AGREEMENT WITH THE DEVELOPER TO:**
 - A. ENSURE THAT THE LISTED BUILDING IS RENOVATED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT IN THE GROUNDS OF THE HALL;**
 - B. AGREE A PROGRAMME FOR THE SATISFACTORY RETENTION AND MANAGEMENT OF THE WOODED AND LANDSCAPED AREAS WITHIN AND ADJOINING THE SITE;**
 - C. SECURE A CONTRIBUTION FROM THE DEVELOPER FOR A COMMUNITY BUILDING;**
- 2. THE UPGRADING OF THE ACCESS DRIVE AND THE JUNCTION WITH LONDON ROAD, TOGETHER WITH ANY NECESSARY OFF-SITE HIGHWAY WORKS;**
- 3. THE DISTRICT COUNCIL WILL NEGOTIATE FOR THE PROVISION OF A FINANCIAL CONTRIBUTION FOR OFF-SITE PROVISION OF SUBSIDISED AFFORDABLE HOUSING;**
- 4. THE DESIGN AND LOCATION OF THE NEW BUILDINGS SHOULD NOT ADVERSELY AFFECT THE SETTING OF THE LISTED BUILDINGS.**

Land East of Stretton Road

14.15 This site is agricultural land adjoining the northern edge of Great Glen. It is hidden from distant views of the village. It could accommodate approximately 150 dwellings. There are no significant environmental features within the site. Its development provides an opportunity to create a softer edge to the northern boundary of Great Glen. A high quality landscape scheme will be required in association with any development. Great Glen is deficient in recreation land (see **para 7.7**). It is essential that recreation provision is made on this site in accordance with the standards in **Appendix H**. The site should incorporate a varied mix of house types, including some affordable housing. Based on current information the proportion of affordable housing sought is likely to be in the regional of 20% of the estimated capacity of the site.

14.16 The development of this scale is likely to result in the need to improve community facilities in the village. The facilities that may require improvement include buildings for youth and community use. Other facilities may be identified during the plan period. The District Council will negotiate for developer contributions to improve facilities where the need arises from new development. Access to the site should be taken from Stretton Road. Garfield Park is inadequate to serve as the sole access to the site.

14.17 POLICY GG/2

THE DISTRICT COUNCIL WILL GRANT PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT ON APPROXIMATELY 12.0 HECTARES OF LAND EAST OF STRETTON ROAD, WHERE THE FOLLOWING CRITERIA ARE MET:-

- 1. PROVISION OF A SATISFACTORY ACCESS TO STRETTON ROAD;**
- 2. A TRAFFIC IMPACT ASSESSMENT MUST BE SUBMITTED WITH THE FIRST APPLICATION FOR PLANNING PERMISSION FOR THE SITE. ANY NECESSARY OFF-SITE HIGHWAY WORKS TO ACCOMMODATE THE DEVELOPMENT MUST BE UNDERTAKEN AT THE DEVELOPERS EXPENSE, PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT;**
- 3. APPROXIMATELY 0.9 HECTARES OF LAND WILL BE REQUIRED FOR RECREATION;**
- 4. THE DISTRICT COUNCIL WILL NEGOTIATE FOR THE PROVISION OF AN ELEMENT OF AFFORDABLE HOUSING IN CONNECTION WITH THE DEVELOPMENT;**
- 5. THE DISTRICT COUNCIL WILL SEEK TO ENTER INTO A LEGAL AGREEMENT TO SECURE CONTRIBUTIONS FROM THE DEVELOPER TOWARDS:-**

- A. **THE PROVISION OF COMMUNITY FACILITIES EITHER ON OR OFF THE SITE;**
- B. **THE EXTENSION AND/OR ADAPTATION OF SCHOOLS IN THE AREA;**

THE NEED FOR WHICH ARISES FROM THE DEVELOPMENT;

- 6. **THE LANDSCAPE SCHEME FOR THE SITE MUST INCLUDE PROVISION FOR LANDSCAPING WITHIN THE SITE AND ON THE OUTER EDGE OF THE SITE;**
- 7. **A MASTER PLAN, INDICATING THE PRINCIPLES FOR THE DEVELOPMENT OF THE SITE AND THE MANNER IN WHICH THE DEVELOPER PROPOSES TO COMPLY WITH THE CONDITIONS SET OUT IN THIS POLICY, MUST BE SUBMITTED WITH THE FIRST APPLICATION FOR PLANNING PERMISSION FOR THE SITE.**
- 8. **THE DESIGN AND LAYOUT OF THE DEVELOPMENT SHOULD INCLUDE PROVISION FOR ACCESS AND FACILITIES FOR PUBLIC TRANSPORT;**
- 9. **THE PROVISION OF ADEQUATE, CONVENIENT AND SAFE FACILITIES FOR PEDESTRIANS AND CYCLISTS.**

EMPLOYMENT

- 14.18** Great Glen is essentially a dormitory village with few industrial or commercial companies operating in the village.

TRANSPORT

A6 Great Glen Bypass

- 14.19** The Secretary of State for Transport has confirmed the draft Orders for the A6 Great Glen Bypass, following a public inquiry in May 1992. The reservation for the road is shown on the **Proposals Map** and **Proposals Map Inset 16**, but the detailed design of the Bypass has yet to be finalised. The scheme has been retained in the Government's targeted programme for road improvements, announced as part of the review of the roads programme in July 1998, with the next stage being the start of the works.

14.20 *POLICY GG/3 This Policy has now been deleted.

The A6 Great Glen Bypass has now been completed.

Motorists Service Area

14.21 The District Council identified a need for a comprehensive motorist service area serving the A6 to the north of Great Glen. Outline planning consent was granted for a motorists' service area incorporating fuel sales, refreshments, parking areas and a travel lodge in July 1996.

14.22 The site is contained between London Road and the proposed A6 Bypass and includes the site of Errington's Garage. In the interests of road safety, no access will be permitted to the Bypass, unless taken from the northern roundabout to be constructed at the Bypass/London Road junction. Alternatively, access may be taken from London Road. Construction of the Bypass is still to commence and the following policy will guide any renewal of the existing planning consent.

14.23 POLICY GG/4 **THE DISTRICT COUNCIL WILL GRANT PLANNING PERMISSION FOR A COMPREHENSIVE MOTORISTS SERVICE AREA, ON LAND TO THE SOUTH-EAST OF THE LONDON ROAD/A6 GREAT GLEN BYPASS JUNCTION, WHERE THE FOLLOWING CRITERIA ARE MET:-**

- 1. PROVISION OF A SATISFACTORY ACCESS FROM EITHER LONDON ROAD OR THE JUNCTION OF THE BYPASS WITH LONDON ROAD;**
- 2. DEVELOPMENT OF THE SITE SHALL NOT COMMENCE UNTIL THE A6 GREAT GLEN BYPASS ROUNDABOUT JUNCTION ADJACENT TO THE SITE HAS BEEN CONSTRUCTED AND OPENED TO TRAFFIC;**
- 3. THE OCCUPATION OF THE SITE WILL NOT BE PERMITTED UNTIL THE A6 GREAT GLEN BYPASS IS OPEN TO TRAFFIC;**
- 4. THE SITE SHOULD PROVIDE A COMPREHENSIVE RANGE OF FACILITIES FOR MOTORISTS INCLUDING FUEL, SALES, REFRESHMENTS, PARKING AREAS AND ASSOCIATED FACILITIES FOR MOTORISTS;**
- 5. AGREEMENT OF A LIGHTING SCHEME FOR THE SITE TO MINIMISE LIGHT POLLUTION FROM ALL LIGHTING INSTALLATIONS.**

RECREATION

- 14.24** The District Council has no current proposals to provide additional recreation land in Great Glen. The village is deficient in playing field provision (see **para 7.7**) and it is essential that any new housing development is provided with sufficient recreation land to meet the standards set out in **Appendix H**.

SHOPPING

- 14.25** Great Glen has a small village centre with a limited range of shops. Proposals for new shopping development will be considered in accordance with **Policy SH/1**.