

Fleckney Policies

FL/1 Land south-west of Saddington Road

CHAPTER 15

FLECKNEY

Introduction

- 15.1** Fleckney is situated between the A6 and the A5199, 9 miles south-east of Leicester. It lies in a shallow river valley drained by a tributary of the River Sence.
- 15.2** Originally an agricultural settlement, Fleckney developed an industrial base related to the hosiery industries of Leicester in the 19th century. An industrial estate has developed on the southern edge of the village. Post-war housing development has taken place to the north-west and south-east of the older core of the village. The 1998 mid-year population estimate for Fleckney was 4,595.

Constraints

- 15.3** The main constraint to major expansion at Fleckney is the inadequacy of the road network connecting the village to the A6 and the A5199. The local road network within the village is also of a poor standard to serve substantial new development.
- 15.4** The infrastructure serving the village has only limited capacity to accommodate new development. Any major increase in development will need to be phased to infrastructure improvements.
- 15.5** Development in Fleckney is relatively compact and there are strongly defined edges to the village. There are a number of open spaces within the built-up area of Fleckney which 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 11** and are listed below:

The pond and adjoining land, High Street/Kibworth Road
 Open space, Batchelor Road
 St. Nicholas churchyard, Main Street
 Open space, The Meer
 Land south-west of Wolsey Lane
 Embankment and open space, Cobwells Close and Sawbrook
 Nature area, Forge Close

Future Development

- 15.6** Fleckney has a comparatively good range of recreation and community facilities for a village of its size, together with a well-established industrial base. Development of a scale compatible with a gradual expansion of the village is proposed in this Local Plan. There is little prospect of any major improvements to the road network serving the village, which severely restricts the potential for expansion. The potential to improve bus services to the village also appears to be limited.

The well-defined edges to the village also influence the potential for expansion without intrusion into the countryside.

- 15.7 Policy HS/2** outlines the sites for new housing development. One site is proposed for new housing development in Fleckney. The limits to development around Fleckney are shown on **Proposals Map Inset 11**.

HOUSING

- 15.8** There are two sites already with planning permission or under construction in the village (see **Appendix E**). Due to the constraints noted above, only one new allocation is proposed in this Plan.

Land South-West of Saddington Road

- 15.9** This site is agricultural land on the south-eastern edge of the village, opposite the industrial area, it includes Lodge Farm. The site is enclosed by hedgerows. Although it is an extension into the countryside it would be seen against the existing housing and employment development on the southern approach to Fleckney. In October 1998 outline planning permission was granted for residential development of the site. A master plan, illustrating the indicative proposals for the site was submitted with the outline planning application.
- 15.10** The main access to the site will be taken from Saddington Road. The site could accommodate approximately 90 dwellings. The site should incorporate a varied mix of house types and provision will be made for affordable housing on the site. The legal agreement attached to the planning permission provides for a financial contribution to be made by the developer for the provision of community facilities. There are various facilities that require improvement in the village, including youth facilities and the provision of a building on the Lodge Road recreation ground. -The drainage of the site has been subject to examination to ensure that the development does not exacerbate flooding problems in Saddington Road.
- 15.11** A traffic impact assessment has been submitted and off-site highway works will be required to satisfactorily accommodate the development. The master plan for the site also makes provision for a pedestrian link to the to the public right of way to the south-west of the site which connects to the Lodge Road recreation ground. The following policy will guide any subsequent planning applications to develop the site.

15.12 POLICY FL/1

THE DISTRICT COUNCIL WILL GRANT PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT OF APPROXIMATELY 4.4 HECTARES OF LAND SOUTH WEST OF SADDINGTON ROAD, WHERE THE FOLLOWING CRITERIA ARE MET:-

- 1. PROVISION OF ACCESS TO SADDINGTON 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. THE PROVISION OF ADEQUATE, CONVENIENT AND SAFE FACILITIES FOR PEDESTRIANS AND CYCLISTS, INCLUDING THE PROVISION OF A PEDESTRIAN ACCESS TO THE PUBLIC RIGHT OF WAY TO THE SOUTH-WEST OF THE SITE;**
- 4. THE BOUNDARY HEDGES AROUND THE SITE SHOULD BE RETAINED IN THE LANDSCAPE SCHEME FOR THE SITE;**
- 5. APPROXIMATELY 0.5 HECTARES OF LAND WILL BE REQUIRED FOR RECREATION;**
- 6. THE DISTRICT COUNCIL WILL NEGOTIATE FOR THE PROVISION OF APPROXIMATELY 20% OF THE DEVELOPMENT AS AFFORDABLE HOUSING;**
- 7. THE DISTRICT COUNCIL WILL SEEK TO ENTER INTO A LEGAL AGREEMENT TO SECURE CONTRIBUTIONS FROM THE DEVELOPER TOWARDS:-**
 - A. THE PROVISION OF COMMUNITY FACILITIES OFF THE SITE;**
 - B. THE EXTENSION AND/OR ADAPTATION OF SCHOOLS IN THE AREA;**

THE NEED FOR WHICH ARISES FROM THE DEVELOPMENT;
- 8. A MASTER PLAN, INDICATING THE PRINCIPLES FOR THE DEVELOPMENT OF THE SITE AND MANNER IN WHICH THE DEVELOPER PROPOSED TO COMPLY WITH THE CONDITIONS SET OUT IN THIS POLICY, MUST BE SUBMITTED WITH THE FIRST APPLICATION FOR PLANNING PERMISSION FOR THE SITE.**

EMPLOYMENT

- 15.13** Approximately 1.5 hectares of land with planning permission remains to be developed on the industrial area off Churchill Way. No additional allocation of land for employment purposes is proposed in this Local Plan. The situation will be monitored, but Fleckney is not a location where major new employment development will normally be encouraged because of the poor standard of the road network serving the village.

RECREATION

- 15.14** The main recreation area in Fleckney is located to the north-west of the village, off Leicester Road. Fleckney 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**. A new 1.5 hectare recreation area is to be provided west of Lodge Road, in association with housing development on land formally allocated for recreation, south of Lodge Road in the adopted Fleckney, Great Glen and Kibwroth Local Plan (1987). The new recreation area will serve the southern part of the village.
- The provision of the recreation area is secured by legal agreement and is subject to the housing development proceeding.

SHOPPING

- 15.15** Fleckney has a compact village centre and new development for shopping and business uses will be considered in accordance with **Policy SH/1**. Any substantial increase in shopping provision will require additional parking facilities. The District Council will keep under review the need to provide more off-street car parking in the centre of Fleckney.