

Broughton Astley Policies

Housing

BA/1 Land east of Cromford Way and Chandler Way

CHAPTER 16

BROUGHTON ASTLEY

Introduction

- 16.1** Broughton Astley is situated on the B581, between the A46 and the A426, 8 miles south-west of Leicester and 5 miles north of Lutterworth. It lies in the shallow valley of Broughton Brook.
- 16.2** The village originally consisted of the three separate settlements of Sutton in the Elms, Primethorpe and Broughton Astley. Planned development of the village since the late 1960s has resulted in significant expansion, with further areas of land yet to be developed which are allocated for housing in the Broughton Astley Village Plan. Sutton in the Elms still remains relatively apart from the remainder of the village and is separated from it by Broughton Way. In 1968 the population of Broughton Astley was approximately 1,800 people. The 1998 mid-year population estimate for the village was 8,409.

Constraints

- 16.3** The planned expansion of Broughton Astley has resulted in strongly defined edges to the village. Broughton Way and Cottage Lane delineate the northern edge of the village. Development will not be permitted north of Broughton Way in order to retain the separate identity of Sutton in the Elms and to avoid intrusion into the countryside. The former railway line effectively forms the limit to the majority of development to the east. To the south-west, further development would appear as an extension into the countryside.
- 16.4** 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. The relatively rapid scale of growth since the late 1960s has not been matched by a comparable expansion of community and other facilities to support the development.
- 16.5** Broughton Brook flows through the centre of the village. The washlands of the Brook will be protected from development. The washlands form a series of open spaces in the centre of the village. These areas, together with others that contribute to the character of the village will be protected from development. Areas of Important Open Land subject to **Policy HS/9** are defined on **Proposals Map Inset 5** and are listed below:

St Mary's churchyard and land at Old Mill Road
 Playing fields of Thomas Estley Community college
 Land either side of Cosby Road
 Open space, Byre Crescent, Devitt Way and Kiln Close
 Embankment and open space, Cottage Lane industrial estate
 Open space, Station Road
 Open space, Stiles Close and Streamside Close
 Open space, Warwick Road
 Land adjacent to Broughton Brook, Willowbrook Close, Montague Road and Hobby Close
 Open space, Dunton Road
 Land at Main Street

Future Development

- 16.6** There is still land available with planning permission for housing, or allocated in the original Broughton Astley Village Plan (see **Appendix E**). Broughton Astley is not a strategic location for major development and in order to allow for a period of consolidation no new housing allocations are proposed. The potential to improve bus services to the village also appears to be limited. The limits to development around Broughton Astley are shown on **Proposals Map Inset 5**.

HOUSING

- 16.7** The majority of committed development in Broughton Astley is in 3 general locations, all on the eastern side of the village. These are Arkwright Farm and the balance of the Village Plan Area 5 allocation off Devitt Way, south of Station Road; the balance of the Area 4 allocation off Cromford Way and Chandler Way, north of Station Road; and the redevelopment of the Melton Waste site south of Dunton Road. Land south of Devitt Way was included as an allocation in the Deposit Local Plan but is now under construction. **Policy HS/2** outlines one site for housing development in Broughton Astley. This site, land east of Cromford Way and Chandler Way has received planning permission and relates to the balance of the housing sites allocated in the Broughton Astley Village Plan.

Land East of Cromford Way and Chandler Way

- 16.8** This site is the remainder of the Area 4 allocation that has yet to be completed. In July 1996 detailed planning permission was granted for the erection of 106 dwellings, the construction of estate roads and provision of public open space. This Policy will guide any future applications for planning permission.

16.9 POLICY BA/1

THE DISTRICT COUNCIL WILL GRANT PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT ON APPROXIMATELY 6.3 HECTARES OF LAND EAST OF CROMFORD WAY AND CHANDLER WAY, WHERE THE FOLLOWING CRITERIA ARE MET:-

1. **NO VEHICULAR ACCESS WILL BE PERMITTED TO COTTAGE LANE;**
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 COMMENCEMENT OF THE DEVELOPMENT;**
3. **APPROXIMATELY 0.6 HECTARES OF LAND WILL BE REQUIRED FOR RECREATION;**

EMPLOYMENT

- 16.10** In 1979 the Village Plan was amended to provide 6 hectares of land for employment development off Cottage Lane, with the aim of creating a better balance between housing and employment development in the village. This industrial estate is now nearing completion. Broughton Astley is within easy reach of Blaby and Leicester. If there is a demand for additional land for employment development in the village, the District Council will examine the potential to allocate further land for employment uses in the review of the Local Plan.

LEISURE, RECREATION AND COMMUNITY FACILITIES

Recreation

- 16.11** The District Council's Recreation Review indicates that a sports hall and swimming pool should be provided to meet existing deficiencies in indoor recreation provision. These facilities may be provided by the District Council, but resources for such projects are severely restricted. Other agencies or private developers may also provide recreation facilities. The village was also assessed as being deficient in playing field provision (see **para 7.7**). Planning permission has since been granted for sports pitches on land north of Cottage Lane which would overcome this deficit. The areas that remain to be developed for new housing will be required to provide adequate land for recreation in accordance with the standards in **Appendix H**.

Former Railway Line

- 16.12** The densely treed former railway line is an important environmental feature within the village. It has the potential to be managed and developed as an attractive walkway, which could be linked to the public rights of way network. Development that would prohibit its use as a recreation route will be resisted in accordance with **Policy RM/16**.

Community Facilities

Library

16.13 The library is housed in a temporary building in the village centre. In view of the scale of new development committed in the village, the library service should be improved and the site redeveloped to provide a permanent library building.

16.14 **Leicestershire County Council is urged to upgrade the library service in Broughton Astley, to reflect the growing demands likely to be placed on it by the planned expansion of the village.**

Meeting Rooms

16.15 For a village of its size, there is a relative lack of meeting rooms or halls available for hire on a casual or organised group basis. Some of the facilities at the Thomas Estley Community College are available for community use and a new village hall has been built on Station Road. In the design brief for Areas 4 and 5 in the Village Plan there is reference to the requirement for a local centre within each area. A local shopping centre has been provided in Area 5, off Byre Crescent, but nothing has been built in Area 4.

SHOPPING

16.16 The village centre with shops, a public car park, health centre, temporary library and public conveniences has consolidated and developed in Main Street. The District Council has prepared and implemented an enhancement scheme for the village centre in conjunction with Leicestershire County Council. Proposals for new shopping development will be considered in accordance with **Policy SH/1**.