

Billesdon, Gilmorton, Stoughton, Tilton on the Hill Ullesthorpe Policies

Billesdon

BI/1 Land south-west of Rolleston Road.

Stoughton

SN/1 Land at Charity Farm, Gaulby Lane

Tilton on the Hill

TL/1 Employment land – north of Leicester Road (***now deleted**)

Ullesthorpe

UL/1 Land east of Mill Road

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

CHAPTER 17

BILLESDON, GILMORTON, STOUGHTON, TILTON ON THE HILL and ULLESTHORPE

17.1 The majority of new housing development in the District is proposed in and around the larger settlements (see **paras 4.19-4.30** and **Policy HS/2**). More modest allocations of land for housing are proposed in three smaller villages, to provide a degree of choice in the location of new development. In the development of all housing sites in this chapter, the District Council will seek to achieve the provision of affordable housing in association with the development (see **paras 4.38-4.46** and **Policy HS/4**). It will also seek the provision of recreation land commensurate with the scale of the development, either on or off the site, in accordance with the standards in **Appendix H**. A site for new employment development is proposed at Tilton on the Hill.

BILLESDON

17.2 Billesdon lies 9 miles east of Leicester. The A47 used to pass through the village but a bypass has taken it out of the village to the north. The village developed around Uppingham Road, Church Street and Brook Lane. Billesdon is a designated Conservation Area where **Policies EV/11-EV/13** will apply. Limited infilling and small estate development has taken place around the village centre, with more extensive development south of Gaulby Road. Planning permission exists for upto 38 dwellings on land off Rolleston Road, which includes the site of Syston Tooling and Design. The 1998 mid-year population estimate for Billesdon was 761.

17.3 The proposed limits to development, areas of Important Open Land, and a site for housing development are illustrated on **Proposals Map Inset 3**. Billesdon lies within the Area of Particularly Attractive Countryside where **Policy EV/4** will apply to development outside the village.

Land South-West of Rolleston Road

17.4 This site has outstanding planning permission for the erection of 38 dwellings. It is included as a commitment in **Appendix E**. To ensure that the site is not developed in a piecemeal fashion, which could lead to conflict between the amenities of residents and the existing industrial use of part of the site, the following Policy will apply to any renewal of the planning permission.

17.5 POLICY BI/1

THE DISTRICT COUNCIL WILL GRANT PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT OF APPROXIMATELY 2.2 HECTARES OF LAND SOUTH-WEST OF ROLLESTON ROAD, WHERE THE FOLLOWING CRITERIA ARE MET:-

1. **PROVISION OF ONE POINT OF ACCESS TO THE SITE FROM ROLLESTON ROAD;**
2. **THE INDUSTRIAL BUILDINGS WITHIN THE SITE ARE DEMOLISHED BEFORE DEVELOPMENT COMMENCES;**
3. **APPROXIMATELY 0.24 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. **A HIGH QUALITY LANDSCAPE SCHEME WILL BE REQUIRED.**

GILMORTON

- 17.6** Gilmorton lies 3 miles north-east of Lutterworth. The village originally developed in a linear form along Main Street and Lutterworth Road. More recent development has extended the village in the form of small cul-de-sac developments, often on land originally occupied by farms and paddocks. The 1998 mid-year population estimate for Gilmorton was 958.
- 17.7** The spire of All Saints Church dominates the southern and western approaches to the village. To the east of the village is the sports pavilion and playing fields. The proposed limits to development and areas of Important Open Land are illustrated on **Proposals Map Inset 14**. In the Deposit Local Plan land east of Tealby Close was allocated for housing. This site was substantially developed by March 1998 and is therefore no longer shown as an allocation.

STOUGHTON

- 17.8** Stoughton lies just to the east of Leicester. The village displays many of the characteristics of an estate village. Stoughton is a designated Conservation Area where **Policies EV/11 – EV/13** will apply. More modern residential development has taken place off Gaulby Lane. The 1998 mid-year population for Stoughton was 239.
- 17.9** The limits to development, areas of Important Open Land and the housing allocation are illustrated on **Proposals Map Inset 32**. The village of Stoughton lies completely within the Thurnby/Leicester/Oadby green wedge where **Policy EV/2** applies.

Land at Charity Farm, Gaulby Lane

- 17.10** The site was formerly occupied by the buildings of Charity Farm in the centre of Stoughton. A number of red brick buildings on the street frontage have been retained. Charity Farm dairy unit has now been relocated to Frisby. The original listed barn on the site has been retained. Planning permission for the conversion of this barn to a single dwelling was granted in March 1997.

- 17.11** Gaulby Lane is used by through traffic seeking access to Leicester. Leicestershire County Council implemented a traffic calming scheme in Stoughton, comprising entry treatment and signing in 1995. The development will take access off Gaulby Lane, to the north-east of the village.
- 17.12** The residential development of Charity Farm is associated with the provision of recreational facilities to the north, north-west and north-east of the site to include amenity space, a village recreation area. Outline planning permission was granted for residential development, recreation area, formation of a new access and access road in March 1997. A reserved matters application for 23 dwellings was approved in December 1997 and development of the site has now commenced. The outline planning permission is subject to a legal agreement which provides for a financial contribution for the provision of affordable housing off-site and 4 low-cost market houses on the site. The following Policy will apply to any subsequent planning applications for the site.

17.13 POLICY SN/1

THE DISTRICT COUNCIL WILL GRANT PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT ON APPROXIMATELY 1.5 HECTARES OF LAND AT CHARITY FARM, GAULBY LANE, WHERE THE FOLLOWING CRITERIA ARE MET:-

- 1. PROVISION OF ACCESS TO GAULBY LANE;**
- 2. THE COMMENCEMENT OF DEVELOPMENT ON THE SITE WILL NOT BE PERMITTED IN ADVANCE OF THE COMPLETE RELOCATION OF THE DAIRY UNIT;**
- 3. THE DISTRICT COUNCIL WILL NEGOTIATE FOR THE PROVISION OF APPROXIMATELY 17% OF THE DEVELOPMENT AS AFFORDABLE HOUSING, TOGETHER WITH A FINANCIAL CONTRIBUTION FROM THE DEVELOPER FOR THE OFF-SITE PROVISION OF AFFORDABLE SUBSIDISED HOUSING;**
- 4. A HIGH STANDARD OF LANDSCAPING WILL BE REQUIRED WITHIN THE SITE AND ON ITS NORTHERN BOUNDARY;**
- 5. THE DISTRICT COUNCIL WILL SEEK TO ENTER INTO A LEGAL AGREEMENT TO SECURE CONTRIBUTIONS FROM THE DEVELOPER TOWARDS TRAFFIC CALMING MEASURES TO GAULBY LANE;**
- 6. THE DESIGN AND LAYOUT OF THE DEVELOPMENT SHOULD INCORPORATE;**
 - A. THE RETENTION AND CONVERSION OF THE TRADITIONAL BUILDINGS OF CHARITY FARM;**

ULLESTHORPE

- 17.19** Ullesthorpe lies 3 miles north-west of Lutterworth on the B577. A former railway line bisects the village from north to south, with most of the older development lying to the west of the line. The village is a designated Conservation Area where **Policies EV/11 – EV/13** will apply. The 1998 mid-year population estimate for Ullesthorpe was 868.
- 17.20** Ullesthorpe has developed on an elevated site. Development to the east or west would extend down the valley sides into open countryside and be prominent on the approaches to the village. The golf course of Ullesthorpe Court lies to the north of the village. There is little scope for development to the south of the village because Manor Road is of inadequate standard to serve as an access road for new development. The proposed limits to development, areas of Important Open Land and the following site for housing development are illustrated on **Proposals Map Inset 38**.

Land East of Mill Road

- 17.21** The land east of Mill Road is contained by the former railway line and could be developed without adversely affecting the setting of the village. Public footpath W71 runs to the north-west of the site, but is excluded from it. The site comprises land in agricultural use. It could accommodate approximately 25 dwellings. There is a need for affordable housing in the area and the District Council will negotiate for a proportion of affordable housing on the site (see paras **4.38 – 4.46**). Based on current information, the proportion of affordable housing sought is likely to be in the region of 25% of the estimated capacity of the site.
- 17.22** The track to the east of Hillcrest is inadequate to serve the development of the whole site and access should be taken from Mill Road, between Wingarth and Greystones. The developer will be required to undertake off-site highway improvements and the provision of a footway on the eastern side of Mill Road. The northern part of the site slopes from south to north towards the golf course. Only single storey development will be permitted on this part of the site to minimise the visual impact of the development and to protect the amenities of surrounding residents.

17.23 POLICY UL/1

THE DISTRICT COUNCIL WILL GRANT PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT ON APPROXIMATELY 1.7 HECTARES OF LAND EAST OF MILL ROAD, WHERE THE FOLLOWING CRITERIA ARE MET:-

- 1. PROVISION OF ACCESS TO AND A FOOTWAY ALONG THE EAST SIDE OF MILL ROAD;**
- 2. APPROXIMATELY 0.15 HECTARES OF LAND WILL BE REQUIRED FOR RECREATION;**
- 3. THE DISTRICT COUNCIL WILL NEGOTIATE FOR THE PROVISION OF AN ELEMENT OF AFFORDABLE HOUSING IN CONNECTION WITH THE DEVELOPMENT;**
- 4. ONLY SINGLE STOREY DEVELOPMENT WILL BE PERMITTED WITHIN OS PARCEL 7700**

WHICH FORMS THE NORTHERN PART OF THE SITE;

- 5. THE LANDSCAPE SCHEME SHOULD INCLUDE PROVISION FOR LANDSCAPING ON THE NORTHERN EDGES OF THE SITE AND FOR A SATISFACTORY BOUNDARY TREATMENT WHERE THE SITE ADJOINS PUBLIC FOOTPATH W71.**