



Hinckley & Bosworth
Borough Council

Rothley Brook Meadow Green Wedge Review

September 2020



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Role of this Evidence Base study

This study has been produced to inform preparation of our new Local Plan. It should be read alongside other relevant studies.

Evidence Base Overview

Document title	Rothley Brook Meadow Green Wedge Review
Lead author	Planning Policy, Hinckley and Bosworth Borough Council
Purpose of the study	The aim of the Green Wedge Review is to assist the Council in determining the boundary of the green wedge. A full review was last undertaken in 2011, so there is a need to update this to provide an up to date picture of the current state of the Green Wedge, and whether any modifications are needed.
Key outputs	The purpose of the Review is to assess the functionality of the Rothley Brook Meadow Green Wedge to identify whether revisions to the boundary are required.
Key recommendations	Action points to be investigated in the formulation of the Local Plan.
Relations to other studies	There is interface with all other evidence base studies through their input into the draft Local Plan.
Next Steps	The document should be used to inform the preparation of the Local Plan and guide development form.

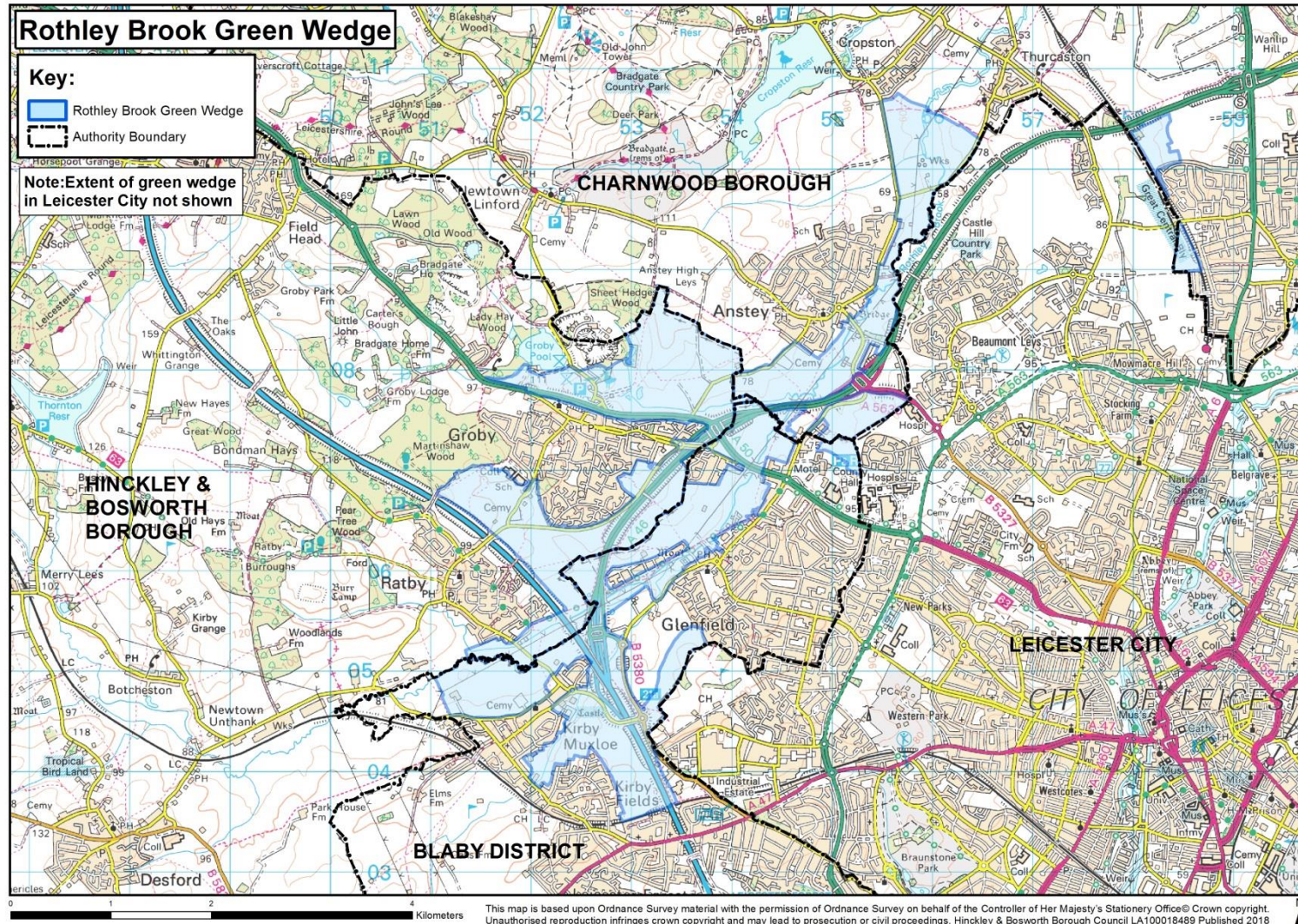
1. Introduction

- 1.1 The aim of the Green Wedge Review is to assist the Council in determining the boundary of the green wedge. A full review was last undertaken in 2011, so there is a need to update this to provide an up to date picture of the current state of the Green Wedge, and whether any modifications are needed.
- 1.2 The purpose of the Review is to assess the functionality of the Rothley Brook Meadow Green Wedge to identify whether revisions to the boundary are required. The current boundary is contained in Appendix A of this document and is shown on the Local Plan Proposals Map. The latest boundary was adopted through the Site Allocations and Development Management Policies DPD (2016).
- 1.3 Areas of green wedge primarily seek to guide the development form of urban areas. The presence of the green wedge helps to maintain settlement identity whilst providing green infrastructure links between settlements.
- 1.4 This assessment takes a full review of the green wedge and will recommend where boundary amendments could be made. This document will inform the preparation of the emerging Local Plan (2020-2039) which will define the boundaries of green wedges. It is not the purpose of this document to amend the green wedge boundary as this is done through the Local Plan and will be consulted upon as part of its production. The green wedge area on the Local Plan Proposals Map will be in place until the new Local Plan is adopted.

General Description of Rothley Brook Meadow Green Wedge

- 1.5 The extent of the green wedge is 1375 hectares of which 336.96 hectares is within Hinckley and Bosworth Borough. The green wedge extends into Charnwood Borough Council, Blaby District Council and Leicester City Council administrative areas. It extends down towards the A50 at Groby in the south (lying within Hinckley and Bosworth). From Groby it extends in two directions, firstly, southwards towards Ratby, Kirby Muxloe, Glenfield and Braunstone Frith and secondly, northwards in an arc following the built up edge around Beaumont Leys and Ashton Green in the Leicester City. The green wedge then arcs back towards the City in-between Ashton Green and Birstall. A map of the overall green wedge is contained in Figure 1.
- 1.6 The Green Wedge is large in area but is relatively narrow in some places, particularly in the sections between Ratby and Groby, Ratby and Kirby Muxloe, Anstey and Beaumont Leys, between Thurcaston and Ashton Green, and between Birstall and Ashton Green. The area between Ratby and Kirby Muxloe falls within Hinckley and Bosworth Council and Blaby District Council administrative areas. The whole area of the Green Wedge that lies between Thurcaston and the City is within the administrative area of Leicester City Council. For the Green Wedge that lies in between Birstall and Ashton Green, the vast majority is within the City Council's boundary, although small parcels of land lie within Charnwood Borough. The part of the Green Wedge between Groby and Anstey, increases in elevation with the lower Rothley Brook Valley lying close to the A50.

Figure 1: Map showing the extent of the Rothley Brook Meadow Green Wedge



2. Policy background

Formulation of the Green Wedge

- 2.1 Green Wedge policies were introduced in the Leicestershire Structure Plan in 1987. Since their introduction green wedges continued to be identified in subsequent Structure Plans in 1994 and 2005. The East Midlands Regional Plan (2009) did not contain a policy on green wedges, however it did identify four functions of a green wedge which includes preventing the merging of settlements, guiding development form, providing a green lung into urban areas and acting as a recreational resource.
- 2.2 The Regional Plan emphasised that green wedges are a local planning designation by stipulating that 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.
- 2.3 Since the repeal of Regional Planning, a number of Leicestershire authorities have adopted plans which contain green wedge designations. These have been accepted by inspectors as a legitimate policy tool without question.

Policy context

National Planning Policy Framework (2019)

- 2.4 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'*. Green wedges are a useful local planning tool used within Leicestershire which is consistent with the NPPF for the reasons set out below.
- 2.5 In 2011, Leicestershire County Council undertook a public consultation exercise to understand the value of local green spaces in Leicestershire. The green wedge areas were shown to be of high value and as such important to the local community. This correlates with paragraph 15 of the NPPF which states that the planning system should be a *'platform for local people to shape their surroundings'*. Green wedges are important to local people and they help shape their surroundings.
- 2.6 Paragraphs 170 and 171 are relevant to green wedges and set out a number of factors which should be considered when developing planning policies and making planning decisions. Of particular note is paragraph 171 which states *'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 which directly relates to this paragraph.

- 2.7 Paragraph 180 of the NPPF identifies that *'Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development'*. One of the functions of the green wedge is to provide a green lung into urban areas; this relates to environmental value such as green infrastructure, wildlife sites, air quality and flood alleviation measures.

Core Strategy (December 2009)

- 2.8 The Core Strategy makes clear that the basis of the green wedge designation is, amongst other things, to provide easy access from the urban areas into green spaces which contribute towards the quality of life for local residents. It proposes that the green wedges will provide an important element of green space infrastructure (recognised through evidence based studies, Landscape Character Assessment and the Green Infrastructure Strategy) that will provide opportunity for enhancement to local amenity and ecological value of the landscape. The Core Strategy contains two policies which relate specifically to the Hinckley/Barwell/Earl Shilton/Burbage Green Wedge and the Rothley Brook Meadow Green Wedge (Policies 6 and 9). These policies set out the purpose of the Green Wedges and what uses will be considered acceptable within them.

Site Allocations and Development Management Policies Development Plan Document (2016)

- 2.9 The Green Wedge Review (2011) undertook a full assessment of both green wedges and recommended changes to the green wedge boundaries which directly informed the production of the Site Allocations and Development Management Policies DPD. The amendments to the green wedge are detailed in the Groby and Ratby settlement specific site allocation sections of the document and the new green wedge boundaries are illustrated on the Policies Map of the document.
- 2.10 The Inspector set out in his report that: *'I have considered all of the proposed Site Allocations, but have focused upon the housing and employment allocations, as these are, in my judgement, more critical elements of the Council's growth strategy. Nevertheless, I have also sought to ensure that other site allocations, including the various open space and green wedge designations, all conform with the spatial approach set out in the CS'*.

Landscape Character Assessment (September 2017)

- 2.11 The Landscape Character Assessment identifies the area as 'Charnwood Forest Settled Forest Hill Character Area' It identified the following key characteristics:

- 1) Prominent elevated landform - the highest land in the Borough. Localised steep slopes around rocky outcrops.
- 2) Distinctive pockets of igneous rock which appear as rocky outcrops. Granite quarries can appear dramatic in the landscape with cliff faces and deep pools.
- 3) Diverse land uses which relate to the varied geology. Dominated by pasture and woodland with quarries, pools and outcrops.
- 4) Woodland cover of varying age from mature ancient woodland to new National Forest plantations.
- 5) Small to medium scale field pattern interspersed with large areas of woodland cover.
- 6) Large clustered villages with strong suburban influences.
- 7) Distinctive local assets for recreation and biodiversity such as Groby Pool and Billa Barra Hill and network of public footpaths.
- 8) Distant views to the urban edges of Leicester and woodland edges of the surrounding National Forest.
- 9) Diverse range of woodland habitats due to variable land use types.
- 10) Proximity to Leicester City and major transport infrastructure.
- 11) Long established aesthetic appeal created by its rugged, 'upland' and wooded character.

Green Infrastructure Strategy (August 2020)

- 2.12 The Green Infrastructure Strategy is a strategic framework which is important as it helps to ensure that the existing GI network is protected, strengthened and expanded to deal with future challenges. These include challenges associated not only with growth but also climate change and the need to provide a healthy and attractive environment for local residents and workers.
- 2.13 The Green Infrastructure Strategy notes that the Borough's two Green Wedges are important open spaces 'on the doorstep' of local residents.
- 2.14 The Strategy highlights that whilst the green wedge is not landscape designations as such, they play an important role in protecting undeveloped landscapes in areas that might otherwise be subject to heavy development pressure. Among other roles, they provide a 'landscape resource' for those living in the most built up parts of the Borough. It also notes that the Green Wedge will continue to be an important means of separation of the Borough's most developed areas. There is an opportunity for the land within the Green Wedges to fulfil more functions as a landscape feature – including recreational and community uses as well as richer habitats to take account of the pressures associated with new growth.

Open Space and Recreation Study (2016)

- 2.15 The Open Space and Recreation Study sets out an assessment of open space and recreational facilities within the Borough. It includes an assessment of quality, quantity and accessibility.
- 2.16 There are a number of open spaces identified within the Study that fall within the Green Wedge, these include:
- Brookvale High School and Groby Community College Playing Fields (GRO08)
 - Butler's Field Cemetery (GRO09)
 - Proposed Cemetery Extension (GRO07)
 - The Spinney (GRO11)
 - Marina Park (GRO32)
 - Taverner Drive Allotments (RAT17)
- 2.17 The Study highlights that both Groby and Ratby have quantity and accessibility deficiencies in open space.

The National Forest Strategy (2014-2024)

- 2.18 Part of the Green Wedge falls within the area known as The National Forest. It envisages forestry being multi-purpose as '*a new resource for recreation and tourism, creating rich new wildlife habitats, restoring damaged landscapes and offering an alternative, productive use of farmland.*' This complements the role and objectives of the Green Wedge.

3. Methodology

Background

- 3.1 The Leicester and Leicestershire Green Wedge Review Joint Methodology (July 2011) is being used to carry out this review. The Green Wedge Review Joint Methodology has been agreed by the following six local authorities of Charnwood, Harborough, Hinckley & Bosworth, Leicester, North West Leicestershire and Oadby & Wigston, which form part of the Leicester and Leicestershire Housing Market Area. A Joint Methodology was prepared as many green wedges cross administrative boundaries. Hinckley/Barwell/Earl Shilton/Burbage Green Wedge falls within Hinckley and Bosworth, and Blaby; and Rothley Brook Meadows Green Wedge spans the boundaries of Hinckley and Bosworth, Blaby, Charnwood and Leicester administrative areas. Using this methodology ensures a consistent approach is taken by the authorities.
- 3.2 The Methodology identifies that a review could be undertaken at a macro and micro scale; this Review assesses the green wedge at both of these scales. The evaluation assesses the green wedge in its entirety and future recommendations are set out at a micro scale.
- 3.3 The following assessment criteria have been identified for the Review of the Green Wedge.

Preventing the merging of settlements

- 3.4 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.

Guiding Development Form

- 3.5 Green Wedges will guide the form of new developments in urban areas. 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.

Providing a Green Lung into urban areas

- 3.6 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 deep 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

Acting as a recreational resource

- 3.7 Green wedges will provide a recreational resource. This will include informal and formal facilities now and in the future. Public access will be maximised.
- 3.8 The individual Green Wedge Reviews will be produced in the following stages.

Data collection/ Desk top survey

- 3.9 Data has been collected about the Green Wedge in respect of:
- Public rights of way and permissive routes (footpaths/bridleways/cycleways). Degree of access to and from surrounding urban areas and access to strategically important access routes which provide connectivity across the wider area
 - Historical landscapes and archaeological remains
 - Findings of the Minerals and Waste Plan
 - Land use within the Green Wedge (including open space, sports and recreation, the location of Sites of Special Scientific Interest (SSSI), Local Wildlife Sites and Nature Reserves)
 - Ecology (assessing whether green wedges form part of an important wildlife corridor)
 - Development Control decisions within the green wedge since adoption of the Local Plan, including Appeals.
 - Air Quality Management areas (AQMA's) and the proximity of the green wedge to these (the ability of green wedges to act as a 'green lung')
 - Water management (areas of flood risk)
 - Connection to green infrastructure in the wider area
 - Evidence of development pressures
 - Transport routes and infrastructure.

On site surveys

- 3.10 A visual appraisal of the Green Wedge has been carried out in terms of:
- Topography
 - Identification of key physical features within and out of the Green Wedge
 - Significant hedgerows/hedgerow trees/woodlands
 - The extent of built development within Green Wedges
 - Perception of separation from several points within and on the boundaries of settlements (intervisibility and intravisibility)
 - Visible informal uses through the Green Wedge
 - Consideration of whether the green wedge could fulfil other functions not yet identified
- 3.11 For assessment purposes the Green Wedge has been split into areas for the purpose of the survey so that the assessment captures the different roles and character of the green wedge. A map of the assessment areas are contained in Appendix A.

4. Desktop Survey

Introduction

- 4.1 The desktop survey is undertaken at a Borough Wide level, although it includes some information which falls within neighbouring authority areas. Assessment areas have been identified and these are mapped in Appendix A, these areas are sometimes referenced to aid the evaluation in the latter part of the review.

Access

- 4.2 There are a number of public rights of way, footpaths, cycle ways and a bridleway that run through the Green Wedge and these are set out in Figure 2.

Groby/Anstey

- 4.3 To the north of the A50 there is a good network of footpaths that connects Groby to Anstey and further afield to Newtown Linford. It also provides a circular walking route for users of the network.

Groby/Glenfield

- 4.4 The pathway to the east of Groby connects to Glenfield with a footbridge across the A46. There is a circular route within Blaby District that connects back to the footbridge.

Groby/Ratby

- 4.5 There are three route ways connecting Groby and Ratby, two of which are off road. Firstly, there is a public right of way accessed from Sacheverell Way that connects to Ratby via a footbridge across the M1. The footpath takes you into a modern housing development and leads to Ferndale Park.
- 4.6 The second route runs alongside the boundary of Martinshaw Wood, from Markfield Road, Ratby and through Martinshaw Woods (outside the green wedge) onto Woodbank Road, Groby. These provide good access ways serving different sections of Groby and Ratby.
- 4.7 The third route is via the public highway; Groby Road. This is the only vehicular route between the two settlements. There is a public footpath on this road.

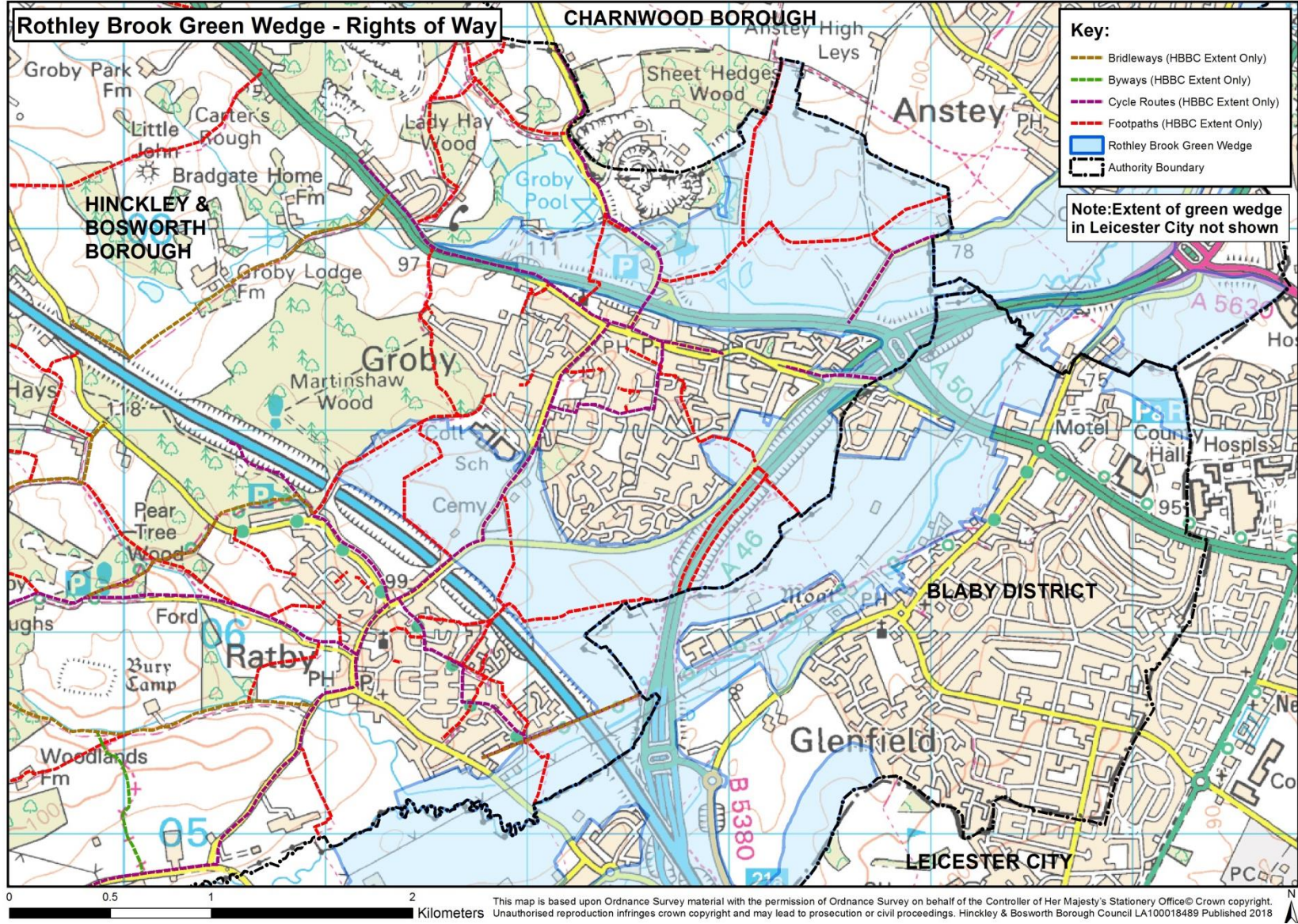
Ratby/Glenfield

- 4.8 There is an off-road cycle way (Ivanhoe Route) and bridleway that links the southern side of Ratby to Glenfield.

Ratby/Kirby Muxloe

- 4.9 There is a footpath that runs from Taverner Drive, Ratby to Desford Lane, Kirby Muxloe. Part of this route is along Station Road/Ratby Lane. An alternative route to take connecting these settlements is along Station Road/Ratby Lane which provides better connectivity to the settlements than the right of way.
- 4.10 In summary, the green wedge provides positive connectivity between the rural settlements of Groby, Ratby, Anstey, and to a further extent Newtown Linford. It provides green linkages from the urban settlements of Glenfield and Kirby Muxloe that form part of the Leicester conurbation into the countryside and rural centres.
- 4.11 There is an off-road cycle route known as Ivanhoe Way between Ratby and Glenfield. This is an all weather surfaced route way which is approximately 1 $\frac{3}{4}$ miles, this provides a safe environment for cyclists away from traffic. The cycleway is in close proximity to the Ratby/Thornton cycleway which provides greater connectivity to other rural areas that fall within the Borough for residents of the Leicester conurbation.

Figure 2: Map showing Public Rights of Way through the Rothley Brook Meadow Green Wedge and surrounding area



Historical landscapes and archaeological remains

- 4.12 Historic Landscape Characterisation in this area defines the majority of fields as either 'planned' or 're-organised piecemeal' enclosure with areas of 'very large post-war fields'. 'Piecemeal' enclosure is an earlier (C16th/C17th) form of informal enclosure, where open land was divided up into fields; 're-organised piecemeal' enclosure is 'piecemeal' enclosure that has lost some field boundaries. 'Planned' enclosure is later (C18th/C19th) and was a more formalised process. 'Very large post-war fields' are 20th Century fields where most field boundaries have been removed. Other Historic Landscape Character types within the area include 'planned woodland clearance' and 'parkland'.
- 4.13 The medieval open field system that existed prior to enclosure is still visible in part due to surviving ridge and furrow earthworks. These earthworks are particularly noticeable in fields between Ratby and Groby, and were created by medieval ploughing.
- 4.14 The area contains many archaeological sites. Of particular note is a Roman site south-east of Sheet Hedges Wood; remains associated with Groby Castle (e.g. fishponds) to the north of the A50; and Martinshaw Lodge, which is a listed post-medieval hunting lodge.

Minerals and Waste

- 4.15 The Adopted Leicester and Leicestershire Minerals and Waste Local Plan (up to 2031) the supporting text to the Plan sets out how mineral and waste operations should be considered within green wedges. It states *'Mineral developments would be acceptable in a Green Wedge provided that appropriate measures are taken to ensure that such development does not adversely affect the Green Wedge's strategic planning function. Waste developments are, in the main, less appropriate in Green Wedge locations. However, there may be benefits of siting facilities close to the waste arising or the particular locational requirements of certain types of waste development means that they may best be placed away from sensitive urban uses. In these instances land on the urban fringe may provide the most sustainable option. Nevertheless, any proposal for waste management development in the Green Wedge would still need to comply with appropriate policies'*.
- 4.16 The accompanying Minerals and Safeguarding Document (2015) identifies a small site on Waste Safeguarding Map for a waste operation. Although the site is within the Charnwood administrative area the access is through Hinckley and Bosworth.
- 4.17 The accompanying Minerals and Waste Safeguarding Document (2015) Mineral Safeguarding Map indicates that there are Igneous Rock Resources within the area to the north of the A50.
- 4.18 Although the Leicestershire Minerals and Waste Local Plan (up to 2031) identifies the green wedge as containing minerals and locating a potential waste site there are no site specific proposals impacting upon the green wedge.

Land use

- 4.19 There are a number of different land uses within the green wedge these include:
- Agricultural land
 - Major roads which includes: M1; A46; and A50
 - Fishing lakes
 - Car park
 - Public house
 - Public rights of way
 - Paddocks
 - Cemetery
 - School playing fields
 - Grassland
 - Ferndale Park
 - Scrubland
 - Wildlife Conservation Area
 - Flood Relief Basin
 - Informal Public Open Space
 - The Klondike

Ecology

- 4.20 Rothley Brook Meadow Green Wedge is located within the Charnwood Forest Living Landscape Area (Leicester, Leicestershire, Rutland Biodiversity Action Plan 2016-2026). Leicestershire and Rutland Wildlife Trust identifies this area as being the most important area for wildlife within Leicestershire due to the high concentration of SSSI's and Local Wildlife Sites. The Living Landscape Project aims to conserve and enhance the unique wildlife, geology and character of Charnwood Forest and is important in terms of the green lung function.
- 4.21 Groby Pool and Wood SSSI is located within and adjacent to the Green Wedge and is 29.4 hectares it comprises a complex of habitats and includes examples of alder wood, dry and wet grassland, marsh, and open water. The plant communities are representative of those developed on neutral or slightly acid soils in the north Midlands. Groby Pool is the largest natural expanse of water in Leicestershire which to the north and west grades into wet woodland. The grassland comprises a mix of communities developed on two different soils, a slightly acid loamy clay and siliceous soil.
- 4.22 The Hinckley and Bosworth Extended Phase 1 Habitat Survey (2020) assessed a number of sites within the green wedge. The highlights of the Study are contained within the area assessments in Section 7 of this Review.
- 4.23 There are many badger and bat records in the wider area of Groby including common pipistrelle and brown long eared bats. There are also numerous bird records, largely relating to Groby Pools including species such as barn owl, fieldfare, kingfisher, peregrine falcon, hobby and red kite. Great crested newts and slow worms have also been recorded.
- 4.24 There are a number of connective features in the wider landscape which are largely associated with Groby Pool, Martinshaw Wood and the ancient woodlands to the north of the A50.

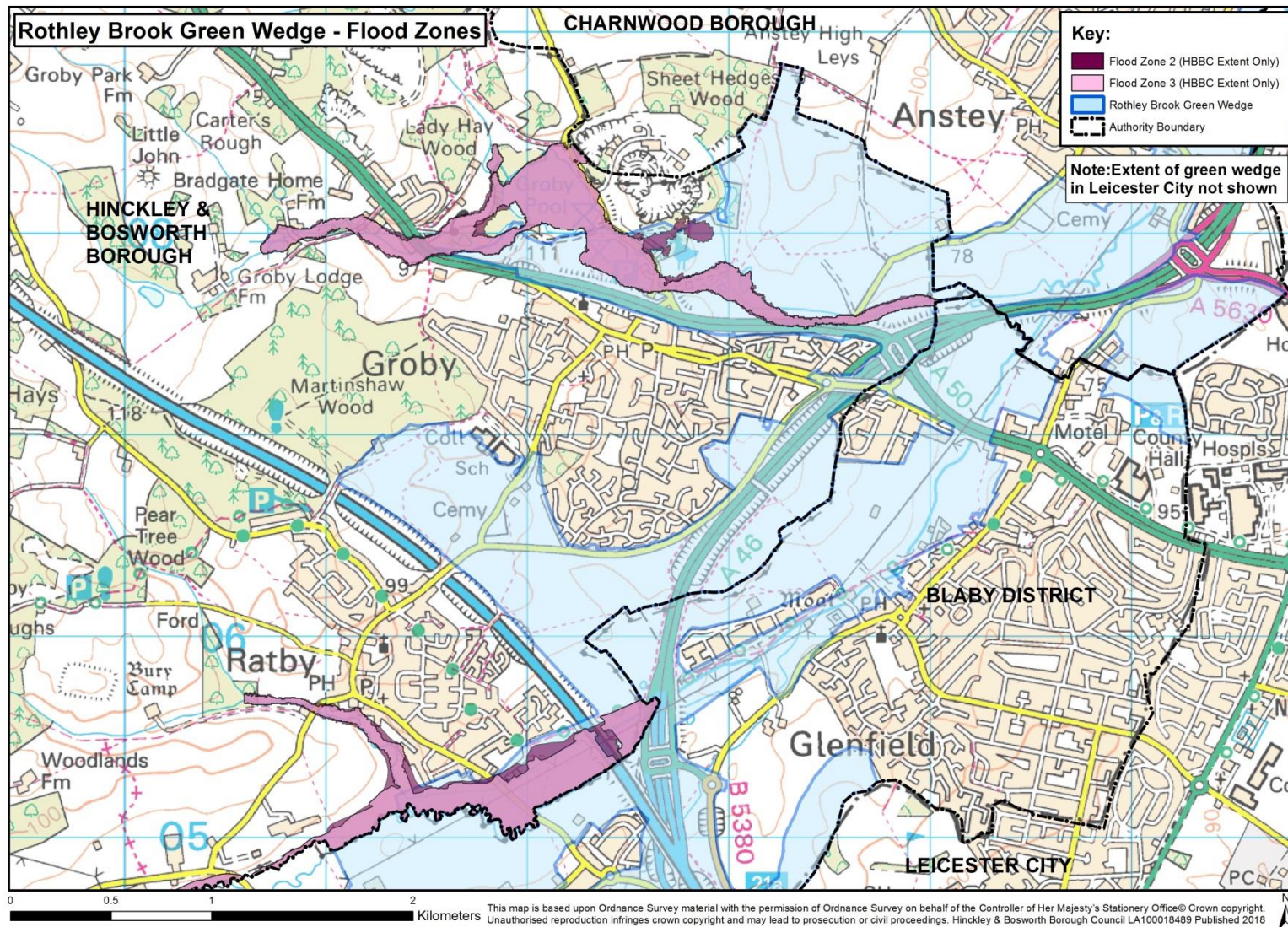
Air Quality Management areas (AQMA's)

- 4.25 There are no AQMA's within the Borough of Hinckley and Bosworth.

Water management

- 4.26 Strategic Flood Risk Assessment identifies that an area to the north of the A50 (assessment areas A, B and C) falls within Flood Zone 3, the zone follows the line of the Slate Brook. The type of flooding is fluvial from Slate Brook and Rothley Brook. Surface water run-off is identified as a potential problem due to the wet clay soil which could lead to ground water flooding. The geology of the area is Triassic mudstones and the soil has low permeability due to the clay content.
- 4.27 Flood Zones 2 and 3 are also identified towards the south of Ratby (Area H); this follows the Rothley Brook. The type of flooding is fluvial from Slate Brook and Rothley Brook. Surface water run-off is identified as a potential problem due to the wet clay soil which could lead to ground water flooding. The geology of the area is Triassic mudstones and the soil has low permeability due to the clay content.
- 4.28 There are two clear parts of the green wedge which suffer from potential flood risk, which is due to the presence of watercourses.

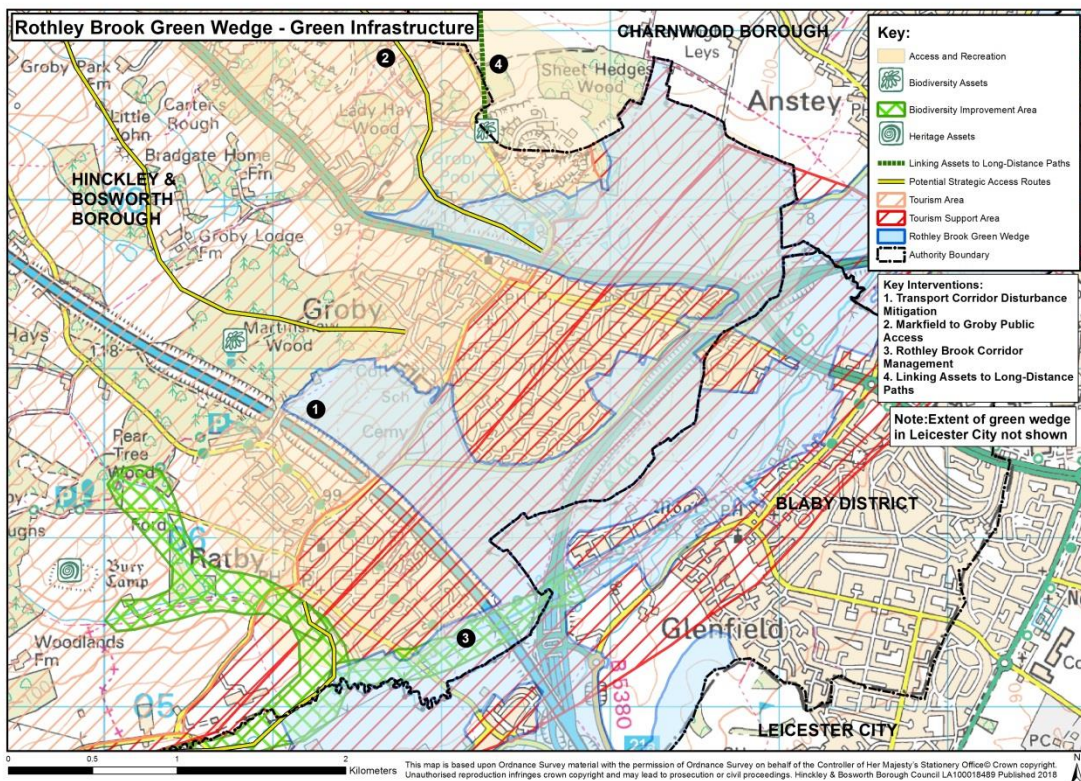
Figure 3: Flood Zones identified in Flood Risk Assessment



Green Infrastructure

- 4.29 The Borough Council have produced a Green Infrastructure Strategy. A strategic intervention corridor was identified known as 'Rothley Brook Corridor Management'. It aims to improve green infrastructure linkages across Rothley Brook up to its main source at Thornton Reservoir and encourage its use as a recreational resource.
- 4.30 The 6C's Strategy will aim to protect, enhance and extend networks of green spaces and natural elements in and around the three cities, connecting with their surrounding towns and villages. The Strategy also aims to facilitate a major step-change in the scale, quality and connectivity of green infrastructure assets across the 6C's area, to match the scale of new growth proposed and provide a focus for attracting and retaining sustainable development and investment. This will be achieved by protecting and enhancing existing assets and creating extensive new green infrastructure, and finding suitably resourced mechanisms for the long term management of both.

Figure 4: Core Strategy Green Infrastructure designations



Planning Applications and Appeals

- 4.30 The Planning Applications contained in Table 1 have been identified as having a potential impact on the Green Wedge, applications which were perceived to have little impact on the green wedge or were withdrawn have not been included within the table.

Table 1: Planning Applications within the Green Wedge

Application number	Location	Proposal	Decision
10/00923/FUL	Castell Playing Field, Marina Drive	Formation of a BMX Track, Erection of a Shelter and Alterations to existing car park.	Planning Permission
11/00320/FUL	Pool House Cottage, Newtown Linford Lane	Erection of two detached garage blocks	Planning Permission
11/00835/FUL	Land North West Of Anstey Lane	Erection of 2 wind turbines	Withdrawn
12/00010/FUL	Land North West Of Anstey Lane	Erection of agricultural building	Refused
12/00250/FUL	Land East Of Groby Village Cemetery, Groby Road	Erection of 91 dwellings with garages, parking spaces, open space, landscaping and associated infrastructure	Refused Appeal dismissed
12/00800/TPO	Land Sacheverell Way	Works to 7 trees (T2,T6,T18,T20,T22,T27 and T34)	Application returned
13/00476/CONDIT	Leicestershire Rifle Club, Newtown Linford Lane	Variation of condition no 3 of planning permission 11/00624/FUL for extension to gun clubhouse	Planning Permission
13/00992/FUL	Land North West Of Anstey Lane	Extension and surfacing of access track (retrospective)	Planning Permission
14/00962/OUT	Brookvale Cottages, Ratby Road	Erection of 3 dwellings (outline - all matters reserved)	Outline Planning Approval
15/00933/CLUE	Land To The North Of Newton Linford Lane	Application for a Certificate of Lawful Existing Use for a dwelling	Refusal of Certificate of Lawful Existing Use Appeal Allowed
15/00993/GDOT	Telecommunications Mast, Groby Road	Erection of replacement 9.7 metre monopole with wrap around cabinet at base and associated street cabinet	General Development Order
16/00725/FUL	Field Off Groby Road Service Road	Construction of Circular Woodland path	Planning Permission
17/00270/REM	Brookvale Cottages, Ratby Road	Approval of reserved matters (access, layout, scale, appearance,	Planning Permission

		landscaping) of outline planning permission 14/00962/OUT for the erection of three dwellings	
17/00699/FUL	Pool House Cottage, Newtown Linford Lane, Groby	Internal alterations to form two dwellings and the erection of rear extension	Planning Permission
17/00700/LBC	Pool House Cottage, Newtown Linford Lane, Groby	Internal alterations to form two dwellings and the erection of rear extension	Internal alterations to form two dwellings and the erection of rear extension
18/00606/TPO	Castell Playing Field, Marina Drive	Works to trees	Application returned

4.31 A planning application of note within the Green Wedge was for the erection of 91 dwellings at Land East of Groby Cemetery (12/00250/FUL). This planning application was refused and the subsequent appeal dismissed. The Inspector found that ‘the location of the site within a relatively narrow portion of the Green Gap is of particular importance. The projection of the urban area of Groby towards Ratby would diminish the width of the gap to the degree that its role in separating these settlements would be seriously undermined. This, combined with the loss of part of the green lung, and the harmful effect on the recreational value of adjoining land, is of sufficient importance to outweigh the positive aspects of the scheme, so as to render it an unsustainable form of development overall, for which there is no presumption in favour’. The appeal decision subsequently went to High Court Challenge, there were a number of grounds to the challenge but in terms of the Green Wedge these were focused on the Inspector failing to consider whether circumstances had changed since the previous appeal decision in 2011 and the Inspector took into account an immaterial consideration. This ground was rejected, however the issue relating to five year housing land supply did succeed to the extent outlined in the judgement (CO/2334/2013).

4.32 An application (14/00962/OUT) for the erection of three dwellings was permitted within the green wedge, in weighing up the decision to permit this application the green wedge was an important consideration. The case officer noted that *‘the site is a garden area which has no public access and by virtue of its size and screening by mature landscaping does not appear or function as part of the wider green wedge... In addition, the site is set well back from Ratby Lane behind an area of mature woodland that provides screening from the north and an area of protected woodland that provides screening from the east. To the south there is a mature hedgerow providing screening from the adjacent field and ground levels rise such that development of the site would not be prominent in the surrounding landscape and views into the site would be limited. Therefore, whilst additional built form would clearly change the current undeveloped character of the site itself, it is considered that a development of three terraced dwellings on the site would not result in any significant adverse relationship to the character or appearance of the surrounding area or landscape including the Rothley Brook Meadow Green Wedge.’*

Planning Policy

Strategic Housing and Economic Land Availability Assessment

- 4.33 A number of sites within the Rothley Brook Meadow Green Wedge have been put forward as expressions of interest and these have been assessed through the Strategic Housing and Economic Land Availability Assessment (SHELAA) (2018). The following sites were assessed through the SHELAA:

Table 2: Strategic Housing and Economic Land Availability Assessment (SHELAA) Sites

SHELAA Ref	Assessment Area	Location	Overall Assessment
LPR49A	A	Part A, Land north of Markfield Road (A50), Groby	Non-developable
LRP49B	B	Part B, Land north of Markfield Road (A50), Groby	Non-developable
AS978	C	Land and lakes at Old Hall Farm, Newtown Linford Lane, Groby	Non-developable
AS981	C	Land at Newtown Linford Lane Groby	Non-developable
LPR30	F	Land east of Groby Cemetery	Developable
AS1008	E	Land South of Sacheverell Way, Groby (West of A46 and North of M1)	Non-developable

Site Allocations and Development Management Policies DPD

- 4.33 The Site Allocations and Development Management Policies DPD used the findings of the Green Wedge Review (2011) to amend the boundaries of the green wedge. The following amendments were made to the Green Wedge:
- Residential allocation GRO06PP was removed
 - The area to the west of Groby Pool Car Park was included
 - Marina Park Open Space was included
 - The pockets of land between Ratby and the M1 were removed

Transport routes and infrastructure

- 4.34 A number of strategic transport routes run through the Green Wedge including; M1, A46 and A50. These roads act as a physical man made barrier dividing the green wedge. There are however vehicular and pedestrian bridges/tunnels that provide connectivity.
- 4.35 The Enderby to Ratcliffe (4YZ) 400,000 volt transmission power line goes through Area H which is visually intrusive on the green wedge.

5. Site Surveys

Introduction

- 5.1 Site assessments were carried out on the green wedge in spring 2018. The pro forma set out in the Joint Leicester and Leicestershire Green Wedge Review Methodology was used. The Green Wedge was split into 10 areas so that a more detailed analysis could be undertaken on site. A map of the areas is contained in Appendix A. The areas identified are listed as follows:
- Area A: Land adjacent to A46 and A50
 - Area B: North of A50, adjacent to quarry and Sheet Hedge Wood
 - Area C: The Fisheries
 - Area D: Land adjacent to the A46
 - Area E: Land south of Sacheverell Way
 - Area F: Land north of Sacheverell Way
 - Area G: West of Ratby Road
 - Area H: Taverner Drive and north/south of Station Road
- 5.2 This chapter sets out the main findings of the on site surveys, the full site pro formas are contained in Appendix C.

Area A: Land adjacent to A46 and A50



- 5.3 The area is used for agricultural purposes and the road that runs alongside the field links the A50 to Anstey. There are medium height hedgerows with sporadic trees. High voltage power lines are very prominent on the skyline even though they are positioned outside of the green wedge.
- 5.4 The topography slopes gently southwards towards the A46 before an embankment rises steeply towards the road. It is partly due to the topography of the area that if built development were to occur here it would have quite a significant impact due to the gently sloping nature of the area and the number of available vantage points..
- 5.5 There is minimal built development within this part of the green wedge; however parts of Anstey and Groby are visible due to their elevated positions.



Area B: North of A50, adjacent to quarry and Sheet Hedge Wood



- 5.6 This area is primarily agricultural in nature, there are renewable energy installations in the form of two wind turbines. Adjacent to the area it is predominately agricultural land, however the settlement of Groby abuts the area as does the strategic road network in the form of the A50. There are a number of medium sized hedgerows, mature trees and a watercourse which runs to the south of the area.
- 5.7 The topography slopes downwards from north to south towards Area A. The wind turbines are in a prominent position however do not feel invasive. There are a number of medium sized hedgerows and some mature trees which are scattered within the area.
- 5.8 The area is used for recreation, with a number of well established footpaths and sign posts. The area provides a recreational resource through the numerous public rights of way, it was clear from the site visits that these footpath were well used and important feature of the area.
- 5.9 This area is much more visible than Area A due to the rising topography but the northern element of Area B isn't as strong. There is very little built development within this area with the exception of infrastructure, leading to the area having a very open feel. If development were to occur in this area it would have a significant impact due to the topography and the levels of the surrounding area.



Area C: The Fisheries



- 5.10 This area is mainly open countryside with the fisheries/ponds to the southern end. There is farming to the east of this area. There are a number of high trees and hedgerows giving an enclosed feeling in places. The topography of the area is varied; it is relatively flat in the central section due to the water features but slopes up to the east and there are strong localised variants. Due to the topography adjacent to the area Groby is highly visible from the elevated positions.
- 5.11 The green wedge boundary in this area is defined by the A50 to the south and the quarry to the north, the area to the east does not have such a strong boundary. There is limited built development within the area except for that associated with The Fisheries, the A50 has an obvious influence although not visible from the area. If the area were to have some built development it would have a significant impact to the immediate area but less intrusive to the wider green wedge in the southern section.
- 5.12 The area is a recreational resource, there are public rights of way, which are well maintained and were being actively used by dog walkers and joggers at the time of the site visit. The Fisheries is a private recreational resource it was unclear of the level of use during the site visit. If the green wedge boundary were to be moved the green wedge would be compromised as access from Groby is important.



Area D: Land adjacent to the A46



- 5.13 This section of the green wedge integrates into the settlement of Groby in the form of Marina Park, Castell Drive which is a more formal recreation area. The area of the green wedge to the east of the A46 is closer to the main conurbation of Leicester and is more agricultural in nature. The adjacent uses to this area are residential to the west giving a more suburban feel to the area and more farmland to the east which abuts Glenfield. As highlighted above this area has two main functions and this is evident in the landscape features, the area closer to Groby has open views northwards and there are some trees along the boundary. The side to the east of the A46 has high hedgerows and mature trees with industrial views and high voltage electricity transmission pylons. It is possible to see more than one settlement from this area which includes Groby and Glenfield, the perception of distance between the two is limited. The current boundary is less defensible than other areas of the green wedge due to the presence of the A46. Looking at this area in isolation there is the potential for a stronger border to exist along the A46 however the area to the east of the A46 is important in relation to the wider green wedge which fall within neighbouring administrative areas.



Area E: Land south of Sacheverell Way



- 5.14 This area is agricultural in nature (arable and grazing land) and heavily farmed. There are low hedgerows and significant sapling planting to the edge of the boundaries (particularly close to the main roads). The area is largely flat with a slight slope from the north-west to the south east (towards Glenfield). It is possible to see both Groby and Glenfield from this area although there is a feeling of distance between them and the settlements are not closely visible. The area has an open aspect and a feeling of expansiveness.
- 5.15 There is a current defensible boundary in the form of the A46 and the M1. There is currently no development in this area of the green wedge and if development were to occur it would be noticeable as this is one of the more open areas in the green wedge. The special characteristic of this area is its open expansive nature and boundary amendments within this section would need careful consideration.
- 5.16 The area is more agricultural in nature rather than recreational, although there are footpaths which appear well used. There were a number of people using the footpaths whilst on site.



Area F: Land north of Sacheverell Way



- 5.17 This area includes a cemetery, an enclosed field and an area of open space. There is a public right of way which runs along the eastern edge of the area and another to the west of the enclosed field which are connected by the open space to the south which provides a nice walking route. The area is characterised by high hedgerows, fencing and mature trees. It is generally flat with some localised sloping. It is possible to see both Groby and Glenfield from this area
- 5.18 There is some built development within this area, including the cemetery and a new residential development located off Ratby Road. Due to the enclosed nature of the area, there would be more limited impact compared to other areas of the green wedge. The existing built form of Groby is already encroaching and highly visible. This section of the green wedge has a proportion which is privately owned with no public access which weakens the value.
- 5.19 The footpaths within the area are heavily used, although poorly signposted particularly from the cemetery. A large section of the area is not publically accessible as it is enclosed by fencing and hedgerows. There are no visible informal uses within the area, much of the main part of the area is overgrown.



Area G: West of Ratby Road



- 5.20 This is an area of open countryside which includes recreation and sports fields associated with Brookvale Groby Learning Campus. Adjacent to this area is Martinshaw Woods and the trees are a dominating feature on the edge. The area slopes down north to east towards the school and there are low level pylons through part of the site.
- 5.21 The area has a feeling of having a strong boundary in the form of the woods, M1 and Groby itself. There is minimal development within this area except for the historic hunting lodge and recreational opportunities. If built development were to occur in this area it would have a significant impact as the area is highly visible to the surrounding area.
- 5.22 The area provides a recreational resource as there are a number of footpaths, gates, stiles and car parking opportunities to access the area. The footpaths appear to be well trodden and the car park was busy whilst out on site. There are various access points into the woods from this area.



Area H – Taverner Drive and north/south Station Road



- 5.23 This area can be identified as being open countryside and a recreational resource. Adjacent to the area are residential properties and the M1. The area has a relatively flat topography there are a number of landscape features; significant features include the M1 and Transmission Towers. The Enderby to Ratcliffe (4YZ) 400,000 volt transmission power line goes through this area and has a significant visual impact on the green wedge. In addition, the transmission line is visible from a number of points across the green wedge. The M1 takes an elevated position in this area and has a visual impact looking across towards Glenfield. Mature and tall trees characterise some of the boundaries and Rothley Brook flows through the area. The area is publically accessible and includes land uses such as: a hard-surfaced cycle route, open space, a community orchard and allotments; from the site visits it is evident that these areas are well used providing an important amenity space for residents.
- 5.24 Both Ratby and Kirby Muxloe can be viewed from this area and they are within close proximity. There is minimal development within this area, the main installations are related to land and access management. There is one building which is for the use of Cooperative Band.



6. Evaluation

Introduction

- 6.1 The evaluation criteria set out in the Leicester and Leicestershire Joint Green Wedge Methodology Paper will be used to assess the green wedge. This evaluation will consider each of the criteria in turn and are set out below.

Preventing the merging of settlements

- 6.2 A strategic role of the Rothley Brook Meadow Green Wedge is to ensure there is clear separation between the Leicester urban area (including suburbs) and the surrounding rural centres as it extends outwards from the urban area. To some extent the A46 and M1 motorway provide a physical barrier between the urban core and the rural settlements of Ratby and Groby; however, this often reduces the perception of the separation between settlements. Having said this, there are a number of access points across these roads which provide infiltration into the green wedge both out of and into the urban core.
- 6.3 There is intervisibility (seeing one settlement from the edge of the other) within the green wedge which is evident in a number of locations across the green wedge. Since the previous Green Wedge Review was undertaken a significant warehouse development known as Optimus Point has been constructed on the edge of Glenfield. This development has resulted in reduced separation between the Leicester urban core and Groby and Ratby and is highly visible from the edge of the Green Wedge around Sacheverell Way.
- 6.4 The settlements of Groby, Ratby and Kirby Muxloe are within close proximity and the green wedge acts as a buffer between the settlements. There is a relatively small gap between Ratby and Groby and the traffic movement between the settlements and the M1 reduces the perception of a gap between the settlements in particular this occurs between Sacheverell Way and the motorway. It is important to ensure that the separate identities of these settlements are retained and there is a sense of leaving one village and entering the other.
- 6.5 The Green Infrastructure Strategy (2020) notes the important role the Green Wedge has in regards to the separation of the Borough's most developed areas and there is an opportunity for the land within the Green Wedges to fulfil more functions as a landscape feature – including recreational and community uses as well as richer habitats to take account of the pressures associated with new growth.

Guiding Development Form

- 6.6 Groby is largely contained by the surrounding road network and Martinshaw Woods and these physical features are the predominant features that guide the development form of Groby. Sacheverell Way sweeps around the modern housing estate to the east and south of the settlement, there are no properties

- that face onto the road and the boundary treatment of the dwellings on the fringe of the estate give the sense of enclosure and that it is the edge of Groby. The A50 is a dual carriageway which clearly separates Groby from the open countryside beyond. The road network provides a logical boundary to the development form of Groby and the green wedge prevents the settlement from breaching the roads retaining the feeling of openness beyond the village.
- 6.7 The M1 guides the development form of the northern edge of Ratby. The boundary to the south east is a softer boundary with a more rural feel with urban influences.
- 6.8 Green wedges do not have the same national planning policy status or function as green belts, instead green wedges aim to seek to ensure that, as urban development extends, open space is incorporated within it providing a recreational resource and acting as a green lung, whilst at the same time having regard to the coalescence of settlements. Guiding development form becomes an important element to any review of the green wedge boundary which is amended to allow for future development requirements. The next section will examine the individual areas considering their role in guiding development form alongside the other criteria to see whether there are any areas which could be released if land needs to be released for development. The green wedge should be the minimum to provide the functions of the green wedge and this is an important element to consider when reviewing the boundary.

Providing a green lung into urban areas

- 6.9 The green wedge abuts the conurbation of Leicester and expands outwards providing a green lung for the community. It is an important designation as it provides landscape and wildlife links between the Leicester conurbation and rural areas. It enhances the attractiveness of the urban fringe whilst enabling urban residents to take advantage of the countryside beyond improving the quality of life of residents.
- 6.10 The green wedge is of strategic importance as it preserves the links from outside of Leicester and its suburbs and contains the environmental asset of Rothley Brook. The green wedge contains a number of water courses with Rothley Brook being of particular note; the green wedge is a positive tool in terms of surface water run off. The green wedge is of ecological value which is partly due to the location of Rothley Brook and its tributaries. Around the M1 there are a number of wetlands, woodlands and wet grassland that are of importance and remain relatively undisturbed. There is the potential to support a number of important species. There are also a number of historical assets that fall within the green wedge which includes Kirby Muxloe Castle and Kirby Frith Hall on the Western Golf Course and Martinshaw Lodge.
- 6.11 The green wedge provides the communities of Ratby, Groby, Kirby Muxloe, Glenfield and Anstey with access to green infrastructure and the countryside. These settlements are interlinked via route ways through the green wedge enabling connectivity between the settlements and countryside beyond. The M1 and A46 are major roads and are key transport corridors. The verges of the roads provide habitats and mitigate the impact of the land use.
- 6.12 The green wedge helps to preserve and promote wildlife and landscape character. In particular, the fisheries to the north of the A50 provide a rich

environment and habitat for a number of different species. Rothley Brook runs through Area H, the majority of the Brook has been identified as important for nature conservation.

- 6.13 The Borough Council's Green Infrastructure Strategy (2020) highlights that whilst not landscape designations as such, the Borough's Green Wedges play an important role in protecting undeveloped landscapes in areas that might otherwise be subject to heavy development pressure. Among other roles, they provide a 'landscape resource' for those living in the most built up parts of the Borough.
- 6.14 The Open Space and Recreational Facilities Study (2016) recognises the important role green corridors play in providing access to open space and recreational opportunities and highlights the green wedge for aiding this access. As highlighted in the desk top survey there are numerous footpaths, bridleways and cycle ways within and around the green wedge; these encourage walking and cycling which in turn brings positive health benefits through enabling physical activity in the community.
- 6.15 There are a number of historical assets including: Martinshaw Lodge (Grade II) and potential medieval and prehistoric sites which adds to the cultural heritage within the green wedge.
- 6.16 The green wedge has a strong role in acting as a green lung with a rich variety biodiversity and green infrastructure linkages at both a Borough and wider level.

A recreational resource

- 6.17 The green wedge provides a number of recreational opportunities, there are a number of public rights of way that go through the green wedge area which provide circular routes for users. In addition there are a number of cycle routes; this includes part of the National Cycle Network providing a route way that connects beyond the green wedge area itself. The cycle ways penetrate the Leicester urban conurbation and rural villages providing connectivity.
- 6.18 There is a good network of public rights of way which encourages people into the green wedge. The majority of the public right of ways were of good quality with clear signage to aid the legibility of the routes, they also appeared to be well used. Informal routes were evident which diverged from the more formal routes.
- 6.19 The Green Infrastructure Strategy (2020) highlights that the Green Wedge is under-performing in regards to providing a recreational asset and it provides an opportunity to boost access to open space and recreational opportunities within the area.
- 6.20 There are a number of public and private recreational amenities within the green wedge. These include:
 - Marina Park;
 - Allotments;
 - Ratby Community Orchard;
 - Paddocks;

- Parish Open Space (Sacheverell Way);
- The Fisheries; and
- Rifle Range.

6.21 There are a number of recreational opportunities which abut the boundary of the green wedge, the green wedge enables greater connectivity to these areas and improves access and usage. These open spaces include:

- Martinshaw Woods;
- Groby Pool (SSSI); and
- Ferndale Park

6.22 These recreational amenities provide opportunities not only for residents close to the green wedge but also draw people in from further a field to use these sites.

6.23 The Open Space and Recreational Facilities Study (2016) recognises the important role that the green wedge plays in providing a recreational resource. In particular, it notes that the green wedge enables access to semi-natural and natural open space. As highlighted previously this is evident in the Rothley Brook Meadows Green Wedge; particularly to the north of the A50 and for the Groby community.

7 Recommendations and Conclusion

Introduction

- 7.1 Strategically at the wider area level the green wedge fulfils the objectives set out in the Leicester and Leicestershire Green Wedge Methodology Paper. This section explores whether there are any which do not perform the role of the green wedge.

Area A: Land adjacent to the A46 and A50

- 7.2 Area A provides a strategic role in guiding development from preventing Groby from breaching the A50 and preventing the coalescence of Groby, 'The Brantings' and Anstey. The area abuts the boundaries of Blaby District and Charnwood Borough and therefore this area has an important role in relation to the wider green wedge outside of the Borough boundary. This area is sensitive due to the sloping nature of the topography and the numerous vantage points.
- 7.3 It provides a green lung in relation to the area being within a flood risk zone (see Figure 3) and links to green infrastructure both locally and strategically. It forms part of the National Forest and identified in the Green Infrastructure Strategy (2008) as a 'Tourism Support' intervention area to work towards protecting biodiversity and extending the initiative beyond its current boundary. This could be achieved through green wedge management.
- 7.4 The Extended Phase 1 Habitat Survey (2020) found that the north western boundary of the area with Groby Road was in part identified as a potential Local Wildlife Site in the previous 2014 Study owing to the hedgerow having seven locally native woody species, and verge including meadow vetchling, meadow crane's-bill and tall fescue; a further botanical survey is recommended. The tributary of Rothley Brook is identified to have gravel substrate and riparian trees with exposed roots, and other features may also be present.
- 7.5 Although the area does not provide a recreational resource it does guide development form, prevents the coalescence of settlements (see figure 1) and acts as a green lung. There are no boundary change recommendations for this assessment area.

Area B: North of the A50, adjacent to Quarry and Sheet Hedges Wood

- 7.6 Area B abuts the boundary of Charnwood District Council and acts towards the prevention of coalescence between Groby and Anstey. It guides the development form of Groby so that development does not breach the A50. There is intravisibility of Groby and Glenfield from certain points within this green wedge area. This intravisibility is due to the rising topography of the area from the A50 towards Anstey making this area particularly sensitive to change.
- 7.7 It is a key green lung for residents of Groby and Anstey whilst providing a link to Newtown Linford. As with Area A, this Area falls within a flood risk zone (see Figure 3). A watercourse runs to the south of the area and there are a number of hedgerows which

provide habitats and wildlife corridors into the wider countryside. The Extended Phase 1 Habitat Survey (2020) assessed a section of this area and found that it predominantly supports arable and grassland land use. There are mature trees, small copses and species-rich hedgerows which provide the greatest ecological value. These have potential to support a large number of protected species including bat, birds, badger, reptiles, Great Crested Newts, otter and water vole. The larger open arable fields may also be suitable for wintering birds.

- 7.8 It provides good recreational opportunities with a good network of public rights of way which provide circular routes and connectivity to other settlements which are well utilised.
- 7.9 This area achieves all four functions of the green wedge. There are no boundary amendments suggested for this area.

Area C: The Fisheries

- 7.10 This area guides development form and prevents the merging of settlements as it prevents Groby breaching the A50 which defines the development form of the settlement.
- 7.11 It is a multi-functional area which acts as a green lung and recreational resource for residents. It provides recreational opportunities (such as fishing and walking), flood alleviation (see Figure 3), and links to green infrastructure. It also enables the protection of historic assets in relation to a possible site for one of the two medieval watermills dated between 1279 and 1445; a dam which formed a fishpond known as Nere Mulnepol in 1371 that could be the site of the fishpond; and a medieval earthwork bank that once crossed a valley floor to form a fishpond. As highlighted above the site does provide recreational opportunities in terms of the fisheries and links to a number of footpaths both within and outside of the green wedge. Access to the rights of way is in need of improvement from Newtown Linford Lane to maximise the usability of the green wedge.
- 7.12 The Extended Phase 1 Habitat Survey (2020) assessed a section of this area and found that the fisheries, mature trees, small copses and species-rich hedgerows provide the greatest ecological value. These have potential to support a large number of protected species including bat, birds, badger, reptiles, Great Crested Newts, otter and water vole. The larger open arable fields may also be suitable for wintering birds.
- 7.13 Area C was extended through the Site Allocations and Development Management Policies DPD to include the Groby Pool Nature Area, this area has been assessed alongside the entire green wedge and assimilates well into the wider area.
- 7.14 This area achieves all functions of the green wedge and there are no suggested boundary amendments for this assessment area.

Area D: Land adjacent to the A46

- 7.15 Area D adjoins the administrative area of Blaby District and prevents of the merging of Glenfield to the A46 which abuts Groby.
- 7.16 In relation to guiding development form, it achieves this when including the neighbouring authorities green wedge area abutting Glenfield as it is providing accessible open space between the settlements through public rights of way.

- 7.17 It acts as a green lung as it provides connectivity between Glenfield and Groby. There are wildlife corridors and habitats as a result of the screening for the A46. It also provides recreational opportunities through the public rights of way and Marina Park Open Space off Sacheverell Way, Groby.
- 7.18 The Glenfield Park/Optimus Point development has reduced the gap between Glenfield, Groby, and Ratby; which includes this area (along with area E). This has made this area have a stronger role preventing the coalescence of settlements. The topography falls down towards the existing industrial units within Glenfield and this leads to the perception of the settlements being within close proximity. The area also plays an important role as a noise buffer and air quality management for residents of Groby and 'The Brantings' from the A46.
- 7.19 Area D was extended through the Site Allocations and Development Management Policies DPD to include Marina Park, this area has been assessed alongside the entire green wedge and assimilates well into the wider area.
- 7.20 There are no further boundary amendments to the green wedge within this area.

Area E: Land south of Sacheverell Way

- 7.21 Area E prevents the merging of Groby and Ratby and aids the protection of their separate identities of the two villages. It guides development form by preventing the breaching of Sacheverell Way which acts as a strong physical edge to Groby.
- 7.22 The Area provides a green lung for residents of both Groby and Ratby and serves as a buffer between Groby and the M1 limiting any adverse impacts from this land use such as air quality and noise pollution. It includes historical assets such as the dismantled railway running from the Leicester to Swannington Line to Groby and ridge and furrow. It provides recreational opportunities in relation to public rights of way providing connectivity between the two settlements and more informal routes within the area.
- 7.23 A section of Area E was assessed in the Extended Phase 1 Habitat Survey (2020) and it found that there was a network of woodland and scrub, hedgerows and ditches which follow the field boundaries and these form the principal ecological value. There are also varied semi-improved, herb and fern grassland habitats which are also of value within the overall mosaic.
- 7.24 As highlighted in the analysis of Area D, Glenfield Park/Optimus Point development has reduced the gap between Glenfield, Groby, and Ratby. This area performs a crucial role in preventing the merging of settlements and abuts Sacheverell Way which guides the development form of Groby. The area is open land with far reaching views towards Glenfield and Martinshaw Woods. From both the desktop review and site visits it is clear that this area performs the role of a green lung and a recreational resource. The right of way linking Groby to Ratby is important in providing a green corridor between the settlements and this achieves the separation of the settlements and enhances the feeling of community identity whilst providing connectivity.
- 7.25 Area E was already one of the more sensitive areas of the green wedge and the Glenfield Park/Optimus Point development has increased the sensitivity. As such this

area performs a crucial role in maintaining settlement identity. For the reasons outlined above this area is considered particularly sensitive and there are no boundary amendments proposed for the assessment area.

Area F: Land North of Sacheverell Way

- 7.26 Groby Cemetery and the Parish Council owned area of open space fall within this area. There is also a public right of way adjacent to the cemetery and Cowpen Spinney adjacent to the housing estate providing connectivity from Sacheverell Way towards the school entrances. These elements act positively in terms of providing a green lung and recreational resource and achieve these objectives of the green wedge. As highlighted previously, the development form of the south and east of Groby is guided by Sacheverell Way.
- 7.27 The Extended Phase 1 Habitat Survey (2020) assessed a section of this site and found that the private of land contains woodland and scrub which provides the primary source of biodiversity within the site with the semi-improved grassland and hedgerows also playing an important role within the overall habitat mosaic on the site. The periphery of the private area of land is marked by linear woodland, trees and scrub.
- 7.28 As highlighted above, a large section of land in Area F is not publically accessible and in private ownership and does not perform a recreational function. In terms of the role of the plot in guiding development form and merging of settlements, recent Planning Appeal decisions within the area should be considered. One of the reasons the appeal was dismissed was due to its impact on the green wedge, the Inspector highlighted that 'the location of the site within a relatively narrow portion of the Green Gap is of particular importance. The projection of the urban area of Groby towards Ratby would diminish the width of the gap to the degree that its role in separating these settlements would be seriously undermined. This combined with the loss of part of the green lung, and the harmful effect on the recreational value of adjoining land.'
- 7.29 When the previous Green Wedge Review was undertaken the Optimus Point units in Glenfield had not been developed. This site has now been constructed and the tops of the warehouse units are visible from Area F and the development form of Glenfield has come closer towards Groby and there is intervisibility. Having said this, the built form of Glenfield does not feel within close proximity to this area and the trees and vegetation provide significant screening to limit the visual impact.
- 7.30 When looking at the green wedge in its entirety and considering the need for housing development within Groby in comparison to other areas of the green wedge the privately owned plot of land would have a more limited impact on the overall functioning of the green wedge to other more sensitive areas if it were required for development.
- 7.31 As discussed previously, Sacheverell Way acts as the edge of the built up area of Groby and this plot of land does not breach this road. The area of private land does not currently achieve the objectives of the green wedge and this area would have the least impact on the functioning of the green wedge and should be considered as the least sensitive area of the green wedge abutting Groby. Any release of green wedge land should only be undertaken if there are no other viable, developable sites which could accommodate the Local Plan's housing need within or around Groby. If the green wedge area were to be released an alternative boundary could be the public right of way that

runs alongside the cemetery and the northern boundary of the public open space to the north of Sacheverell Way. Groby Cemetery and the open space to the north of Sacheverell Way do fulfil the role of the green wedge in terms of providing a green lung and open space and therefore it is suggested that these are retained as part of the green wedge. This would result in the removal of Cowpen Spinney in the green wedge, however this is protected under separate legislation as the trees are covered by a Tree Preservation Order (Reference: 0801/09/06) and therefore additional protection remains. The suggestions above should be investigated through the Local Plan process.

Area G: West of Ratby Road

- 7.32 Area G prevents the merging of Groby and Ratby and also helps to guide development form, particularly the potential for development fronting Ratby Road, the playing fields at Groby College and Brookvale High School which add to this remit.
- 7.33 The Area provides an important role as a green lung and recreational resource with public rights of way from both Groby and Ratby which lead to Martinshaw Woods which is beyond the green wedge boundary. It includes a historical asset in terms of Martinshaw Lodge a Grade II Listed Building originally built c.1880 for the Earl of Stamford and Warrington as a hunting lodge. It is also sympathetic to Martinshaw Wood a Planted Ancient Woodland Site (PAWS) and a Site of Local Nature Conservation Importance. The rising topography makes the area particular sensitive in relation to the setting of Martinshaw Woods adjacent to which is a key recreational asset for the community and provides access beyond the green wedge into the wider Leicestershire countryside. During the consultation event it was identified that the green wedge between Groby and Ratby should be considered as the gateway to The National Forest. This area clearly achieves this and is evident due to the distant views towards Martinshaw Woods from Ratby Road.
- 7.34 This area achieves the functions of the green wedge and there are no boundary amendments suggested for this assessment area.
- 7.35 There are no boundary amendments suggested for this assessment area.

Area H – Taverner Drive and north/south Station Road

- 7.36 Area H prevents the merging of Ratby and Kirby Muxloe and guides the development form of the southern tip of Ratby and there is intervisibility between both settlements.
- 7.37 It provides a green lung and recreational resource for residents. In terms of recreation the area has the following land uses; allotments, open space, and community orchard. This area is also important as a green lung. In terms of biodiversity, Rothley Brook runs through the area which is tree lined, and designated as a parish level site of importance. The area falls within flood zones 2 and 3 and the Borough Council's Green Infrastructure Strategy identifies the Rothley Brook Corridor Management Strategic Intervention Area.
- 7.38 The Green Infrastructure Strategy (2020) highlights this area as part of the Active travel network within the Borough as the Ivanhoe Cycle route runs through this section of the Green Wedge. The Strategy indicates that there is a need to address current gaps in the network of 'green corridors' which can be achieved with the Green Wedge as it forms an important means of access between settlements and should be appropriately promoted. This would address some of the weaknesses in the transition between built up areas and the countryside.

7.39 There are no boundary amendments suggested for this assessment area.

Extension to the green wedge

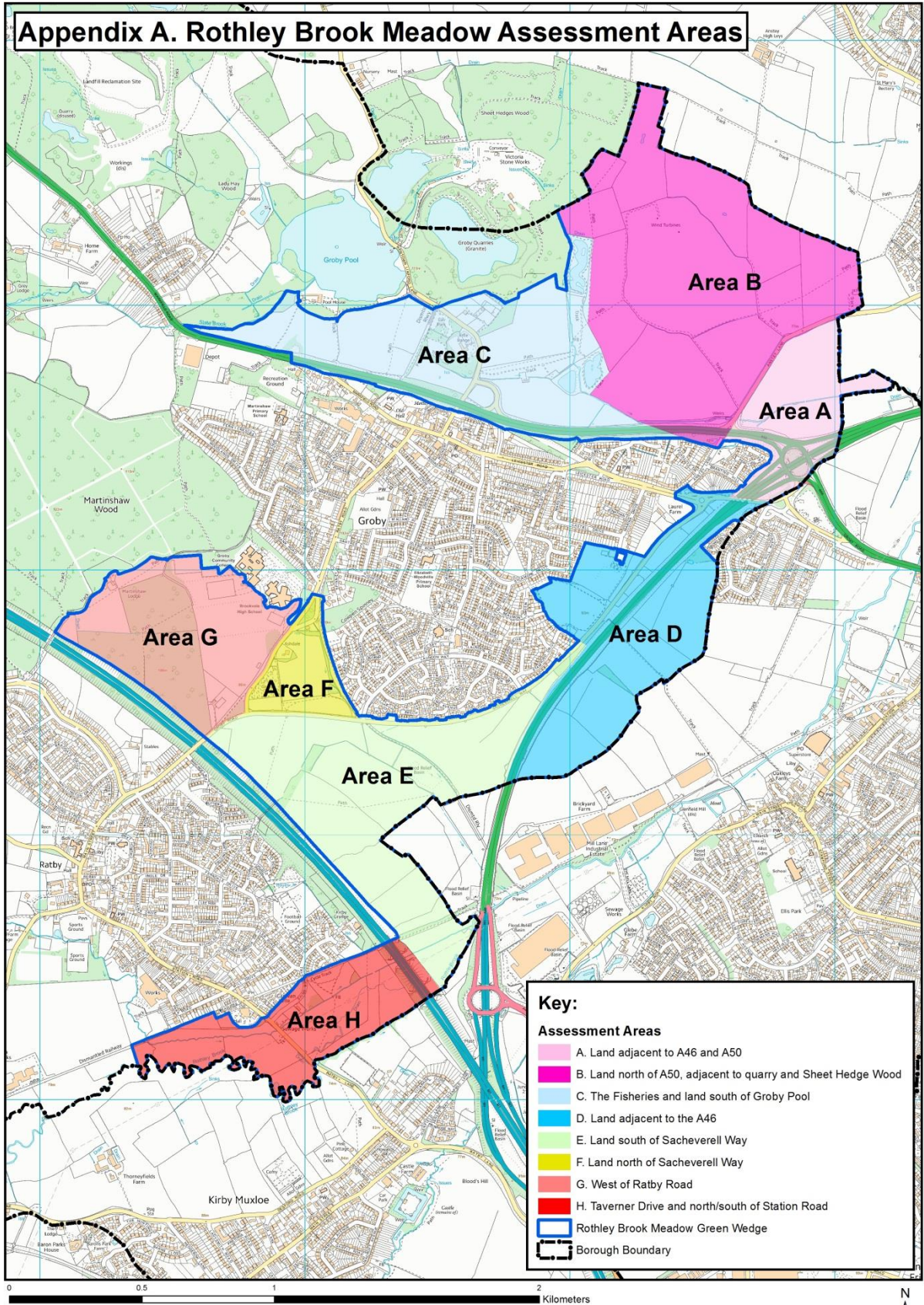
7.40 There are no proposed extensions to the Green Wedge.

8. Conclusion

- 8.1 This Review has demonstrated that the green wedge has a multi-functional role which is well used by the communities it abuts. The green wedge is a multi-functional designation. It provides the following uses:
- Recreational opportunities for the local and wider community;
 - Performs an agricultural role;
 - Haven for flora and fauna; and
 - Provides links into the countryside from the urban areas providing connectivity.
- 8.2 The outcomes of the review will inform the preparation of the Local Plan 2020-2039 to assist in the green wedge boundary allocation. From the assessment it is evident that boundary amendments may need to be made to allow for sustainable development if a need is identified and to aid a defensible whilst ensuring the four functions of the green wedge are maintained.
- 8.3 It is important to re-iterate that the recommendations in this assessment do not revise the adopted boundary of the green wedge. The revision of the boundary will be carried out through the Local Plan Review and this document will be used as an evidence base for this process. The findings of the Review will be consulted upon as part of the preparation of the Plan. The Green Wedge boundary identified on the Adopted Proposals Map will remain in place until the Local Plan is adopted.

Appendix A: Assessment Areas

Appendix A. Rothley Brook Meadow Assessment Areas



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Appendix B: Planning Applications within the Rothley Brook Meadow Green Wedge from October 2010 to March 2019

Application number	Location	Proposal	Decision
10/00923/FUL	Castell Playing Field, Marina Drive	Formation of a BMX Track, Erection of a Shelter and Alterations to existing car park.	Planning Permission
11/00320/FUL	Pool House Cottage, Newtown Linford Lane	Erection of two detached garage blocks	Planning Permission
11/00835/FUL	Land North West Of Anstey Lane	Erection of 2 wind turbines	Withdrawn
12/00010/FUL	Land North West Of Anstey Lane	Erection of agricultural building	Refused
12/00250/FUL	Land East Of Groby Village Cemetery, Groby Road	Erection of 91 dwellings with garages, parking spaces, open space, landscaping and associated infrastructure	Refused Appeal dismissed
12/00800/TPO	Land Sacheverell Way	Works to 7 trees (T2,T6,T18,T20,T22,T27 and T34)	Application returned
13/00476/CONDIT	Leicestershire Rifle Club, Newtown Linford Lane	Variation of condition no 3 of planning permission 11/00624/FUL for extension to gun clubhouse	Planning Permission
13/00992/FUL	Land North West Of Anstey Lane	Extension and surfacing of access track (retrospective)	Planning Permission
14/00962/OUT	Brookvale Cottages, Ratby Road	Erection of 3 dwellings (outline - all matters reserved)	Outline Planning Approval
15/00933/CLUE	Land To The North Of Newton Linford Lane	Application for a Certificate of Lawful Existing Use for a dwelling	Refusal of Certificate of Lawful Existing Use Appeal Allowed
15/00993/GDOT	Telecommunications Mast, Groby Road	Erection of replacement 9.7 metre monopole with wrap around cabinet at base and associated street cabinet	General Development Order
16/00725/FUL	Field Off Groby Road Service Road	Construction of Circular Woodland path	Planning Permission
17/00270/REM	Brookvale Cottages, Ratby Road	Approval of reserved matters (access, layout,	Planning Permission

		scale, appearance, landscaping) of outline planning permission 14/00962/OUT for the erection of three dwellings	
17/00699/FUL	Pool House Cottage, Newtown Linford Lane, Groby	Internal alterations to form two dwellings and the erection of rear extension	Planning Permission
17/00700/LBC	Pool House Cottage, Newtown Linford Lane, Groby	Internal alterations to form two dwellings and the erection of rear extension	Internal alterations to form two dwellings and the erection of rear extension
18/00606/TPO	Castell Playing Field, Marina Drive	Works to trees	Application returned

Appendix C: Assessment Area Pro-formas

Location: Area A – Land adjacent to A46 and A50

Date of site visit: 14 May 2018

Land use description	Agricultural	
Adjacent land uses	<ul style="list-style-type: none"> • Agricultural • Strategic Road Network • Residential (Groby) 	
Landscape features (high hedgerows etc)	Medium height hedgerows. Some tree lines. More trees to the south adjacent to the A46. High voltage power lines are very prominent, although outside of Area A.	
Topography	Slopes gently south towards the A46. Steep embankment up to the A46. Overall fairly consistent.	
Can more than one settlement be seen from current position?	<u>Yes</u>	No
Details	Parts of Groby and Anstey. Glenfield – tall buildings beyond pylons.	
Perception of distance to neighbouring settlements	Quite far	
Does the current green wedge have a strong defensible boundary?	<u>Yes</u>	No
Details	A46	
Does an alternative strong defensible boundary exist?	Yes	<u>No</u>
Details	N/A	
Extent of built development within the Green Wedge	Minimal within this section of the green wedge.	
What effects would built development in the green wedge in this location have?	Quite significant. Very visible due to sloping (gently) nature and available vantage points.	
Does this green wedge provide green open space in a predominantly urban environment?	<u>Yes</u>	No

Details	Argue that it is important for both Groby and Anstey.	
Does this green wedge provide recreational opportunities? (including footpaths / cycle ways / bridle paths)	<u>Yes</u>	No
Details	Footpaths	
Can this green wedge be accessed by the public?	<u>Yes</u>	No
Details	Footpaths	
Are the footpaths and bridleways of a good quality? (Signposted, stiles / gates, surface condition etc.)	<u>Yes</u>	No
Details	Signage clear and evident	
Is there any evidence of the level of use on the footpaths / bridleways?	Yes, high level. Footpath erosion evident.	
What visible informal uses are there?	None, primarily farming.	
Could the integrity and quality of the recreational opportunity be maintained if the green wedge boundaries were moved?	Yes	

Location: Area B – North of A50, adjacent to quarry and Sheet Hedge Wood

Date of site visit: 14th May 2018

Land use description	Primarily agricultural. Renewable energy installations – 2 wind turbines.	
Adjacent land uses	Primarily agricultural – residential (Groby) and Strategic Road Network	
Landscape features (high hedgerows etc)	Medium hedgerows. Some mature trees.	
Topography	Slopes down north to south towards area A. Wind turbines are prominent on high point but not invasive. Some lower garage, east west through site.	
Can more than one settlement be seen from current position?	<u>Yes</u>	No
Details	Groby, Anstey, Glenfield – tall block building	
Perception of distance to neighbouring settlements	Medium due to light above other areas, in particular is much more visible than area A	
Does the current green wedge have a strong defensible boundary?	<u>Yes</u>	No
Details	But northern element of Area B less strong Anstey lane is adequate	
Does an alternative strong defensible boundary exist?	Yes	<u>No</u>

Details		
Extent of built development within the Green Wedge	Minimal except infrastructure, wind turbines and farming related, very open feel	
What effects would built development in the green wedge in this location have?	Significant due to topography and levels above surrounding area.	
Does this green wedge provide green open space in a predominantly urban environment?	<u>Yes</u>	<u>No</u>
Details	Overall the area feels more rural and expansive than Area A and further from urban the urban form.	
Does this green wedge provide recreational opportunities? (including footpaths / cycle ways / bridle paths)	<u>Yes</u>	No
Details	Footpaths	
Can this green wedge be accessed by the public?	<u>Yes</u>	No
Details	Footpaths	
Are the footpaths and bridleways of a good quality? (Signposted, stiles / gates, surface condition etc.)	<u>Yes</u>	No
Details	Signposts, some maintenance upheld by farmers for there use (Hard-core)	

Is there any evidence of the level of use on the footpaths / bridleways?	Yes, well trodden/ established.
What visible informal uses are there?	None visible
Could the integrity and quality of the recreational opportunity be maintained if the green wedge boundaries were moved?	<p>Yes, though less so if the southern boundaries were moved.</p> <p>This provide critical assess points from the Borough.</p>

Location: Area C – The Fisheries

Date of site visit: 14th May 2018

Land use description	Open countryside fishery/ponds, some farming to the east.	
Adjacent land uses	Farming to the east.	
Landscape features (high hedgerows etc)	High trees and hedgerows. Quite an enclosed feeling. Wind turbines (from area B)	
Topography	Varied relatively flat centrally. But slopes up to the east, due to water features, some strong localised variants. Telecoms mast in sight to the east.	
Can more than one settlement be seen from current position?	Yes	<u>No</u>
Details	Groby can be seen – much higher than Area C.	
Perception of distance to neighbouring settlements	Far – as more visible.	
Does the current green wedge have a strong defensible boundary?	<u>Yes</u>	No
Details	A50 to south, quarry to the north. East boundary of area less strong.	
Does an alternative strong defensible boundary exist?	Yes	<u>No</u>

Details		
Extent of built development within the Green Wedge	None formally except in location of the ponds/fishery and associated tracks. A50 obvious influence but not visible.	
What effects would built development in the green wedge in this location have?	Less significant on wider green wedge, as it is quite segregated and enclosed but impact would be significant locally.	
Does this green wedge provide green open space in a predominantly urban environment?	<u>Yes</u>	No
Details	For Groby	
Does this green wedge provide recreational opportunities? (including footpaths / cycle ways / bridle paths)	<u>Yes</u>	No
Details	Footpaths, tracks, Dog walkers witnessed.	
Can this green wedge be accessed by the public?	<u>Yes</u>	No
Details	Within certain times via the ponds access (7am to Dusk)	
Are the footpaths and bridleways of a good quality? (Signposted, stiles / gates, surface condition etc.)	<u>Yes</u>	No
Details	Very good – track road.	

Is there any evidence of the level of use on the footpaths / bridleways?	Yes, well maintained.
What visible informal uses are there?	None, but evidence of some tipping.
Could the integrity and quality of the recreational opportunity be maintained if the green wedge boundaries were moved?	Problematic if southern boundary moved out – access from Groby important.

Location: Area D – Land adjacent to A46

Date of site visit: 14th May 2018

Land use description	Section closest to Groby – more formal recreation. Farming elsewhere (other side of the A46)	
Adjacent land uses	Residential and farming	
Landscape features (high hedgerows etc)	Groby side – open views over Groby, some trees boundary/residential high hedgerows. A46 side, high hedgerows and mature trees. Industrial views over Glenfield and large gauge pylons.	
Topography	Flat but slopes down gently towards Glenfield. High up, views over Glenfield and Groby, some undulation	
Can more than one settlement be seen from current position?	<u>Yes</u>	No
Details	Groby, Glenfield	
Perception of distance to neighbouring settlements	Small distance – very visible due to height of area overlooking.	
Does the current green wedge have a strong defensible boundary?	<u>Yes</u>	No
Details	Less strong due to it supporting A46, Groby boundary etc.	
Does an alternative strong defensible boundary exist?	<u>Yes</u>	No

Details	A46, there may be justification for a separate smaller area on Groby side.	
Extent of built development within the Green Wedge	Minimal, some formal recreation related provision on Groby side – car parking. A46 impacts.	
What effects would built development in the green wedge in this location have?	Relative significance due to its prominence and this influence on many surrounding residential areas.	
Does this green wedge provide green open space in a predominantly urban environment?	<u>Yes</u>	No
Details	To the west primary (from Groby) but also mitigates impact of SRN.	
Does this green wedge provide recreational opportunities? (including footpaths / cycle ways / bridle paths)	<u>Yes</u>	No
Details	Public access via footpaths including bridge over A46. Formal recreation space and car parking on Groby side.	
Can this green wedge be accessed by the public?	<u>Yes</u>	No
Details	Footpaths, etc	
Are the footpaths and bridleways of a good quality? (Signposted, stiles / gates, surface condition etc.)	<u>Yes</u>	No
Details	Well signposted, safe access despite A46	

Is there any evidence of the level of use on the footpaths / bridleways?	Normal farm use, well trodden
What visible informal uses are there?	None
Could the integrity and quality of the recreational opportunity be maintained if the green wedge boundaries were moved?	Yes

Location: Area E – South of Sacheverell Way

Date of site visit: 14th May 2018

Land use description	Agricultural	
Adjacent land uses	Agricultural, Residential	
Landscape features (high hedgerows etc)	Low hedgerows, significant sapling planting to edge boundary's (with main roads especially) heavily farmed	
Topography	Largely flat with gentle slope north-west to South-east (towards Glenfield)	
Can more than one settlement be seen from current position?	<u>Yes</u>	No
Details	Groby, Glenfield	
Perception of distance to neighbouring settlements	Good distance – nothing is closely visible. Open aspect, feeling of expansiveness.	
Does the current green wedge have a strong defensible boundary?	<u>Yes</u>	No
Details	A46 – M1, Groby road.	
Does an alternative strong defensible boundary exist?	Yes	<u>No</u>

Details		
Extent of built development within the Green Wedge	None	
What effects would built development in the green wedge in this location have?	Noticeable. This section is probably one of the largest and most open.	
Does this green wedge provide green open space in a predominantly urban environment?	<u>Yes</u>	<u>No</u>
Details	Less open green space, lots of access to large areas of formal countryside.	
Does this green wedge provide recreational opportunities? (including footpaths / cycle ways / bridle paths)	<u>Yes</u>	No
Details	Footpaths and quality accesses are provided.	
Can this green wedge be accessed by the public?	<u>Yes</u>	No
Details	Footpaths/ stiles from main roads.	
Are the footpaths and bridleways of a good quality? (Signposted, stiles / gates, surface condition etc.)	<u>Yes</u>	No
Details	Good quality signage, gates and stiles	

Is there any evidence of the level of use on the footpaths / bridleways?	Yes – well trodden. Witnessed a number of dog walkers
What visible informal uses are there?	None
Could the integrity and quality of the recreational opportunity be maintained if the green wedge boundaries were moved?	No – The key to this area is open expansive nature between M1 and A46 and Groby Road. Many boundaries would undermine this.

Location: Area F – North of Sacheverell Way

Date of site visit: 15th May 2018

Land use description	Countryside. Enclosed fields	
Adjacent land uses	Residential, school, agriculture	
Landscape features (high hedgerows etc)	High hedgerows, fencing and mature trees	
Topography	Flat, with some local sloping	
Can more than one settlement be seen from current position?	<u>Yes</u>	No
Details	Glenfield, Groby	
Perception of distance to neighbouring settlements	Short distance	
Does the current green wedge have a strong defensible boundary?	<u>Yes</u>	No
Details	Sacheverell Way & Groby built form	
Does an alternative strong defensible boundary exist?	Yes	<u>No</u>

Details		
Extent of built development within the Green Wedge	Limited – Cemetery	
What effects would built development in the green wedge in this location have?	Minimal – Very enclosed already and difficult to access. Existing built form already encroaching (Groby) and highly visible	
Does this green wedge provide green open space in a predominantly urban environment?	<u>Yes</u>	No
Details	Important for access for local residents although lots of other opportunities close by as well.	
Does this green wedge provide recreational opportunities? (including footpaths / cycle ways / bridle paths)	<u>Yes</u>	No
Details	High quality footpath although poorly sign posted particularly from cemetery end	
Can this green wedge be accessed by the public?	<u>Yes</u>	<u>No</u>
Details	Footpath to Ratby – limited large portion between Groby and paddocks is private land with no access.	
Are the footpaths and bridleways of a good quality? (Signposted, stiles / gates, surface condition etc.)	<u>Yes</u>	No
Details	Sign posting poor but exists. Footpath well trodden and in good condition. Some informal mowing through paddock area	

Is there any evidence of the level of use on the footpaths / bridleways?	Yes – well trodden
What visible informal uses are there?	None. Much of site overgrown and not maintained.
Could the integrity and quality of the recreational opportunity be maintained if the green wedge boundaries were moved?	Yes. Adjacent areas which provide alternative opportunities. This section of green wedge has a large proportion which is privately owned with no public access, weakening it value

Location: Area G – West of Ratby Road

Date of site visit: 15th May 2018

Land use description	Open countryside primarily recreation and sports fields associated with school.	
Adjacent land uses	Woods. School and recreation beyond	
Landscape features (high hedgerows etc)	High trees and hedgerows to boundary	
Topography	Slopes down north east towards school. Low level pylons through some of the site	
Can more than one settlement be seen from current position?	Yes	<u>No</u>
Details	Only Groby	
Perception of distance to neighbouring settlements	Far. Groby appears far	
Does the current green wedge have a strong defensible boundary?	<u>Yes</u>	No
Details	Woods, Groby, M1	
Does an alternative strong defensible boundary exist?	Yes	<u>No</u>

Details		
Extent of built development within the Green Wedge	Minimal some recreation and residential	
What effects would built development in the green wedge in this location have?	Significant – highly visible to surrounding area.	
Does this green wedge provide green open space in a predominantly urban environment?	<u>Yes</u>	No
Details	Groby to north, Ratby to south	
Does this green wedge provide recreational opportunities? (including footpaths / cycle ways / bridle paths)	<u>Yes</u>	No
Details	Footpaths, Car parking. Gates and Stiles	
Can this green wedge be accessed by the public?	<u>Yes</u>	No
Details	As above	
Are the footpaths and bridleways of a good quality? (Signposted, stiles / gates, surface condition etc.)	<u>Yes</u>	No
Details	As above	

Is there any evidence of the level of use on the footpaths / bridleways?	Yes, well trodden. Observed busy car park and dog walkers
What visible informal uses are there?	None
Could the integrity and quality of the recreational opportunity be maintained if the green wedge boundaries were moved?	Possibly – is large area but no distinctive boundary

Location: Area H – Taverner Drive and north/south of Station Road

Date of site visit: 15th May 2018

Land use description	Open countryside	
Adjacent land uses	Residential	
Landscape features (high hedgerows etc)	Significant pylons through site, mature and tall trees to some boundaries. Stream through site – tall hedgerow and grassland	
Topography	Flat, pylons	
Can more than one settlement be seen from current position?	<u>Yes</u>	No
Details	Kirby Muxloe, Ratby	
Perception of distance to neighbouring settlements	Close by	
Does the current green wedge have a strong defensible boundary?	<u>Yes</u>	No
Details	Rothley brook, M1, Settlement (Ratby)	
Does an alternative strong defensible boundary exist?	Yes	<u>No</u>

Details		
Extent of built development within the Green Wedge	Minimal. Mainly related to land and access management. – One building just south west of footpath.	
What effects would built development in the green wedge in this location have?	Noticeable. Currently provides crucial access to open space for neighbouring population	
Does this green wedge provide green open space in a predominantly urban environment?	<u>Yes</u>	No
Details	Far, Ratby in particular. Some separation provided.	
Does this green wedge provide recreational opportunities? (including footpaths / cycle ways / bridle paths)	<u>Yes</u>	No
Details	Footpaths, cycle etc.	
Can this green wedge be accessed by the public?	<u>Yes</u>	No
Details	Footpaths	
Are the footpaths and bridleways of a good quality? (Signposted, stiles / gates, surface condition etc.)	<u>Yes</u>	No
Details	Stiles, access gates. Footpaths in OK condition though not formal.	

Is there any evidence of the level of use on the footpaths / bridleways?	Yes – Well trodden
What visible informal uses are there?	None
Could the integrity and quality of the recreational opportunity be maintained if the green wedge boundaries were moved?	Possibly, although not if they were moved further south than stream running through site.

Appendix D: Glossary

Ancient Woodland

A woodland that is believed to have existed from at least medieval times.

Archaeological Sites

Archaeological remains are important resources often containing valuable information about the past. They are part of the areas heritage and are of great historic value.

Biodiversity

Encompasses the whole of the natural world and all living things on the planet. It includes plants, animals and micro-organisms which, together, interact in complex ways with the environment to create living ecosystems.

Coalescence

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

Core Strategy

Sets out the long-term spatial vision for the local planning authority's area, the spatial objectives and strategic policies to deliver that vision. The Core Strategy will have the status of a Development Plan Document.

Development Plan Document

Spatial planning documents that are subject to independent examination, and form the Development Plan for a local authority area. They can include a Core Strategy, Site Specific Allocations of land, and other Development Plan Documents, such as generic development control policies. They will all be shown geographically on an adopted Proposals Map. Individual Development Plan Documents or parts of a document can be reviewed independently from other Development Plan Documents.

Green Corridors

Linear sections of habitat which connect other habitat areas at either end or along the way.

Green Infrastructure (GI)

A term encompassing all physical resources and natural systems, including ecological, geological and historical assets.

Historic Landscape Characterisation

Framework to aid our understanding of the landscape as a whole and provide us with an important tool that will contribute to the decision making process especially where issues affecting the landscape, both rural and urban are to be considered. Produced by Leicestershire County Council.

Intervisibility

It is possible to see one settlement from the edge of the other.

Intravisibility

It is possible to see more than one settlement from anyone point in the green wedge.

Issues and Options

The preparation of issues and options papers is the first step in preparing the Local

Plan. They suggest different ways to address the issues facing the borough and help guide the preparation of the Local Plan. All Issues and Options papers are open for public comment before the Preferred Options stage is reached.

Local Plan

The Local Plan is the key document which helps develop the borough of Hinckley & Bosworth, over a 20 year period. It sets out the vision and framework to achieve development, addressing the needs and opportunities of the area. It also guides decisions on whether or not planning applications can be granted.

Sites and Monument Record (SMR)

Detailed records of the known archaeological investigations (sites or events), remains (monuments), find spots, buried deposits, and areas of archaeological potential of various kinds.

Remote Access

The site provides a valuable, visual green space resource to the community along a number of distinct sightlines and at a distance.

Settlement Boundary

Marks the extent of the built up area and the countryside beyond. They are used to prevent the unregulated encroachment of development into the countryside. A settlement boundary is sometimes also known as a village envelope.

Sites of Special Scientific Interest (SSSI)

Sites of Special Scientific Interest (SSSI) are protected by the Statute under the Wildlife and Countryside Act 1981 (as amended) and usually managed by Natural England. Their designation provides protection to features of regional/national biodiversity. There are seven Sites of Special Scientific Interest (SSSI) within the Borough

Site Specific Allocations

Allocations of areas of land for specific purposes (e.g. housing, green wedge or employment land) or for mixed uses or development to be contained in the Local Plan.

Sustainable Urban Drainage System (SUDs)

Sustainable Urban Drainage System is a sequence of management practices and control structures designed to drain surface water in a more sustainable fashion than some conventional techniques