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## **APPENDIX 2B - DESCRIPTION OF DEVELOPMENT, LAND USE SCHEDULE AND BUILDING DIMENSIONS SCHEDULE**

### **NEW LUBBESTHORPE PLANNED NEW COMMUNITY, BLABY**

Outline proposal for:

4,250 dwellings, a mixed use district centre and two mixed use local centres featuring retail, commercial, employment, leisure, health, community and residential uses, non-residential institutions (including secondary school, primary schools and nurseries), a local convenience shop, a Strategic Employment Site of 21 hectares, open spaces and woodlands, new access points and associated facilities and infrastructure (comprising utilities including gas, electricity, water, sewerage and telecommunications, highway improvements and diversion to existing utilities where necessary); and

Detailed access proposals for:

Two new road bridges over the M1 motorway and M69 motorway, and two road access points from Beggar's Lane and new accesses from Meridian Way, Chapel Green/Baines Lane and Leicester Lane.

### **DEVELOPMENT SPECIFICATION**

The proposed development is described below and shown in the following plans.

#### **Plans:**

- (i) Parameters Plan A: PA-A Planning Application Boundary
- (ii) Parameters Plan B: PA-B Land Use Plan
- (iii) Parameters Plan C: PA-C Access Plan
- (iv) Parameters Plan D: PA-D Green Infrastructure
- (v) Parameters Plan E: PA-E Residential Density Plan
- (vi) Parameters Plan F: PA-F Building Heights
- (vii) Parameters Plan G1: PA-G-1 Phase 1
- (viii) Parameters Plan G2: PA-G-2 Phase 2
- (ix) Parameters Plan G3: PA-G-3 Phase 3
- (x) Beggar's Lane Site Access and Hinkley Road Junction Improvements Drawing 208133/74
- (xi) Proposed Bridge Across M1 Cross Section and Link to Meridian Way Drawing 208133/47/B
- (xii) Proposed M69 Bridge Crossing and Site Access/Leicester Lane Junction Improvements Drawing 208133/40/A
- (xiii) Proposed Bridges Across M69 Cross Section Drawing 208133/48/B
- (xiv) Proposed Bus Priority Link Baines Lane Drawing 208133/70



## LAND USE SCHEDULE

Outline planning permission is sought for a planned new community to the west of Leicester on 394 hectares of land consisting of:

- new homes, of a wide range of types and sizes, including affordable homes;
- Strategic Employment Site;
- mixed-use areas;
- schools;
- health centre;
- open space;
- provision for access and movement; and
- associated facilities and infrastructure.

Detailed planning permission is sought for two new motorway bridge crossings and new road accesses from Beggar's Lane, Leicester Lane and Chapel Green/Baines Lane.

The floorspaces are specified in the schedule of development.

## OUTLINE PROPOSALS

### New homes

1. 4,250 dwellings, consisting of:
  - i. detached, semi-detached and terraced houses, townhouses, flats over garages and apartments;
  - ii. up to 5% 1-bed units (of which 100% would be apartments), 25%-30% 2-bed units (of which around a quarter would be apartments and flats over garages), 25% to 30% 3-bed units, 30% to 35% 4-bed units and 5% to 10% 5(or more)-bed units; and
  - iii. 30% affordable housing on-site.

### Strategic Employment Site

2. 21 hectares (net) of land for employment uses comprising:
  - i. 2 hectares of land for Class B1 (Business) office uses;
  - ii. 4.5 hectares of land for Class B1 (Business), Class B2 (General Industry) and Class B8 (Storage and Distribution) uses; and
  - iii. 13.5 hectares of land for Class B8 (Storage and Distribution) uses.

### Mixed-use areas

3. A District Centre, containing a mix of retail, commercial, employment, community, leisure, health, waste bring site and residential uses and the volumes of floorspace specified in the Land Use Schedule.
4. Two smaller Local Centres located at Old Warren Farm and New House Farm, containing a mix of retail, community, leisure and residential uses and the volumes of floorspace specified in the Land Use Schedule and potentially reusing existing buildings where viable and appropriate.
5. A local convenience shop.



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### Schools

6. Land to accommodate a secondary school and associated playing fields and other complementary uses including sixth form facility, police room and community facilities.
7. Land to accommodate two primary schools and associated playing fields and associated nursery facilities.

### Health Centre

8. A health centre, to be operated by an appropriate NHS body, to be accommodated within the district centre, as specified in the Land Use Schedule.

### Open Space

9. Formal open space, extending to 21 hectares accommodating playing fields
10. Informal open space, extending to 166 hectares and accommodating the Deserted Mediaeval Village of Lubbesthorpe Scheduled Ancient Monument, the parkland setting for Enderby Hall, the open setting of Lubbesthorpe Bridle Road, existing and new woodlands, surface water attenuation, allotments, and children's play areas.

### Provision for Access and Movement

11. New bus, pedestrian and cycle only access into Chapel Green, improvements to Baines Lane and the Baines Lane/A47 junction.
12. Bus, pedestrian, cycle and resident access only onto Watergate Lane.
13. Vehicular access from Meridian Way.
14. Two new vehicular access points from Beggar's Lane and improvements to the Beggar's Lane/A47 junction.
15. Vehicular access from Leicester Lane.
16. Provision for internal circulation routes, including provision for a primary street network accommodating movements by pedestrians, cycles, equestrian users, public transport vehicles and private motorised vehicles.

### Associated Facilities and Infrastructure

17. New utilities including gas, electricity, water, sewerage and telecommunications, and diversion to existing utilities where necessary.

### DETAILED PROPOSALS

#### Motorway Bridge Crossings

18. New bridge crossing of the M1 Motorway linking to Meridian Way.
19. New bridge crossing of the M69 Motorway
20. Two new vehicular access points from Beggar's Lane and new vehicular access at Leicester Lane, Meridian Way and Baines Lane.



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### **Access**

As indicated above, the areas where access points would be situated are described on Parameters Plan C: Access Plan.

Detailed drawings are submitted for the location and design of motorway bridge crossings and proposed new junctions with the public highway.

### **Layout**

The approximate locations of uses, access, green infrastructure, are shown in the Parameters Plans.

### **Scale**

The upper and lower limits of the height, width and length of each building are stated in Schedule of Building Dimensions

### **Phasing**

The broad phasing proposals are shown in parameters plans G1, G2 and G3..



**NEW LUBBESTHORPE - SCHEDULE OF DEVELOPMENT**

	Use Class	Size (ha)	Dwellings	Non-residential Floorspace (sqm)	
				Gross External	Gross Internal* <sup>1</sup>
Residential dwellings	C3		up to 4,250		
Strategic Employment Site* <sup>2</sup>	B1	1.9		7,600	
	B2	4.9		19,700	
	B8	14.2		56,700	
District Centre comprising: retail, commercial and community floorspace and residential dwellings* <sup>3</sup>	A1-A5, D1, D2, C3				
Retail - Convenience	A1				3,000
Retail - Comparison	A1				1,230
Financial and Professional Services	A2				500
Restaurants and Cafes etc.	A3/A4/A5				730
Business	B1				2,000
Non-Residential Institutions / Community	D2				1,500
Health Centre	D1				1,200
Residential	C3		165		
Sui Generis (waste management facility)					100
<i>Total District Centre</i>			165	0	10,260



Local Centre 1 comprising retail, commercial, workspace and community floorspace and residential dwellings* <sup>2</sup>	A1-A5, D2, C3				
Retail - Convenience	A1				310
Restaurants and Cafes etc.	A3/A4/A5				310
Flexible Workspace	B1				250
Assembly and Leisure	D2				700
Residential	C3		40		
<i>Total Local Centre 1</i>			40	0	1,570
Local Centre 2 comprising retail, commercial, workspace and community floorspace and residential dwellings* <sup>2</sup>	A1-A5, D2, C3				
Retail - Convenience	A1				310
Restaurants and Cafes etc.	A3/A4/A5				310
Flexible Workspace	B1				250
Assembly and Leisure	D2				700
Residential	C3		40		
<i>Total Local Centre 2</i>			40	0	1,570
Local Convenience Shop	A1				185
Open Space		210			



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Secondary School		10			
Primary School 1		2.5			
Primary School 2		2.0			
Primary Infrastructure Corridor		21			

\*1 Gross Internal Area (GIA) calculated as Gross External Area (GEA) minus 10%. The 10% accounts for external fabric (i.e. walls, cladding) of buildings. Where retail floorspaces are quoted these are for the net sales area only.

\*2 Dwellings delivered as part of the District and Local Centres are included in the overall total figure of 4,250.



**NEW LUBBESTHORPE – SCHEDULE OF BUILDING DIMENSIONS**

<b>Outline Planning Application for 4,250 dwellings and Related Development</b>			
<b>Land Use</b>	<b>Building Depth Range</b>	<b>Building Frontage Length Range</b>	<b>Building Height Range (1)</b>
Residential	5m - 20m	5m - 100m	3m - 12m
Local Convenience Store	5m - 20m	5m - 100m	3m - 12m
District and Local Centres	5m - 50m	6m - 100m	6m - 15m
Employment (Strategic Employment Site)	8m - 50m	10m - 100m	6m - 15m
Secondary School	10m - 100m	20m - 150m	4.5m - 15m
Primary School	8m - 100m	15m - 100m	4.5m - 12m
Health Clinic	8m - 100m	15m - 100m	4.5m - 15m
Waste Management Facility	3m - 10m	5m - 15m	3m - 5m
Note 1: All heights specified are to ridge level, but exclude any point features (e.g. spires)			