

# 187,180 new homes are needed across Leicestershire - here's where many of them could be built

[www.leicestermercury.co.uk](http://www.leicestermercury.co.uk) 25/11/18

Planners are grappling with huge issues which will change every part of the city and county

The number 187,180 is giving council bosses across Leicestershire a big headache at the moment.

It is the number of new homes that need to be built across the city and the county by 2050, according to Government number crunchers who have been poring over population projections.

The figure has been described as 'eye watering' by some senior politicians in the county and disputed by others who say it is impossible to plan so far into the future with any degree of accuracy.

But this is the future amount of housing Whitehall is currently working to, and therefore the one in the minds of planning officers across Leicestershire who have the responsibility of finding land on which to have them built.

The pressing question most people want answering is:

## Where will they all go?

Understandably, residents want to know how their town, village or neighbourhood will be affected by new housing and employment sites.

They want to know what it might mean for the schools near them, what pressure there might be on their nearest hospital or doctor and dentist's surgery, or simply whether the countryside near them will be swallowed up by development.

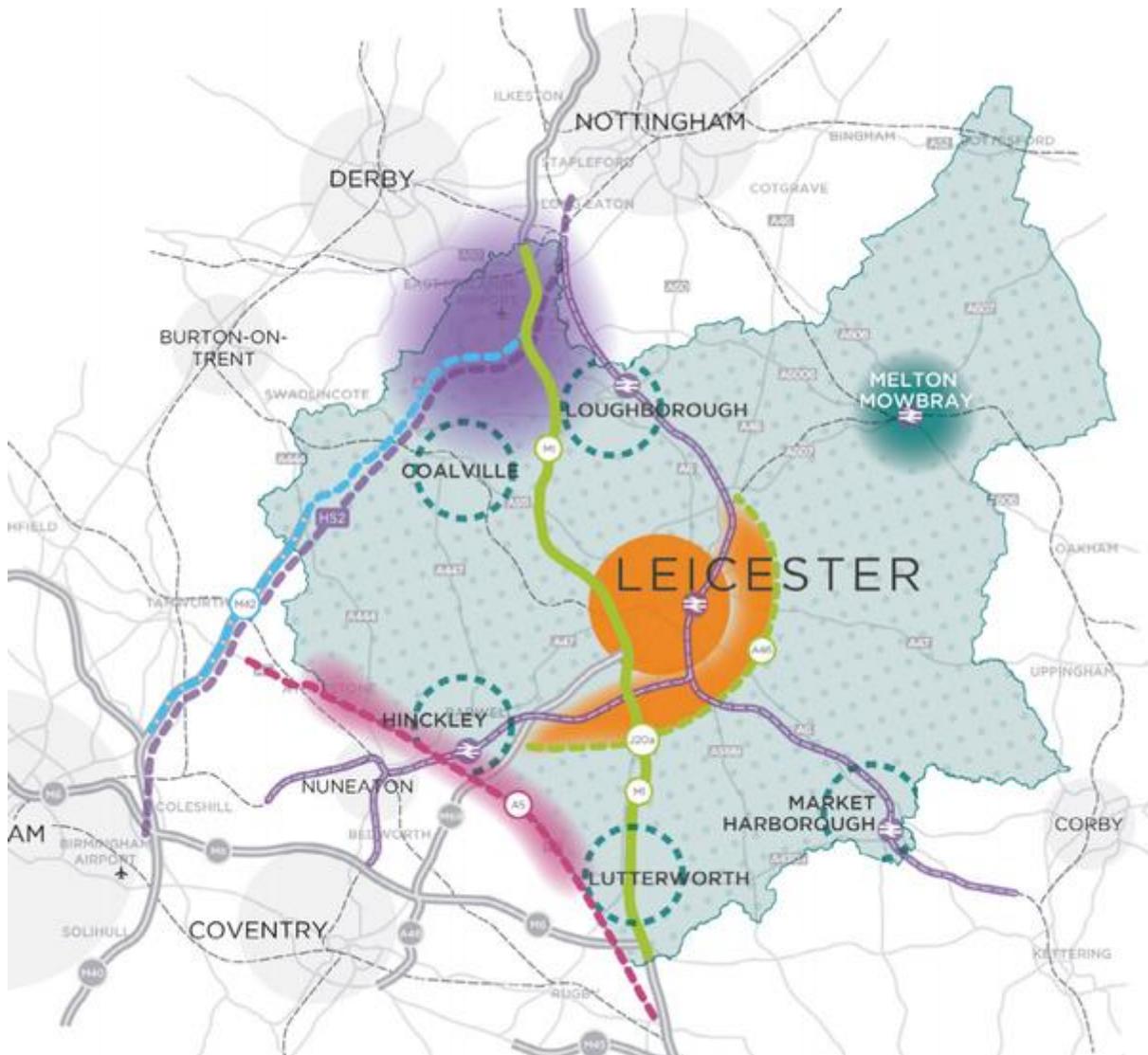


A lot of homes need to be built to house Leicestershire's growing population  
(Image: PA)

The question cannot be answered in full yet as not even the planners have resolved how the need will be met.

And it must be pointed out that as the called the strategic growth plan (SGP) - an overarching blueprint for future development which has been drawn up and which Leicestershire's councils are in now in the process of deciding whether to support - covers a period from 2011, a considerable number of the homes, maybe some 30,000, will have already been built or at least been given planning permission.

Nonetheless, the vast majority are still to come.



The revised strategic growth plan



Map key

Small sites, some previously undeveloped and some brownfield, will become available for development. They will chip away at the formidable total and making an important contribution to it.

But in order to meet the demand, councils are having to prepare for larger, strategic sites across the whole of the county.

Source - Leicestershire Strategic Growth Plan

Some have been written in to councils' long-term planning strategies, known as Local Plans, which aim to best manage the impact of development on the environment, the road and rail network and other services.

## What's planned for **Leicester**?

Notionally, Leicester needs to find land for some 33,840 homes by 2031 and another 10,450 by 2050.

Planners have recognised that it will be hard to accommodate such growth and it is acknowledged that development will have to spill over its boundaries into neighbouring districts.

That said, Leicester City council is working on promoting large housing schemes.



Impression of a typical street scene in Ashton Green

They include the £480 million, 3,000 home Ashton Green development near Beaumont Leys to the north west of the city, where building is already underway.

There are long term plans for a further 2,500 homes on [former industrial land on the banks of the River Soar around Frog Island](#).

The council has also earmarked 270 sites, including parks and sports grounds, for development and is looking for land owners to suggest others as it develops its Local Plan.

## **The Charnwood situation**

The borough is slated to accommodate 20,620 homes by 2031 and 18,890 in the following 20 years.

A large area on the north east edge of Leicester near Thurmaston is set to take some 4,500 with some 1,500 more north just north of Birstall.



Developers are set to build near Garendon Park

In the north of the borough land between Loughborough and Shepshed near the M1 will take some 3,000 homes.

## **And in North West Leicestershire?**

This part of Leicestershire has taken a lot of housing and industrial development in recent years placed to take advantage of its good transport connections to East Midlands Airport, the M1 and M42.

Some politicians now think it's time for eastern and southern Leicestershire to take up some more of the strain.

However North West still figures strongly in planners' long term thinking and nearly 20,000 new homes are estimated to be needed by 2050.

A large chunk of land north of [Coalville](#) earmarked as the Leicestershire International Gateway.

Major road upgrades are proposed there as well as 11,000 new homes.

North West Leicestershire District Council's Local Plan says land north of Grange Road, Hugglescote, should have 3,500 homes with 895 south of Park Lane, Castle Donington and 606 north of Ashby.

## **What about Hinckley and Bosworth?**

According to the revised SGP, the borough needs to find nearly 21,000 new homes up to 2050.

Some 5,000 of those homes could be built along the so-called A5 Improvement Corridor along the road that marks the borough's boundary with Warwickshire.

A proposed new A46 Expressway would loop from Syston, round the east and south of Leicester as a new bypass for the city.

The road, which could cost around £1 billion, would join the M1 at a new junction between Leicester and Lutterworth before continuing on to M69.

It is estimated some 40,000 homes could be built along the new road with some in the borough.

The borough council is currently reviewing its Local Plan which could set out a preference for developing a new village or small town to the west of [Hinckley](#).

## **Blaby's future?**

The SGP suggests Blaby needs to accommodate 7,400 homes up to 2036 and 17,560 in the following 14 years.

At the moment developers are building out the large 4,200 home Lubbethorpe off the M1.

Blaby District Council is promoting another large stand-alone 'garden village' development by the M1 to the west of Countesthorpe.



The proposed Whetstone Pastures site spanning the M1

Overall an area of 1,089 acres, largely farmland, has been earmarked for the 3,500 homes as well as four million square feet of warehousing creating up to 5,000 jobs. The new community would have its own schools, healthcare and shops.

Planning permission has not yet been granted for this development which has been called Whetstone Pastures.

## **Tough choices for Harborough**

This area could potentially be impacted the most by the proposed A46 Expressway as it seeks to accommodate some 27,000 new homes up to 2050.

Planners are leaning towards a 1,500-home development at Airfield Farm on the northern edge of Market Harborough and a strategic development of 1,200 homes north of Scraptoft that would involve relocating a golf course.

Earlier this year, Harborough District Council permitted a 600-home development on farmland at Overstone Park off Kettering Road.



A map of the Lutterworth East site

Leicestershire County Council has entered the mix by proposing to sell 500 acres of Land east of Lutterworth.

Some 2,750 homes could be built on the greenfield site and industrial developments creating 2,500 jobs and County Hall stands to make £30 million.

**And in Oadby and Wigston?**

Like Leicester, the borough is not anticipated to be able to meet the demand for some 7,000 homes by 2050.

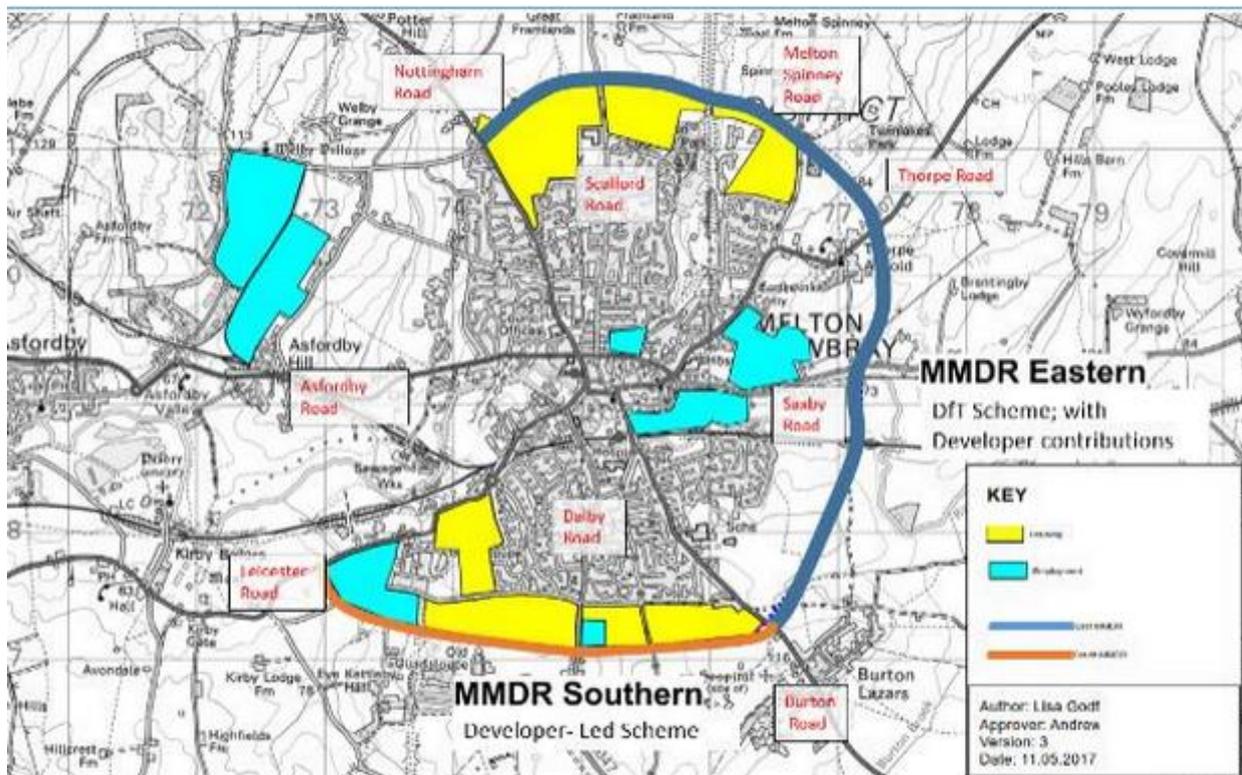
This is because it is a small geographic area which will not be likely to provide large strategic development sites.

## A plan for Melton

The borough is expected to need to find land for some 9,000 homes by 2050.

Developers have proposed a 3,000 home 'garden village' on the site of the Six Hills Golf Course off the A46.

Council bosses are also looking at infill development on the edge of Melton itself when a £50 million by-pass is built to ease the town's traffic congestion.



The route of the Melton distributor road

The scheme will open up a number of potential housing and business sites around the town.

Some 4,500 homes are set to be built by 2036 with 6,000 jobs created in the new industrial areas.