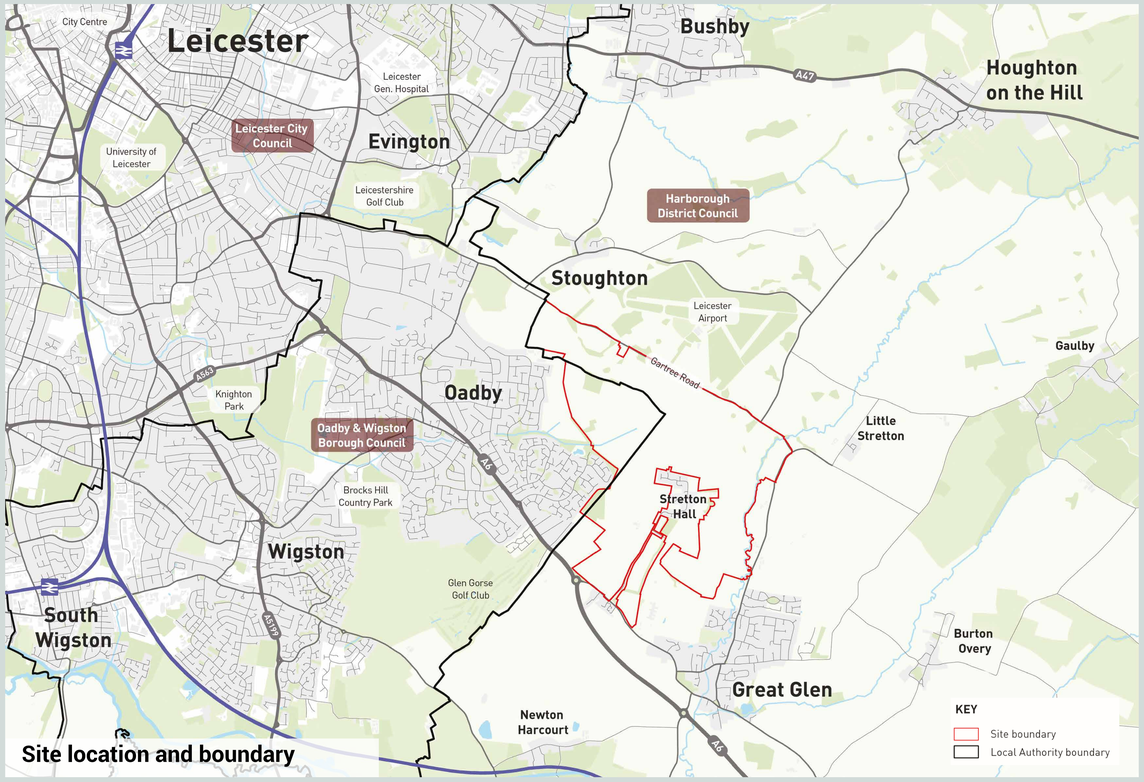
Shaping the Land South of Gartree Road



Site location and boundary

Master Developer Urban&Civic is working in partnership with Homes England, the Government's housing and regeneration agency, to create a new neighbourhood on land south of Gartree Road.

The plan includes approximately 4,000 homes alongside essential community infrastructure including schools, local centres and employment.

Half of the site will be green space including 225 acres of restored parkland and woodland for existing communities and new residents.



Earlier this year, Urban&Civic and Homes England carried out public consultation on proposals for Land South of Gartree Road. This second stage of consultation:

- Explains how the proposals address three key topics of most interest to the local community
- Seeks your views on the more detailed design work ahead of submission of an Outline Planning Application to both local planning authorities

The site, covering approximately 377 hectares (931 acres), sits between Oadby and Great Glen, bounded by Gartree Road to the north, the A6 to the south, and the River Sence corridor to the east.

The site has been identified in the emerging Local Plans of Harborough District Council and Oadby&Wigston Borough Council to help meet housing needs.

Our aim is to work with you to create a sustainable, well-connected neighbourhood that delivers long-term benefits for the area.

Responding to Local Priorities



Illustrative masterplan

Homes at Alconbury Weald

Dollman's Farm local centre, Hollton

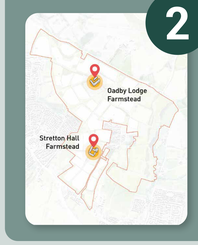
Nature based play spaces at Waterbeach

The masterplan sets out a vision for how new homes and community facilities can be thoughtfully woven into the landscape, creating lasting benefits for both existing communities and the natural environment.

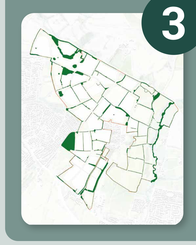
The masterplan is shaped by the following 6 key principles:



1 A network of parks, open spaces and natural areas will run through the development, creating places to walk, cycle, play, relax and enjoy nature. The green spaces will help manage water naturally and support local wildlife.



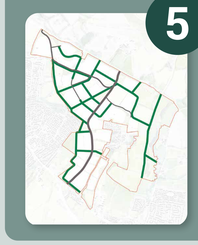
2 The existing farms buildings will become the start of two new local centres.



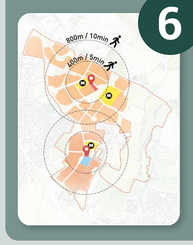
3 Existing hedgerows, trees and woodland will be protected and enhanced.



4 Stretton Magna and the historic landscape will be celebrated and protected.



5 A connected network of streets, walking and cycling routes will make it easy to move around while providing access to the site from both Gartree Road and the A6 via a new primary road.



6 Walkable neighbourhoods will be created, with nearby local centres, employment and schools.

Landscape, Ecology and Biodiversity

People told us they value the area's green spaces, mature trees, hedgerows, watercourses and rural character, and want these to be protected, enhanced and made more accessible.

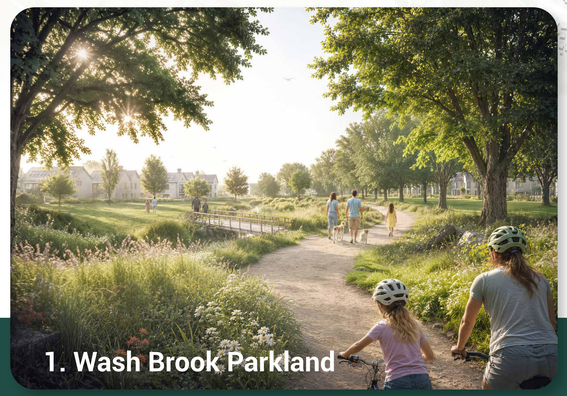
The masterplan uses the existing landscape as its starting point:

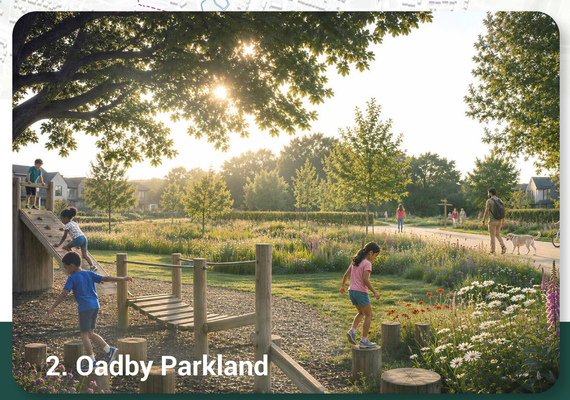
- Restoring watercourses and habitats
- Strengthening woodland and hedgerow links
- Creating a connected network of parks and natural spaces, and weaving walking and cycling routes through the site so existing communities and new residents can enjoy them



Landscape Vision

Below & right: Illustrative images of the proposals

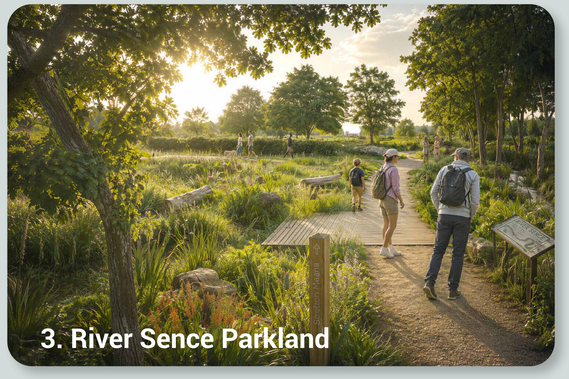




Landscape, Ecology and Biodiversity

The existing site is dominated by arable farmland and modified grasslands, with limited biodiversity. Improving ecology has been a fundamental consideration in shaping the masterplan from the outset.

The masterplan provides a unique opportunity to restore degraded habitats, reconnect fragmented wildlife networks and create new spaces for nature at a landscape scale:



1. Reconnecting Wildlife Across the Landscape

Gaps in hedgerows and woodland will be restored to create connected wildlife corridors, helping species move, feed and breed across the landscape.

2. Creating a Network of Aquatic Habitats

The River Sence, Wash Brook, Tributary of Evington Brook, ponds and wetlands will be restored to support wildlife, improve water quality and strengthen ecosystem resilience. This includes nearly 2km of river habitat, around 1.5km of re-naturalised waterways and 10 new ponds.

3. Reversing Species Decline

The masterplan will help reverse local species decline by creating well-managed habitats for birds, bats, pollinators and amphibians. New trees will be planted and over 30ha of existing woodland enhanced.

4. Growing Enhanced Carbon Storage

Native woodland areas will help create a richer, more resilient landscape for future generations.

5. Safeguarding and Enhancing Local Wildlife Sites

The Local Nature Recovery Strategy and habitat mapping have guided the masterplan's key ecological measures and target species, including plans to protect and enhance the Wash Brook Local Wildlife Site.

6. Restoring Ancient Countryside (Lost Habitats)

Historic ponds, grasslands, hedgerows and other declining habitats will be restored, including reviving species across the site, including the Stretton Magna seedbank. This will help recover ecological features lost through decades of intensive agriculture, including around 40ha of restored grassland.

7. Nature at Every Scale

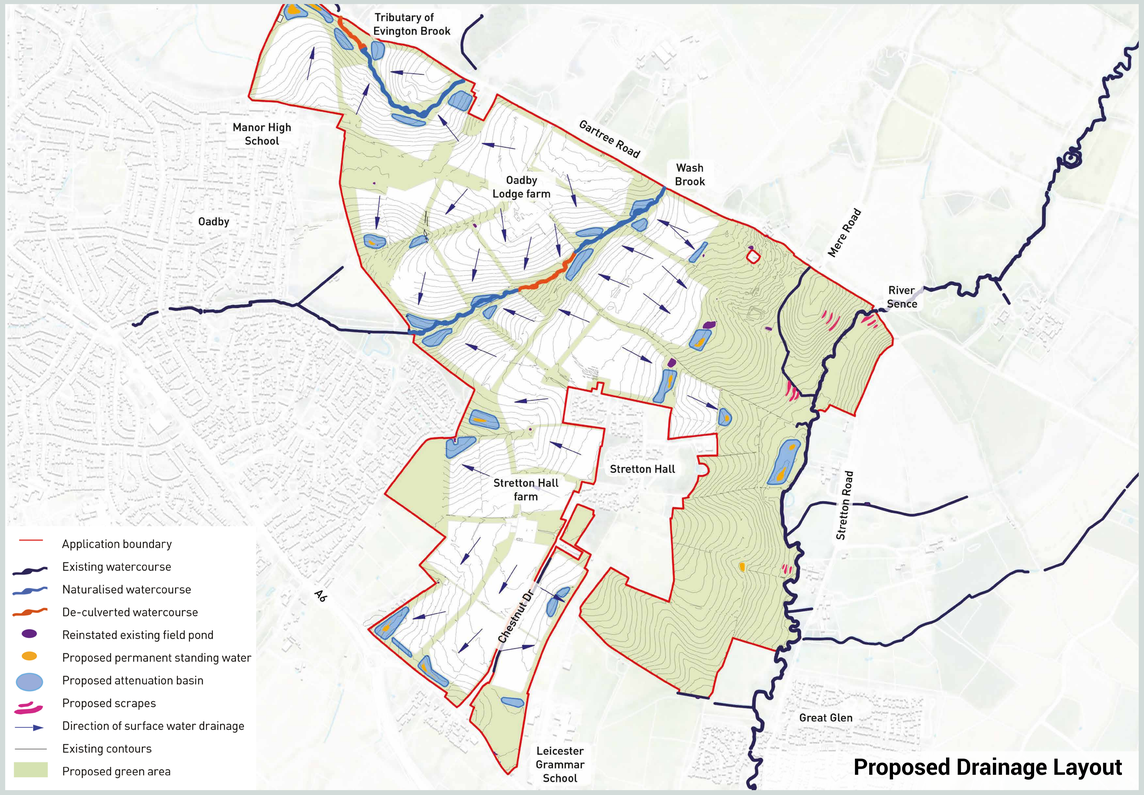
The masterplan sets a landscape-scale vision for nature while planning for individual species in specific locations from the outset, supported by over 120ha of natural and semi-natural open space.

8. Planning for Nature from the Start

Rather than being shaped through piecemeal development, the masterplan has been designed around ecological networks from the outset, creating a connected landscape where habitats and wildlife can thrive.

Urban&Civic | Homes England

Improving Flood Resilience



Proposed Drainage Layout

People told us that flooding, drainage and the impact of new development on downstream communities are major local concerns, particularly in relation to existing watercourses and surface water run-off.

In response, the proposals put water management at the heart of the landscape strategy, using SuDS features, restored watercourses, wetlands, swales and basins to slow, store and manage water on site, while helping to improve flood resilience beyond the site boundary.

The strategy includes:

1. Restoring & enhancing the water environment: The scheme will naturalise watercourses, including deculverting sections of the Wash Brook to improve flow, ecology, and long-term resilience.

2. Reducing runoff compared to today: Post-development surface water discharge will be reduced by 20% against current greenfield rates, with water stored on site and released in a carefully controlled way.

3. Integrated natural flood management: A comprehensive SuDS strategy - incorporating wetlands, swales, basins, and permeable surfaces - will slow, store, and manage water on site, avoiding uncontrolled run-off.

4. Supporting downstream communities: The approach is designed to help reduce flood risk downstream, including in Great Glen, by attenuating flows and improving how water moves through the catchment.

5. Working with regulators and partners: Active discussions are underway with the Lead Local Flood Authority, Environment Agency, Severn Trent, and Trent Rivers Trust - including opportunities to deliver wider catchment improvements, beyond the site boundary.

Transport and Movement

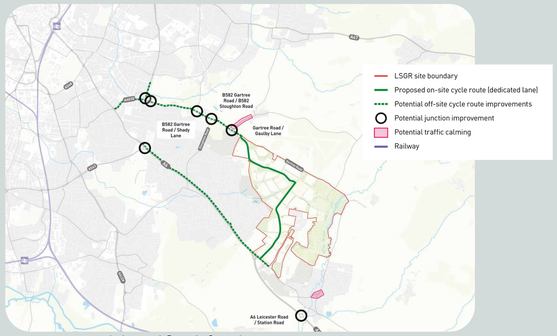


Proposed Transport Layout

Your feedback has helped shape the proposals

Transport was a key theme in consultation. We have advanced transport modelling, tested local junctions and developed a movement and transport strategy, while continuing to work closely with the highways authorities.

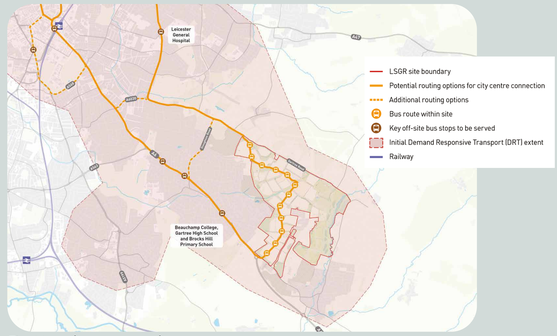
Our transport modelling work and feedback from consultation has highlighted key locations where targeted improvements could help support safer, more sustainable journeys, whilst maintaining the flow of traffic, including potential junction upgrades and enhanced cycle connections along the A6 and on Gartree Road, as illustrated below.



Key areas identified for improvements

Monitor and Manage

Transport patterns will be carefully monitored as the new community grows to ensure the transport network continues to work effectively for residents and existing communities. Regular monitoring will help identify where investments may be needed, with this evidence-led approach allowing transport measures to be reviewed and adapted over time in response to changing travel behaviours, helping to encourage more sustainable journeys, minimise congestion and ensure the right infrastructure is delivered at the right time.



Better bus services

Community Facilities and Local Benefits

Reflecting local feedback, we are working with councils and service providers to shape plans for new schools, local centres and community facilities, including how and when they should be delivered.

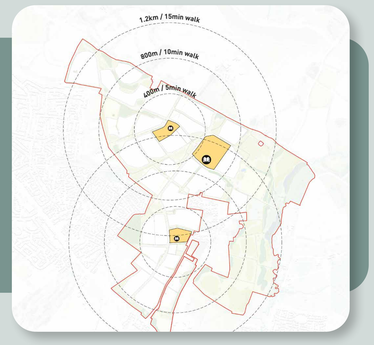
Three New Schools

Proposals include two new primary schools and one new secondary school with post -16 provision.









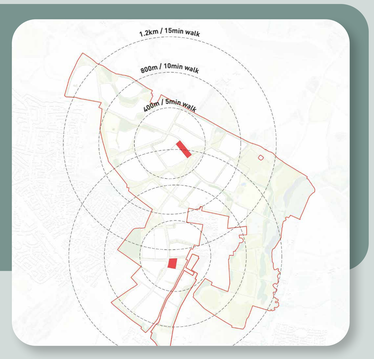
Two New Local Centres

Two local centres are proposed that rework existing farm buildings into mixed-use and clearly defined hubs. They will sit at the heart of walkable neighbourhoods in well-connected locations along the primary or secondary streets.









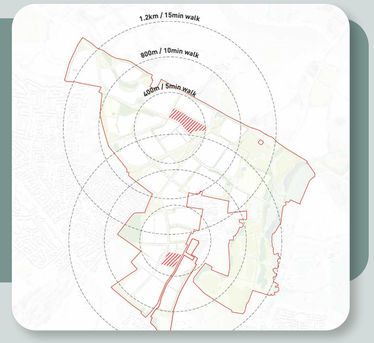
New Jobs

Small scale employment will be provided within and near the two local centres, within walking distance from all homes. Buildings will sit comfortably alongside the existing and reused farm buildings.









Measuring Success Over Time

At land south of Gartree Road, success will be measured by much more than the number of homes delivered. Homes England's Place-Based Indicators provide a framework for understanding whether new development is creating positive outcomes for people, places and the environment, considering factors such as health and wellbeing, access to green space, sustainable travel, economic opportunity, environmental quality and community participation.

Alongside this, Urban&Civic uses a range of measures to assess how successful new communities become over the long term, including how people use parks and public spaces, participation in community activities, access to jobs and learning opportunities, sustainable travel choices, biodiversity improvements and resident satisfaction.

Together, these measures help establish a baseline understanding of local conditions and provide a way of tracking how the development contributes to creating a healthy, well-connected and thriving community for both existing and future residents. This approach reflects a shared commitment by Urban&Civic and Homes England to creating places that deliver lasting social, environmental and economic benefits for generations to come.

Have Your Say

We are particularly interested in your views on:

- The masterplan
- Open space and landscape proposals
- Movement and access strategy
- Community infrastructure
- Any important issues you feel have not yet been addressed

Thank you for your input so far





Children and youth workshops for the proposals for Land at Gartree Road.

What Happens Next?

Your feedback will help shape the final documents before an outline planning application is submitted this summer.

The application will seek permission for around 4,000 homes, alongside employment land, schools, local centres, transport improvements, walking and cycling routes, green spaces, play and sports facilities, drainage, biodiversity areas and supporting utilities.

As the project moves forward, we will continue to seek your views on future detailed planning applications for each area, travel choices, green and leisure spaces, open space management, and how the proposals can deliver benefits for existing communities.

We Want to Hear from You

Please provide feedback on a paper form or online at www.lsgrconsultation.co.uk or using the QR code below.

Get in Touch

Urban&Civic and Homes England are committed to working with existing communities and local partners throughout the lifecycle of the development.

Sign up to our mailing list for updates on future consultations and events

Website
www.lsgrconsultation.co.uk

Find out more about Urban&Civic and our developments elsewhere

Email lsgr@urbanandcivic.com

Find out more about Homes England

Our Track Record

Our Track Record

Urban&Civic

Urban&Civic was created 15 years ago to promote and deliver large-scale, residential-led strategic sites.

From our earliest days, Urban&Civic has sought to do things right and we are proud of the sustainable communities taking shape, the quality of placemaking delivered, and the challenges overcome through shared innovation and passion.

Our approach to stewardship

Urban&Civic takes a long-term stewardship approach, meaning we are committed to the places we create for many years after development.

We focus on creating high-quality places that stand the test of time, with careful planning of green spaces, infrastructure and community facilities. Our aim is to ensure developments are well managed, resilient and sustainable in the long term.

This includes putting in place stewardship arrangements to look after public spaces, landscapes and shared assets. These are designed to ensure places are properly maintained and continue to support healthy, active communities.

Urban&Civic's approach is about long-term investment rather than short-term delivery, helping new neighbourhoods grow into successful, well-cared-for places over time.

Houlton, Rugby

Developed on the site of the former long wave radio station, about a 45 minute drive from land south of Gartree Road, the project will deliver 6,000 homes, alongside significant amenities. The first phase began in 2015 with construction of a link road and around 1,800 homes have now been delivered.

As part of Urban&Civic's infrastructure first ethos, a primary school, a dedicated community space and eatery, The Tuning Fork, were delivered early to help establish a sense of community. There are now over 30 active community groups and the community gardens are a great example of environmental stewardship with 66 active volunteers aged 4 to 87 years old.

The site already boasts 55 acres of habitat and ecology corridors, demonstrating our commitment to environmental quality.

Urban&Civic worked closely with Warwickshire County Council, Homes England and the Department for Education to ensure the new secondary school could open 5 years ahead of the planning requirement, now the most architecturally awarded school in the UK.

Take a look at the Houlton project website

Homes England

Homes England is the Government's housing and regeneration agency. Together with our partners, we're accelerating the pace of housebuilding and regeneration across the country, delivering homes and well-designed places people are proud to live in – for generations to come.

We assemble land, coordinate infrastructure and work closely with local authorities and the private sector to create vibrant, sustainable communities.

Our approach puts good design, access to nature, long-term stewardship and high-quality placemaking at the heart of new developments, ensuring they are resilient, inclusive and shaped for the needs of local people.

Both partners have delivered significant investments in local education and transport infrastructure, building new schools, enhancing accessibility and fostering strong community partnerships.

Tell us what you think the priority is in this area.



Pop-up food event put on for the Wintringham community



Wild Wood play space delivered early in development at Waterbeach



Jobs and skills support at Milton Keynes



Houlton Fun Day, an annual event delivered to support the community



Houlton School, retrofitted from a 100-year old radio station to become a new secondary school



Community day with many of Houlton's 30 community groups set up locally



New employment opportunities through jobs and skills projects at Waterbeach



New sports facilities provided at Houlton, supporting women in sport



Cafe on the lake delivered by U&C to support the community at Waterbeach



Launch of community garden at Alconbury Weald

Land South of Gartree Road

Urban&Civic | Homes England