Land South of Gartree Road

A Guide to the Outline Planning Application

October 2026



Urban&Civic | Homes England

This guide summarises the proposal for Land South of Gartree Road (LSGR), a new sustainable neighbourhood in Leicestershire. The plan includes up to 4,000 new homes, new schools, local centres, employment land, transport improvements and extensive green infrastructure, with around half of the site proposed as green space.

An Outline Planning Application has been prepared by Urban&Civic and Homes England and has been submitted to both Harborough District Council and Oadby & Wigston Borough Council for consideration.

Each Council will undertake its own formal consultation on the application with stakeholders and the public.

This booklet explains the content of the Outline Planning Application, how local feedback has helped shape the plans and what happens next.

It also includes our contact details so you can get in touch with any questions.

How do I comment on the planning application?

You can view the application documents and submit comments through either Harborough District Council or Oadby & Wigston Borough Council's planning portal.

Illustration of Oadby Parkland





Site boundary for Outline Planning Application

Land South of Gartree Road extends to approximately 377 hectares and is located between Oadby and Great Glen. The site extends from Gartree Road in the north towards the A6 in the south and is shaped by important landscape features, including the River Sence and Wash Brook corridors.

The site has been identified as a location for growth through Harborough District Council and Oadby & Wigston Borough Council's emerging Local Plans. It is also part of the Government's New Homes Accelerator programme, recognising its potential to help meet long-term housing needs and deliver significant new infrastructure.

Responding to Community Feedback

Urban&Civic and Homes England have engaged with local communities, elected representatives, councils and technical stakeholders as the plans for LSGR have developed. This has included two key stages of public consultation in April/May and July 2026, alongside ongoing stakeholder meetings, school and youth engagement and discussions with local groups.

The engagement programme has generated strong awareness across a wide geographical area, with feedback received from residents, community groups, local representatives, young people and wider stakeholders.

The feedback received has directly informed the proposals being taken forward through the Outline Planning Application.

Submission of the Outline Planning Application provides a further opportunity for people to comment on the outline plans. Subject to receiving planning permission, consultation will continue on the more detailed applications that would come forward before the delivery of homes, streets, green spaces, schools and community facilities.

Illustration of the River Sence Parkland



6
Public exhibitions with 600 attendees

2
Stages of public consultation in April/May and July 2026

11,400
Printed information distributed to homes and businesses

1,300
Survey responses alongside emails, phone calls and letters

80
Young people involved through schools and youth engagement workshops

Ongoing meetings with councils, parish representatives, community groups and technical consultees

Digital consultation and stakeholder briefings

Project website, mailing list and direct contact routes for questions and updates

Summary of the engagement so far

The Outline Planning Application Documents

The Outline Planning Application is supported by a suite of documents, drawings and technical reports. These explain the development parameters, access arrangements, masterplan principles, infrastructure requirements, environmental effects and mitigation measures.

The documents will be available to read in full on the Harborough District Council and Oadby & Wigston Borough Council planning portals, where comments can also be submitted.

The various documents that form the Outline Application are described briefly below:

Formal Documents

Parameter Plan	The key plan, setting out the broad parameters for the proposed development
Development Specification	Sets out the proposed scale and mix of development, including homes, schools, employment land, local centres, green space and infrastructure
Site-Wide Masterplan & Design Code	Sets the design principles for future detailed applications, helping to ensure design quality across the look and feel of streets, buildings, public spaces, landscape, movement routes and community areas

Supporting Documents

Planning Statement	Provides an overview of the site and proposed development, relevant planning history, as well as evaluating the development against local and national planning policy
Design and Access Statement	Reviews the site context and describes how the design and access evolved as well as setting out key design principles
Arboricultural Impact Assessment	Assesses existing trees and hedgerows on and around the site and explains how they have informed the proposals, including protection, retention and replacement planting where needed
Biodiversity Net Gain Assessment	Sets out how biodiversity will be enhanced and maintained
Construction Traffic Management Plan	Sets out how construction traffic would be managed during the works
Existing Levels Plan	Shows the existing ground levels across the site to help inform the design, drainage and future development areas
Environmental Statement and Mitigation Measures	Identifies and assesses the impacts of the Outline Planning Application on the environment including socio economics, landscape and visual impact assessment, ecology, heritage and archaeology, air quality, noise and vibration, hydrology and drainage, lighting, ground conditions, waste and climate change. Identifies mitigation measures for all impacts
Flood Risk Assessment	Assesses flood risk from rivers, surface water and other sources and explains how the proposals will manage flood risk safely
Health Impact Assessment	Considers how the proposals could affect health and wellbeing, including access to homes, services, green space, active travel and community facilities

Heritage Strategy	Sets out the approach to understanding, protecting and celebrating the area's heritage as the development comes forward
Lighting Assessment	Explains the proposed approach to lighting, including how routes and public spaces can be safely lit while limiting effects on neighbours, wildlife and dark skies
Outline Construction Environmental Management Plan (CEMP)	Outlines how environmental impacts will be managed during the construction phases of the project
Outline Energy and Sustainability Strategy	Outlines how the proposed development will address energy use and promote sustainable practices
Outline Landscape and Ecological Management Plan	Sets out how landscape, habitats and green spaces would be managed and maintained over the long term
Phase 1 Geoenvironmental Desk Study Report	Reviews available information about ground conditions and potential environmental constraints to inform future site investigations and design work
Heritage Impact Assessment	Assesses the potential effects of the proposals on heritage assets and their settings, including how any impacts would be avoided, reduced or managed

Retail & Town Centre Study	Considers the need for shops, services and local centre uses, and assesses how these would relate to existing centres nearby
Statement of Community Involvement	Outlines the public consultation that has taken place to inform the Outline Planning Application
Surface Water Drainage Strategy	Explains how rainwater and surface water would be managed across the site using sustainable drainage features and water-sensitive design
Sustainable Drainage and Foul Water Strategy	Sets out the proposed approach to managing surface water and foul water drainage, including how this infrastructure would be planned alongside development
Transport Assessment and Framework Travel Plan	Explains how transport and movement have been assessed, including access, traffic impacts, walking, cycling, public transport and measures to support more sustainable travel as the development comes forward
Utilities Strategy	Explains how essential utilities such as water, electricity, gas and telecommunications would be planned and delivered to support the new neighbourhood

Where to Start?

The Design and Access Statement, Site-Wide Masterplan and Design Code and Development Specification provide a helpful starting point. They explain the overall proposal, how the site could be developed over time, and the principles that will guide detailed design at future stages.

If you need help finding specific information, please just get in touch using the contact details in this guide.

How do I comment on the planning application?

You can view the application documents and submit comments through either Harborough District Council or Oadby & Wigston Borough Council's planning portal.

What happens now the application is submitted?

Formal consultation - Each Council will run their own formal consultation. This will be your opportunity to comment on the submitted plans directly.

Council review - The plans and all consultation feedback will be reviewed by Harborough District Council and Oadby & Wigston Borough Council, alongside input from Leicestershire County Council, Leicester City Council where relevant, statutory consultees and other stakeholders.

Legal Framework - A framework will be developed to outline the timing and funding of key amenities including schools and green spaces to ensure they are delivered alongside new homes.

Planning Committee decisions – The relevant planning committees will consider the application and decide on the next steps.

Up to **4,000** new homes, including affordable housing

3 new schools, including 2 primary schools

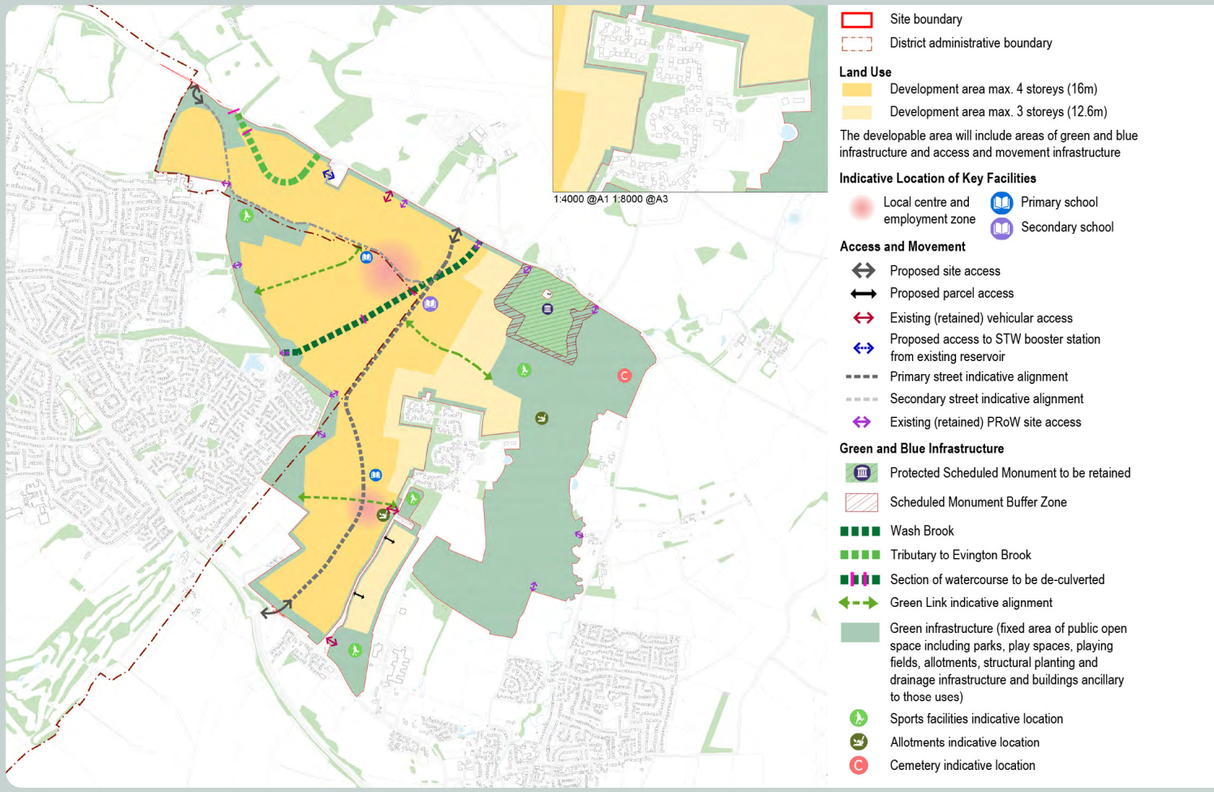
2 local centres for shops and everyday facilities

Employment land to support local economic activity

Around half of the 377 hectare site retained or created as green space, including parkland along the River Sence and Wash Brook

What does the Outline Planning Application include?

The Outline Planning Application will set the framework for how LSGR could come forward over time. It establishes the amount and broad location of development, the principles for movement, landscape, open space and infrastructure and the detailed access arrangements.



Parameter Plan

Landscape-led areas shaped around the River Sence, Wash Brook, existing woodland, hedgerows and wildlife corridors

Restored and enhanced habitats, including wetland areas

New parks, play spaces, sports pitches, allotments & green routes

New walking, wheeling, cycling and public transport connections

Three main points of access, two from Gartree Road, one from London Road

When would building start if the Outline Planning Application is approved?

If approved by the Councils, the Outline Planning Application would establish the overall framework for development.

Further detailed applications would then need to be developed and approved for specific areas - individual housing parcels or buildings, green spaces, schools, local centres and community facilities, with further consultation at each stage.

The first phase is expected to provide around 1,000 homes, the first primary school, a local centre and a network of public open spaces. Subject to the necessary planning approvals, the first homes in this phase could be ready by 2028/29.

A phased approach would be taken to delivery with infrastructure, transport, green space and community facilities brought forward alongside new homes.

The masterplan



We know there are topics that are of most interest to the community. We have highlighted responses to these key topics below, as well as signposting to where you can find out more in the Outline Planning Application documents. The Design and Access Statement provides a helpful summary with more detailed proposals in topic specific papers, as outlined below.

Transport

Transport and movement have been key topics throughout consultation, with residents raising questions about congestion, road safety, access, public transport, walking and cycling links and how the development will connect with surrounding communities.

The Outline Planning Application includes transport and access material explaining how the proposals have been tested, what access points are proposed, and how walking, cycling and public transport will be supported as the neighbourhood grows.

Q How will the site be accessed?

The application includes two main access points from Gartree Road and one from London Road. A new primary route would connect Gartree Road with the A6, helping provide access into the development while supporting new bus, walking and cycling connections.

Q How will public transport be improved?

The proposals include public transport infrastructure, including mobility hubs, bus stops and new services that can grow with the development. The long-term ambition is for a frequent service connecting the site with Leicester city centre and key destinations and a Public Transport Strategy has been submitted as part of the Transport Assessment.

Q How will walking and cycling be supported?

The proposals include new and enhanced walking, wheeling and cycling routes through the site and into the surrounding area. These routes are intended to connect homes with schools, local centres, green spaces, bus stops and existing communities. An Active Travel Strategy has been submitted with the application.

Q How will wider traffic impacts be managed?

Transport modelling has informed the proposals and will guide any highway improvements required to help the network operate safely and effectively. The approach will be monitored and managed over time, with further review as the development comes forward.

Q How will the proposals help reduce reliance on the car?

The neighbourhood is planned around everyday facilities, schools, local centres, public transport and active travel routes, helping make shorter journeys easier without relying on the car.

***i* You can find out further information on this topic in the following documents:**

- **Parameter Plan** - Key access points and routes through the site
- **Site-wide Masterplan and Design Code** – Framework plans illustrating how infrastructure and homes could be arranged and connected across the site
- **Transport Assessment** - Approach to transport on site & wider impacts & mitigation
- **Detailed Access Plans**

Nature and Green Space

How will green space be protected, restored and created?

The proposals are landscape-led, with the masterplan shaped around existing watercourses, woodland, hedgerows and wildlife corridors. These established features will be retained, protected and enhanced wherever possible, with new planting and habitat creation helping to strengthen connections between them.

Around half of the site would remain as green space, including more than 78 hectares of parkland along the River Sence, around 13.5 hectares along the Wash Brook and a substantial green area separating the development from Great Glen. Restoring the Wash Brook, enhancing the River Sence landscape and incorporating wetlands, sustainable drainage features and naturalised watercourses will create a connected network of habitats, support nature recovery and make the landscape more resilient to flooding and climate change.

How will the River Sence and Wash Brook be improved?

The proposals aim to restore the Wash Brook and enhance the wider River Sence landscape. This would support nature recovery, create new habitats, improve public access to green space and help make the landscape more resilient to flooding and climate change.

How will drainage work with nature?

Sustainable drainage features, wetland areas and naturalised watercourses would help manage surface water while creating wildlife habitats and attractive landscape spaces. The approach has been informed by technical work and ongoing discussions with flood groups and statutory bodies.

You can find out further information on this topic in the following documents:

- **Parameter Plan** - Areas of retained and new habitat
- **Site-wide Masterplan and Design Code** - Green and blue infrastructure framework and requirements for design
- **Surface Water Drainage Strategy** – Approach to surface water management for the benefit of the site and neighbouring community
- **Outline Landscape and Ecological Management Plan** – How the landscape will be structured and managed over the long term

Planning for a new community

What is the approach to providing schools?

LSGR will include two new primary schools with early years provision and a secondary school with post-16 provision. The timing of school delivery would be agreed with the education authority and secured through the planning process.

Will there be a new health facility?

The proposals include space for health and community infrastructure to support the new neighbourhood and surrounding communities. The detailed approach, including facilities, funding or phasing, would be agreed with local NHS health partners, councils and relevant providers through the planning process.

What type of homes will be built?

The proposals would deliver up to 4,000 new homes, including market, affordable and older persons' housing. The mix of homes would be developed through the planning process to respond to local needs, with future detailed applications guided by the Site-wide Masterplan and Design Code to help ensure high-quality design.

When will key facilities be delivered?

The timing of key infrastructure such as schools, health provision, parks, transport connections, local centres and community infrastructure will be agreed through the planning process and secured through the legal planning framework to support delivery alongside new homes.

When would building start if the Outline Planning Application is approved?

If the Outline Planning Application is approved, LSGR will come forward in stages over a number of years. More detailed plans would be prepared for homes, streets, green spaces, community facilities and infrastructure. These later stages are known as reserved matters applications, and local consultation would continue as the detailed designs are developed.

You can find out further information on this topic in the following documents:

- **Parameter Plan** – Shows the location of schools
- **Site-wide Masterplan and Design Code** – Framework plans illustrate spatial arrangements and relationships between infrastructure and homes
- **Design and Access Statement** – Placemaking and the integration of new facilities

Find out more

Scan the QR code to ask a question, share feedback or register for updates.

Get in touch

If you would like to receive ongoing updates, speak to the project team, arrange a meeting or find out more, please get in touch using the details below.

You can also visit the project website at **www.lsgrconsultation.co.uk** or email **lsgr@urbanandcivic.com**

Urban&Civic | Homes England