

Ashton Green development update



EDTCE Scrutiny Commission – 8 January 2025

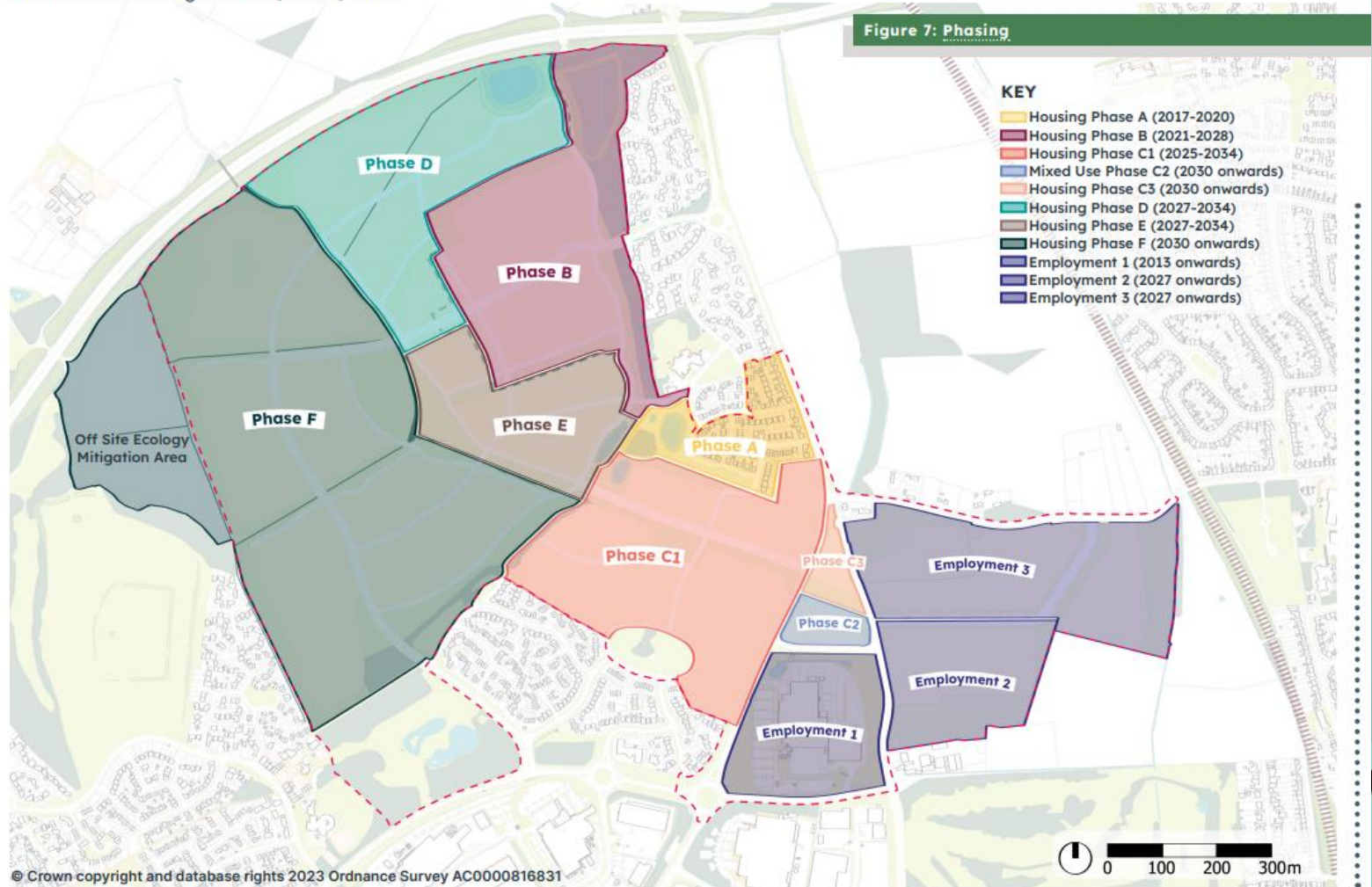
Ashton Green site plan including the proposed eastern expansion



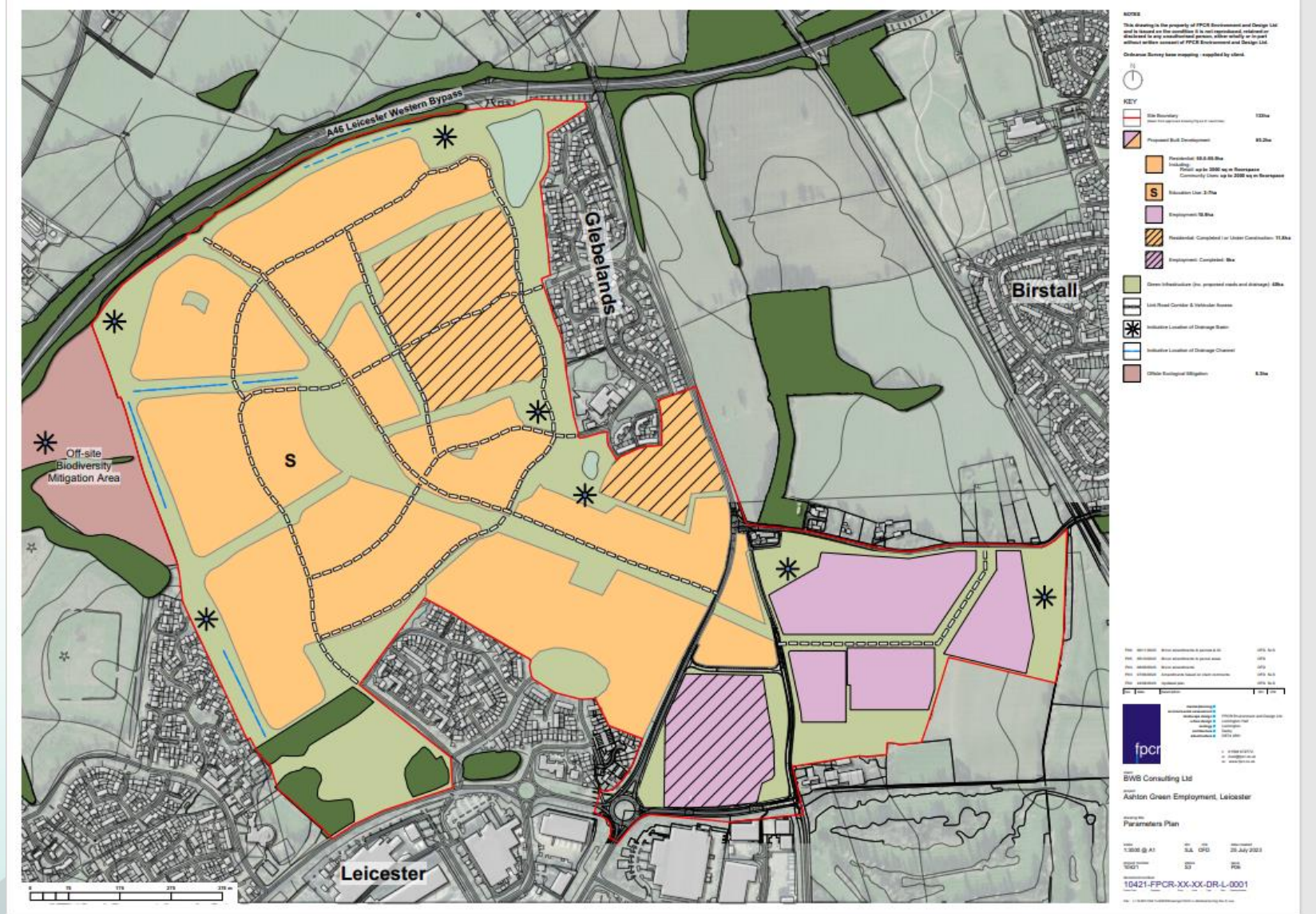
Location map showing Land east of Ashton Green and the Ashton Green development

Ashton Green phasing plan 2024

Ashton Green Design Guide | LCC | 2024



Land use plan 2024



Indicative Masterplan 2024



L:\104021\10421\LANDS\Drawings\10421-FPCR-JOK-JOK-DR-4-0002 P03 Illustrative Masterplan.indd

10421
Ashton Green Employment, Leicester
BWB Consulting Ltd

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FPCR Environment and Design Ltd
10421-FPCR-ZZ-XX-DR-L-0002 P03

Phase A, Morris Homes, Glebelands Park

All 100 dwellings completed by late 2020



Phase B, Tilia Homes, Verdant Rise

162 of 307 dwellings completed to date



Phase B additional photos



Phase B additional photos



Enabling Infrastructure Since 2013

- Major internal spine roads to access housing Phases C, D & E and highway improvements to the eastern employment land.
- A46/Anstey Lane off-site highway works.
- Bennion Road extension (Employment Land Phase E1).
- Cycling, walking, traffic calming and bus interchange improvements
- Phase A enabling works.
- **Circa £25m to date (£16m external funding)**

Main spine roads for Phases C, D & E



A46 / Anstey Lane off-site highway works



Cycling, walking, public transport improvements and other enabling works



Phase C, Morris Homes 440 dwellings on-site from 2025



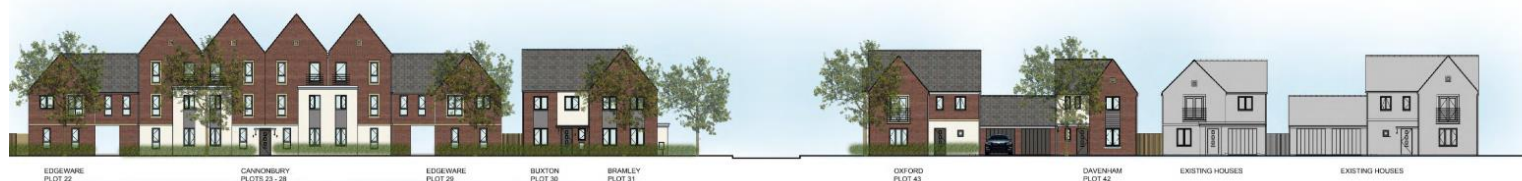
Phase C, Morris Homes draft landscaping plan Oct 2024



Phase C, Morris Homes street scenes examples, Oct 2024



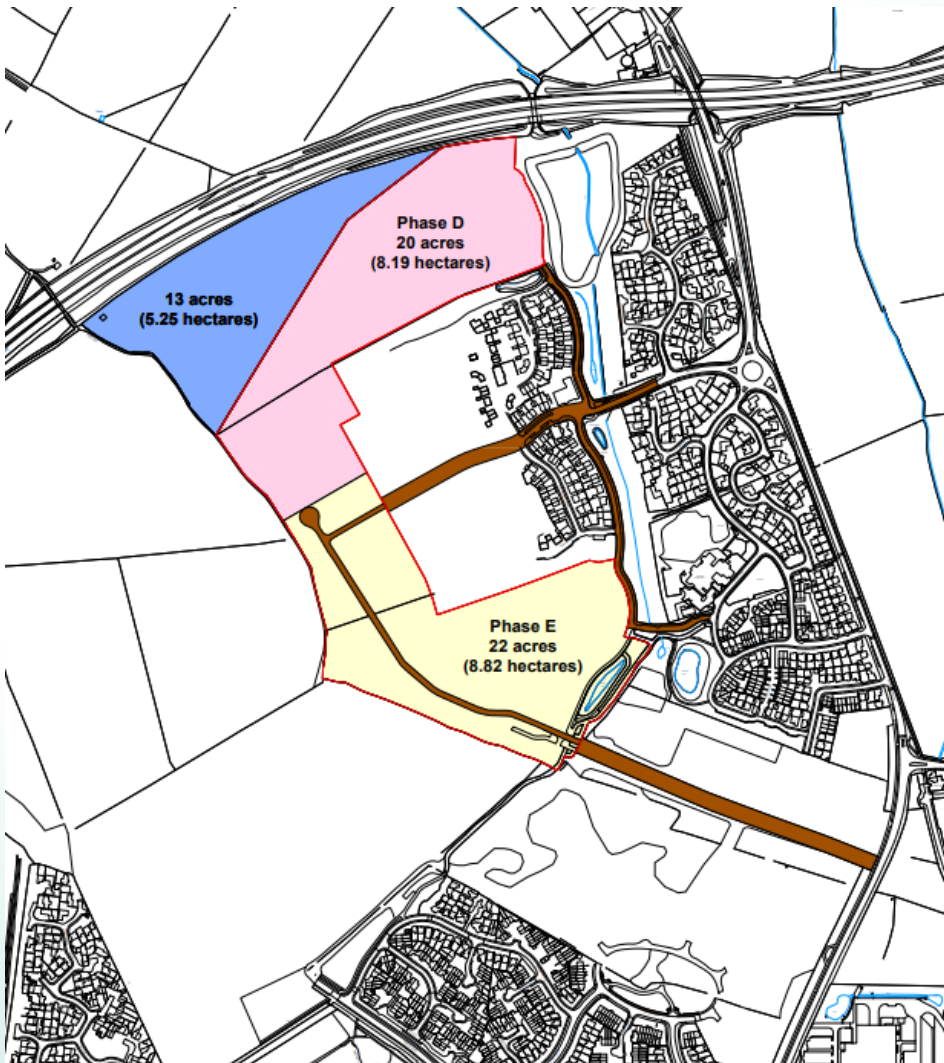
SECTION A - A



SECTION A - A CONTINUED

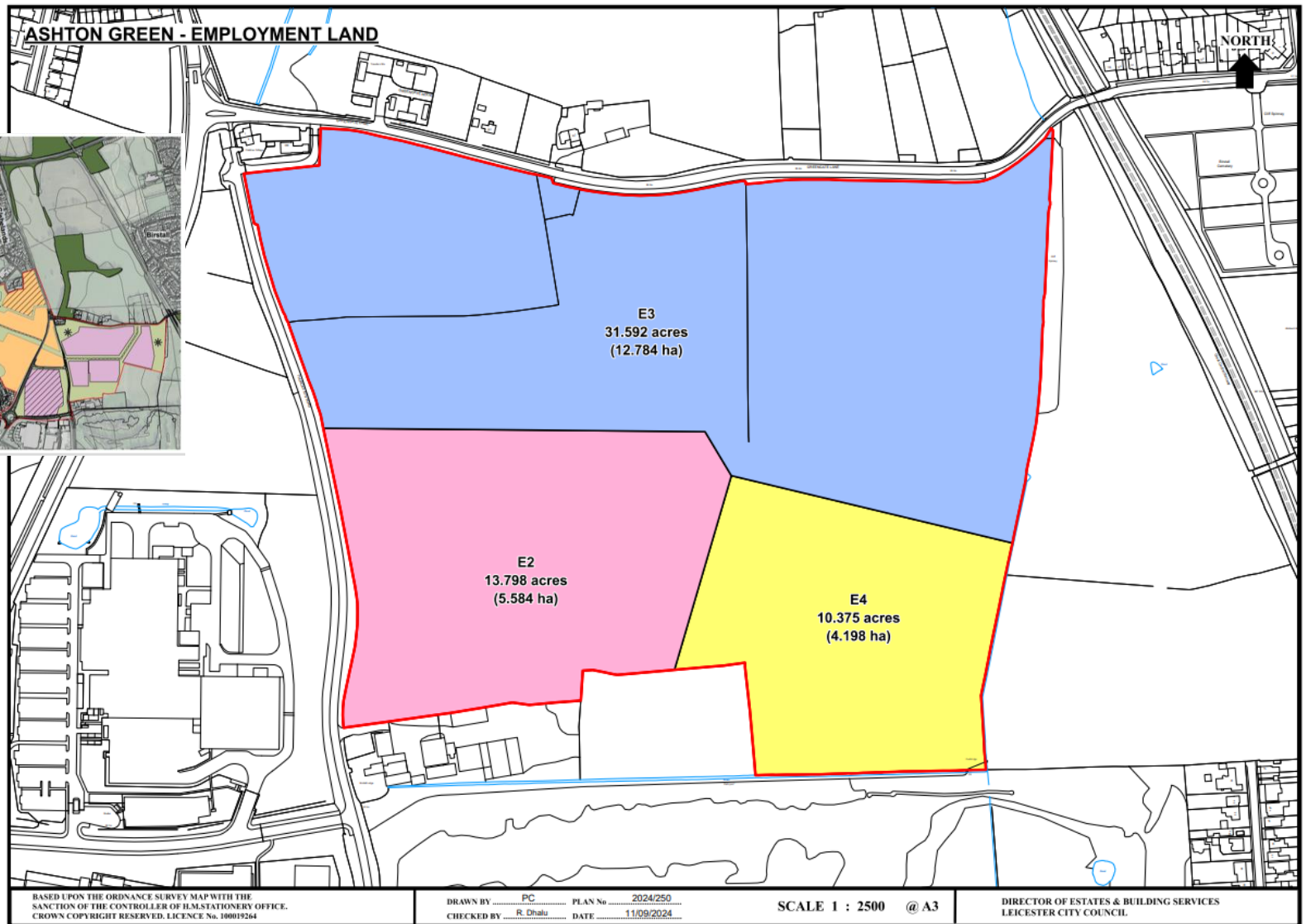


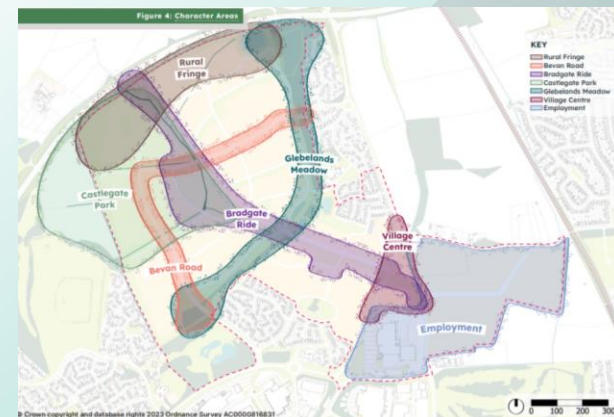
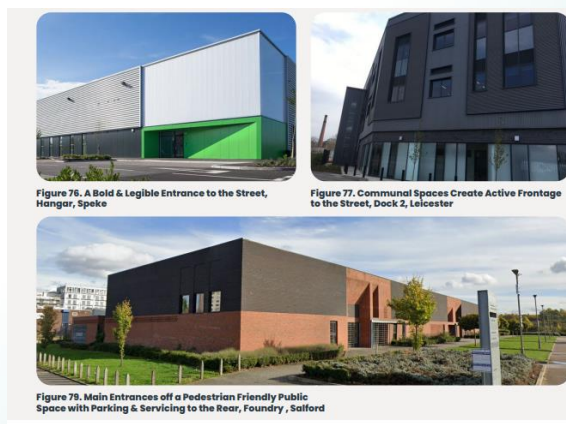
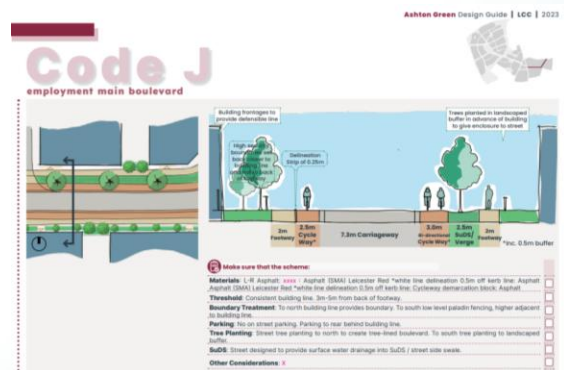
Phases D & E – developer bids Dec 2024



- 22.3 ha gross (55 acres)
- 13.95 ha net (34.5 acres)
- c.525 dwellings (37.6 dph)
- 30% affordable housing

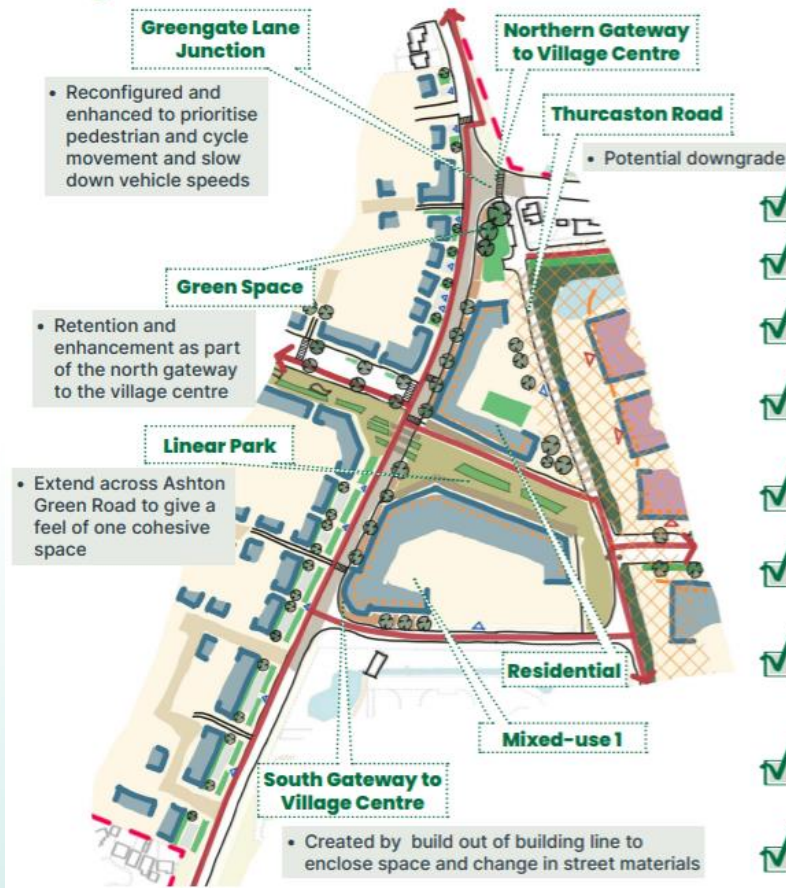
Large scale employment land opportunities





Phases C2 & C3 – future mixed-use commercial village centre

5.3.4. village centre



- ✓ **Tree Planting to Front Gardens** - Create a place, prioritise pedestrians and cyclists and reduce vehicle speeds.
- ✓ **Junctions & Crossings** - Prioritise pedestrian and cycle movement.
- ✓ **Generous Thresholds to Mixed-Use & Commercial** - Provide activity and vitality to the linear park.
- ✓ **Features Within & Along Ashton Green Road** - Create a place, prioritise pedestrians and cyclists and reduce vehicle speeds.
- ✓ **Servicing, Access & Parking** - Located to rear, maximise active frontages along Ashton Green Road and Linear Park.
- ✓ **Shared Space for Cyclists & Pedestrians** - Designs to avoid conflict using signage and cycle parking.
- ✓ **Tree Planting & SuDS Features to East of Ashton Green** - Located as close to carriageway as possible with large tree species to provide street enclosure and assist place-making.
- ✓ **Fully Designed Landscape Scheme** - Incorporate innovative solutions for planting and SuDS features within the easement to the Ashton Green Road frontage.
- ✓ **Crossing Points** - Connecting to adjacent residential development and direct.



- Primary & Secondary Streets
- Tertiary Streets
- HGV Movement (employment)
- HGV Emergency Access (employment)
- Segregated Cycle Route
- Recreational Cycle & Horse Riding Route
- Landscape Green Infrastructure
- Green Edge/ Buffer
- Sensitive Hedgerow & Biodiversity Value
- Wildlife Corridor Biodiversity Value
- Community Orchard/ Garden
- Existing & Potential SuDS Feature
- Future SuDS Feature/ Rain Garden

Land East of Ashton Green

