

New Leicester Local Plan

Summary of responses to Regulation 18 Consultation (Sept to Dec 2020)

Background

Leicester City Council is working on the preparation of a new Local Plan which will set out a vision and objectives for the growth of the city over the next 15 years. It will outline how the council intends to respond to local priorities and how it will meet the social, economic, and environmental challenges and opportunities that face the city.

It will also identify broad locations, the scale and type of development, and the supporting infrastructure that will be required in the city. The Issues and Options consultation stage marked the start of the Local Plan process. The Regulation 18 consultation had been due to commence on 23 March 2020. However, due to the COVID 19 pandemic and consequent lockdowns, it was decided to postpone the consultation by six months.

Methods

The Regulation 18 consultation took place from 14 September 2020 to 7 December 2020. It was undertaken in accordance with the City Council's adopted Statement of Community Involvement (2019) and Addendum (2020). It was made up of the Draft Local Plan, the Strategic Sites document, the Non-Strategic Sites document, the Sustainability Appraisal, and numerous studies and assessments which collectively comprise the Local Plan's evidence base. The following methods were applied:

Method	Purpose	SCI
General Public – Inform, engage and comment		
Consultation Website	Inform, engage and provide formal comments. Allows public and stakeholders to view and comment on draft local plan, proposed site allocations, and supporting documents.	Yes
Leaflets	Leaflets to inform all members of the public living in and around Leicester consultation has started, how they can view documents, provide comments.	Yes
Statutory Leicester Mercury Notice	Informs those with and without access to the internet the consultation has started and how they can view documents.	Yes
Social Media	Inform and engage. Social media channels used were Your Leicester – e Bulletin, Twitter, and Facebook	Yes

<p>Exhibitions/ Display Boards</p> <p>YouTube Presentation</p>	<p>Inform and engage. An online presentation / webinar explaining local plan policies, site allocations, and encouraging people to consult via the consultation hub.</p> <p>Opportunity to engage members of the public who may not normally become involved in local plan consultation. Also ensures consultation complies with SCI requirements.</p>	<p>Yes</p>
<p>Local Plan Documents in Public Buildings</p>	<p>Inform and Comment.</p> <p>Provides opportunity to comment for those without access to the internet.</p> <p>Hard copy of documents and response forms placed in libraries and Customer Service Centres</p>	<p>Yes</p>
<p>Bespoke Arrangement</p>	<p>Inform and Comment.</p> <p>Provides opportunity to view documents and provide comment for those without access to the internet who also experiences difficulties in making written representations, e.g., for reasons of language or visual impairment, or shielding due to Covid -19.</p>	<p>Yes</p>
<p>Stakeholders – Inform</p>		
<p>Letter to Consultees</p>	<p>Statutory duty to inform specific consultees on database. These are consultees who have previously consulted on Local Plan documents and/or have specifically asked to be consulted. It includes business owners, consultants, developers, and individuals.</p>	<p>Yes</p>
<p>Letters/site notices to residents at/near sites</p>	<p>Inform.</p> <p>Provides further specific information to residents likely to be affected by proposed site allocations.</p>	<p>Yes</p>
<p>Letters to site owners</p>	<p>Inform site owners that their site is proposed for allocation, and to invite comment on the local plan</p>	<p>N/A</p>
<p>Stakeholders – Engage</p>		
<p>Residents/interest groups near sites</p>	<p>Opportunity for residents and interest groups to ask specific questions relating to proposed site allocations near them.</p>	<p>Yes</p>

Whole Local Plan Stakeholders	Opportunity for stakeholders to discuss policies and evidence basis for specific themes.	Yes
Scrutiny Commission Boards	Inform and engage Members on the Local Plan.	N/A
Letter to MPs	Inform and Comment	
Stakeholders - opportunity to comment		
Health and Equalities Impact Assessments	A specific meeting with targeted groups used to inform the health impact assessment and equalities impact assessment associated for the whole Local Plan.	N/A
Other		
Equalities monitoring	For equality monitoring purposes	N/A
Policy Telephone/Email	To discuss local plan issues with those that do not have access to internet/libraries. Respond to queries if required.	Yes
District Councils	Provide invitation to discuss issues under duty to cooperate.	Yes

Results

Overall, we have had approximately 3,500 representations on the plan. Some representations were submitted in the form of petitions. The number of comments received on the various Local Plan chapters, their policies, and the proposed site allocations is shown in the sections below.

General comments on plan, consultation, and maps

TOTAL NUMBER OF REPRESENTATIONS GENERAL COMMENTS ON PLAN, CONSULTATION AND MAPS = 103

	Statutory consultee / local government representative	MP	Organisation / business	Individual	Total
General comments on consultation	-	1	9	20	30
General comments on plan	3	1	9	52	64
Development map	-	-	1	2	3
Glossary	-	-	-	1	1
Appendices	-	-	2	3	5

General comments on Regulation 18 public consultation process

- a) Concerns over the consultation process in the middle of pandemic hindering participation – particularly for those without internet access
- b) Consultation should have been deferred/extended/made more flexible due to lockdowns
- c) Meaningful engagement should have been undertaken with disabled people regarding the impact of policies
- d) Local Plan documents are only available in English
- e) Further consultation needed with local communities and particularly with racial minority communities.
- f) Consultation should be conducted with leaders of the deaf community to ensure that this group is not penalised
- g) Concerns that the technologically illiterate are the ones that would benefit the most from the plan and these will be least engaged.
- h) Large files to be downloaded

General comments on Local Plan:

- a) Covid-19 is likely to continue to affect racial minority communities significantly and disproportionately, therefore involvement of BAME communities, in the planning, design and purpose of the Local Plan is fundamental.
- b) The Local Plan should have built-in flexibility to easily amend proposals.
- c) Constituents need to know that their views will be genuinely listened to.
- d) Positive to see policies on good design (landscape and energy efficient housing) and sympathetic infilling – extended to existing properties

- e) More in plan needed to address suburban areas, too much focus on city development
- f) Difficult/impossible to reverse 'character erosion' of areas of the city
- g) Development should be directed towards the areas of lowest flood risk
- h) Policies, site allocations and design should take account of climate change
- i) Safeguard protected species/habitats
- j) Ensure new development has adequate infrastructure to manage waste water/surface water disposal
- k) Contaminated land should be brought back into beneficial use
- l) Ensure that new development does not lead to water quality deterioration but instead provides water quality improvements.
- m) Support for the plan and the actions contained within it
- n) Local Plan needs to be more easily readable and use straightforward language
- o) Improvements to quality of life before development
- p) Stronger support for tackling racism/other forms of discrimination
- q) Couple of comments about supporting the homeless and poorer groups
- r) One comment that there should be more of a focus on gender equality

Local Plan and Planning for the Future White Paper (2020)

- a) As they stand, current proposals for reform in England will not lead to a system fit for the future. Instead, these reforms could: increase nature's decline; fail to integrate nature into people's lives; and undermine the democratic process for local decision-making.
- b) The reforms are aiming to make it easier for people to get involved in planning, so we can be part of shaping the places where we live and work. Yet there will be little regard to balancing the needs and interests of residents, or opportunity for local opinion in the future without changes to the current proposals

Comments on Appendices:

- a) A detailed trajectory should accompany the Plan that sets out expected completion rates by year for each allocation
- b) Appendix 02: Under locally listed assets central Baptist church which is a listed building is not shown
- c) Appendix 02: Should include Secular Hall - 75 Humberstone Gate, Welford Road Cemetery, Victoria Park, and Abbey Park

Chapter 1: Introduction
Chapter 2: A Profile of Leicester: A Spatial Portrait

SUMMARY OF REPS

TOTAL NUMBER OF REPRESENTATIONS INTRODUCTION AND SPATIAL PORTRAIT CHAPTERS = 19

	Statutory Consultee/ Local Government Representative	Organisation / Business	Individual	Total
Introduction	4	1	1	6
Spatial portrait	4	5	4	13

General comments on Introduction:

- a) Greater clarity is needed on 'Leicester Urban Area'

General comments on Spatial Strategy:

- a) Properly separated and connected cycle lanes to outlying areas outside the city should have priority and safe places to store cycles should be accessed next to amenities (Paragraph 2.10)
- b) Rent a bikes and scooters should be easily accessible particularly at the railway station (Paragraph 2.10)
- c) Brownfield sites along the river soar should be enhanced (Paragraph 2.29)
- d) Support for the recognition of the historical distinctiveness and strong sense of place attached to Leicester's various neighbourhoods
- e) Plan details youthful demographics in Leicester however the population of elderly residents is significant
- f) Local Plan fails to acknowledge the significant need for specialist elderly accommodation set out in the Local Housing Need Assessment
- g) Give up to date figures for the number of students at DMU (currently shows 2017/2018)
- h) Specific policy is needed to support business start-ups and retention of graduates

Chapter 3: Vision for Leicester

SUMMARY OF REPS

TOTAL NUMBER OF REPRESENTATIONS ON VISION FOR LEICESTER CHAPTER = 126

	Statutory Consultee/ Local Government Representative	Organisation / Business	Individual	Total
General Comments On Chapter	2	3	7	12
Objectives	4	10	90	104
Policy VL01	-	7	3	10

General comments on chapter

- a) Overall support but, it is important to recognise the role of Leicester as a City in the wider area. Residents of Harborough visit the city to access jobs, services, retail and cultural services, and hospitals and health care
- b) Climate Action Plans need to be integrated into all other policy areas
- c) Vision should make more reference to green spaces and biodiversity
- d) Leicester, Leicestershire and Rutland Clinical Commissioning Groups, Leicestershire Partnership NHS Trust and University Hospitals of Leicester NHS Trust supports the vision as set out. Want to work together with the council to understand in more detail how the local NHS can contribute to its delivery
- e) LCFC supports the overall vision and objectives of the plan. The stadium expansion proposals will make a significant contribution towards achieving the vision for Leicester.
- f) Concerns that sustainable development needs to be better defined in para. 3.3
- g) Vision should acknowledge the limits of the natural world in terms of growth
- h) A definition for 'growth' is needed as this appears to be more economic than environmental.
- i) Support for a vision that is car free and carbon neutral

Comments on Local Plan Objectives

- a) Canal & River Trust supports key objectives and suggests that the waterway has a role to deliver these
- b) Leicester, Leicestershire and Rutland Clinical Commissioning Groups, Leicestershire Partnership NHS Trust and University Hospitals of Leicester NHS Trust state that many of the objectives set out in the plan impact on the wider determinants of health and as a result population health outcomes. We would welcome working together to maximise the opportunity for health and wellbeing
- c) Support for the importance placed on 'the Delivery of new homes'
- d) Need a strong vision for climate change and time frame to address it – this should be central to all policy making
- e) Objective 2 should be changed to set out a clear aspiration to reduce the impact of new development on global warming
- f) Support for economic growth in Objective 2

- g) Overall support for Objective 4 as this can ensure that quality, safe and attractive spaces and facilities are delivered
- h) Overall support for Objective 5 from Historic England and several individuals
- i) Support for Objective 7 from Historic England and several individuals
- j) Historic England suggests rewording Objective 7 to 'Conserve and enhance the identity, character and diversity of the city's townscape as well as its heritage assets and their setting.'
- k) Support for Objective 8 from several stakeholders and individuals
- l) Suggested rewording of Objective 8:
 - i. by the Environment Agency – "Protect, enhance and extend the natural environment including green and blue infrastructure and biodiversity"
 - ii. by Leicestershire & Rutland Wildlife Trust – "Conservation and enhancement of the natural environment and biodiversity"
- m) Natural England support objective 8 overall but concerned that the SEA/SA Report is expected to result in a reduction of biodiversity meaning the target is not met
- n) Support for Objective 9 from Sport England and individuals
- o) A few respondents suggest Objective 9 should have a reference to actively discouraging car use
- p) Support for Objective 10 from some stakeholders and individuals

Comments on Policy VL01 – Presumption in favour of sustainable development

- a) Support for inclusion of policy, which outlines the general approach the Council will take towards decision making and is important for transparency
- b) The Draft Local Plan does refer to the fact that the NPPF encourages LPAs to make use of previously developed or brownfield land as much as possible. However, this is not provided as a standalone statement
- c) Does not support this being repeated from the NPPF into the plan.
- d) Draft policy also introduces slight differences in wording which is unhelpful – section c)
- e) Policy VL01 also fails to note that in NPPF Para 11 d) that is the "policies which are most important for determining the application are out-of-date" rather than just policies are out of date as currently drafted.
- f) Concerns over inconsistencies from repeating the NPPF leads to small but critical differences between national and local policy causing difficulties in interpretation and relative weighting.
- g) Policy presents a positive way to build a better Leicester
- h) (b) is unsatisfactory as the economic, social, and environmental conditions may improve for Leicester yet only benefit a small portion of the population. It must apply 'for all the people' or at least 'for those currently disadvantaged and vulnerable'.

Chapter 4: Strategy for Leicester

SUMMARY OF REPS

TOTAL NUMBER OF REPRESENTATIONS ON STRATEGY FOR LEICESTER CHAPTER = 463

	Statutory Consultee / Local Government Representative	Organisation / Business	MP	Individual	Total
General Comments On Chapter	6	10	-	7	23
Policy SL01	9	28	1	329	364
General Comments On Sites	3	6	1	13	23

General comments on chapter:

- a) Housing capacity in Leicester is thoroughly assessed to ensure that all options are considered to accommodate housing needs within the city as much as possible
- b) Should be made clear that the Strategic Growth Plan is a non-statutory plan and delivery of the vision is dependent on the provision of major infrastructure
- c) Supports the target number of dwellings per annum
- d) Supports the intention to use the latest local housing need figure to inform the next stages of the Local Plan
- e) Supports the emphasis on prioritising the development of brownfield land within the CDA
- f) Support for prioritisation of high-density offices in the city centre
- g) Priority should be meeting housing need in the city and only not met when all options have been exhausted to avoid the amount of unmet need in the districts
- h) Reference should be made to the constraints for delivery and evidence as to how any major infrastructure or mitigation measures would be delivered to facilitate development
- i) Objects to the assumption that all brownfield sites within the CDA are deliverable
- j) Should re-assess demand for offices
- k) Provision for this allocation (Policy SL05) coming forward as part of a more comprehensive development beyond the city
- l) May need to make a contribution for this allocation (Policy SL06) towards the delivery of measures within the Southeast Leicester Transport Strategy Area
- m) Support for the reference to heritage led regeneration within the CDA objectives
- n) SUDs and flood alleviation should be incorporated into developments to support biodiversity
- o) Unacceptable density assumptions have been applied across all 5 strategic sites. Densities need to be reviewed to maximise housing numbers
- p) Allocation of unmet need in the Strategic Growth Plan is unfair and adequate consultation not undertaken. Concerns over transparency as to how Leicester City's unmet need is being allocated.

- q) More flexibility should be given within the Local Plan for the number of houses that may be delivered, including a contingency allowance where necessary
- r) Para. 4.21 should have reference to the importance of blue infrastructure and should mention the very important role that the Grand Union Canal/River Soar Navigation plays as a strategic green/blue infrastructure corridor (Para. 4.21 should include specific references to rivers and waterways to meet with earlier mention of SUDs and water pollution)
- s) Diagram 2 should include the other main rivers in the city, with a key for the river too
- t) Objection to exporting unmet housing need to countryside; the 1,668 figure should be used instead of government's methodology figure of 1,712 dwellings per annum
- u) The HEDNA identifies a need 2,357 units of specialist older persons housing by 2036. 2020 Leicester City Local Housing Needs Assessment identifies a need of 6,098 new units over the 2019-2036 period
- v) Request for more detail on the RAG scores, including methodologies/criteria used to arrive at these scores and whether these are desk-top exercises or physical surveys. Further detail of the site selection process would be useful

Comments on SL01 – Location of Development

- a) Support the focus on the delivery of housing in CDA on the five strategic sites identified and on smaller non- strategic sites in the City. It is important to make the best use of land, including previously developed land
- b) The plans policy largely meets with the annual figures being calculated in accordance with the governments standard methods published in 2018. However, this may need to be changed as the method changes with up-to-date baseline data
- c) Windfall allowance needed to ensure that not double counting extant permissions in the first three years of the trajectory.
- d) Importance for the wording of 'minimum' or 'around x homes' to give more flexibility to figures
- e) Up to date evidence of the amount of employment land and the 'unmet need'.
- f) Need to re-evaluate the employment need based on the impact of Covid-19 and change to use classes
- g) Concerns over the Western Park Golf Course and Land west of Anstey Lane that crosses into the Blaby district. Consideration will be given for both sites under the condition that a comprehensive approach is undertaken with full dialogue.
- h) Support for strong delivery of housing elsewhere in the city and working closely with other partners.
- i) Concerns over whether this policy has maximised the use of land in the boundaries, whether this will be deliverable in the time frame and factored this into the unmet need.
- j) Need for a robust policy for dealing with cumulative and cross boundary impacts of growth
- k) Questions the designation of office and employment land in the city centre attracting better paid jobs, with housing and warehousing being in surrounding districts (lower paid). This land could be freed up for housing development
- l) Highways England express support for the amount of housing that is proposed in the CDA to minimise trip generation
- m) Land off the A46 and Ashton Green allocations will need to consider boundary treatment works and drainage to ensure the structural integrity of the Strategic Road Network is not compromised
- n) Reuse empty shops and brownfield sites for housing
- o) Prioritisation of brownfield sites for housing development/regeneration before allocating greenfield sites.
- p) Support for regular reviewing of brownfield sites and student accommodation, due to working from home
- q) Cites issues to mental health by loss of green space
- r) Allocations should be land which is well located for achieving sustainable development

- s) The remaining 5000sqm of office floorspace is allocated throughout the rest of the City over the plan period - This is very small and would undermine the delivery of Grade A offices
- t) Allocation of Sites 1052 and 1053 is supported in policy SL01 but is contrary to the objectives of para 80 of the NPPF. The policy as currently worded would prejudice the ability of the rest of the City (and local employers) to deliver grade B/A office space
- u) Suggested insertion – Land to the south of Jarvis Streets and North of Great Central Streets for mixed use development, including office development.
- v) Suggested insertion – The allocation of sites for office or residential development within this policy and the plan period will not comprise other office development being granted planning permission on other sustainable sites elsewhere in the City.
- w) Housing densities need to be a lot higher for strategic sites (70dph)
- x) Vital that City seeks every opportunity to deliver SD within its boundaries with allocations of sufficient development sites to meet need
- y) The allocation of non-strategic sites on recreation land and previously developed land will result in an unsustainable loss of open space
- z) Smaller number of dwellings to be proposed for non-strategic sites to make sure that these are more deliverable. This should be around 500-600 dwellings
- aa) Increase in dwellings has a direct impact on local NHS services whether that is primary, hospital or community care
- bb) The large developments outlined in the plan are all in areas where provision of primary care services is already at a maximum and therefore any new demand from new housing developments will require developer contribution to mitigate this. The impact of the further 1,486 new dwellings in other parts of the city will also have an impact on local services, work with the council to understand how this can be mitigated.
- cc) The Council needs to specifically identify a separate housing requirement for specialist elderly accommodation, particularly extra care/housing with care falling into Use Class C2. None of the strategic sites in the policy have been identified to provide specialist housing for the elderly or be extra care/housing with care. Policy doesn't reflect housing needs of elderly and does not accord with paragraph 61 of the NPPF
- dd) Should set out in detail the assessment of the capacity of the CDA and confirm that there is no overlap with existing commitments.
- ee) Concerns over the deliverability of housing in CDA due to brownfield viability and over densification.
- ff) There is a disconnect between planning of transport and development locations, resulting in housing sites where travel is dependent on the car
- gg) All edge-based strategic growth areas need to be strongly linked into city's bus services/cycle lanes and have services which link them directly to key employment and retail sites at the edges of the city
- hh) Concerns about the potential impact of developments on local services and community resources. The City Council must assure residents that their standard of living will not decrease as a result of these developments.
- ii) Half of the allocated land should be used for tree planting and wilding areas
- jj) Need for measures against traffic and pollution changes
- kk) Health Impact Assessments need to be carried out for developments
- ll) Site allocations will have an adverse impact on children's play and development

Comments on strategic site allocations:

- a) Support the allocation of these large sites
- b) Expressing the capacity of these sites as minimums would give some room for potentially higher densities
- c) Support for intention to provide for a range of B class uses. Further clarity needed on an appropriate B class use mix for each site
- d) Actions to support the development of community identity, particularly in the new larger settlements, that maximise opportunities for residents to come together to create community cohesion and support each other

Chapter 5: Housing

SUMMARY OF REPS

TOTAL NUMBER OF REPRESENTATIONS ON HOUSING CHAPTER = 622

	Statutory Consultee/Local Government Representative	Organisation / Business	MP	Individual	Total
General comments on chapter	3	13	1	11	28
Policy Ho01	2	10	-	9	21
Policy Ho02	1	4	-	4	9
Policy Ho03	3	7	-	18	28
Policy Ho04	3	20	2	198	223
Policy Ho05	2	17	-	202	221
Policy Ho06	1	1	-	1	3
Policy Ho07	1	6	-	13	20
Policy Ho08	1	7	1	14	23
Policy Ho09	-	5	-	10	15
Policy Ho10	1	5	-	8	14
Policy Ho11	-	2	-	-	2
Policy Ho12	2	5	-	9	16

General comments on chapter:

- a) Adequate infrastructure to be supported with future housing growth
- b) Specific policy for housing for elderly people needed
- c) Concerns over overdevelopment due to too much housing already

Comments on policies:

- a) Leicester's unmet housing need is exaggerated, and the City Council is required to maximise housing opportunities within the city (Ho01)
- b) Allocations should be spread evenly around the city (Ho01)
- c) Supports policy as it addresses the encouragement of residential development in the Central Development Area (Ho02)
- d) More information required on elements/sectors of Housing Need considered to be unmet (Ho03)
- e) Clarity needed when specialist housing will be delivered (Ho03)
- f) Affordable housing targets are too low (Ho04)
- g) Policy needs to recognise the need for an appropriate mechanism to deliver an affordable product for Build to Rent development (Ho04)

- h) Density targets should be minimum targets and higher density housing is needed (Ho05)
- i) Clarity needed on any forms of housing that are not subject to NDSS requirements (Ho07)
- j) Concerns about overdevelopment of student housing and future provision (Ho08)
- k) Criteria needed for student accommodation that includes sustainable development (Ho08)
- l) Built up terraced areas should be kept for families/first time buyers and should be next to universities (Ho08)
- m) Policy should be extended to 4+ bedroom properties (Ho09)
- n) Gypsy, Traveller, and Travelling Show-people Accommodation Assessment needs to be updated (Ho12)
- o) Welcome provision for travellers in the Local Plan as this group has significantly worse outcomes than other parts of our population (Ho12)
- p) Number of pitches should be higher, both temporary and permanent (Ho12)
- q) Should have equal access to public services as other Leicester residents (Ho12)

Chapter 6: Climate Change

SUMMARY OF REPS

TOTAL NUMBER OF REPRESENTATIONS ON CLIMATE CHANGE CHAPTER = 613

	Statutory Consultee/ Local Government Representative	Organisation / Business	MP	Individual	Total
General comments on chapter	3	21	1	213	238
Policy CCFR01	4	21	-	268	293
Policy CCFR02	2	4	-	52	58
Policy CCFR03	2	9	-	13	24

General comments on chapter:

- a) Chapter policies are not worded strongly enough to address climate change
- b) Policies should require specific standards to be met, for example on energy efficiency and needs specific carbon emission targets
- c) All development on council-owned land to be carbon neutral (at least)
- d) Land allocation for future reservoirs, freight hubs and last-mile hubs
- e) Many respondents expressed support for CALL's response and their alternative local plan
- f) Policy could be strengthened with respect to nature-based solutions for climate change, such as street trees, wetlands and increased habitat connectivity
- g) Stronger policy needed for water and food security, including planting food trees and water harvesting techniques
- h) Support for a stronger enforcement policy for environment to ensure developers act on planning requirements
- i) Encouragement for more renewable energy generation projects.
- j) Loss of open space to development has impacts on climate change as well as wildlife.

Summary of comments on policy CCFR01

- a) Policy should be stronger to reduce carbon footprint and encourage energy efficient housing
- b) All new developments should have a minimum level of renewable energy generation requirement and a clear aim to maximise renewable generation
- c) All existing council housing and commercial spaces should be retrofitted with technologies to reduce the energy demand, including selling excess energy to the National Grid.
- d) Recommend adopting enhanced water efficiency standards (110l/p/d) permitted by NPPG.

Summary of comments on Policy CCFR02

- a) Plan for and allocate areas for wind and solar farms to produce energy for the city and county

Summary of comments on Policy CCFR03

- a) Support the approach to managing flood risk and the expectation that all development will make use of SUDS which deliver multiple benefits.
- b) Promote opportunities to enhance watercourses and access to them for recreational purposes is welcomed.
- c) Concerns that increase in vehicle hardstanding and less garden space increases flood risk. More policy focus needed on this
- d) More trees, ponds and reservoirs should be allocated to allow for a natural barrier to minimising risk of flooding.

Chapter 7: Health and Wellbeing

SUMMARY OF REPS

TOTAL NUMBER OF REPRESENTATIONS ON HEALTH AND WELLBEING CHAPTER = 131

	Statutory Consultee/ Local Government Representative	Organisation / Business	Individual	Total
General comments on chapter	2	5	3	10
Policy HW01	3	12	103	118
Policy HW02	1	2	-	3

General comments on chapter and policies:

- a) Tackle poverty, as children growing up in poverty have the worst health and educational outcomes.
- b) Include a reference to high quality design and innovation (in the design of developments) that promote physical activity and healthy living (HW01).
- c) Active design should be mentioned more in policy (HW01).
- d) Policy should take more account of places of worship as they play an important role in spiritual and mental wellbeing (HW01).
- e) Policy should make specific reference to how the waterway can bring health and wellbeing benefits. This can be achieved by encouraging people to use the towpath for active travel or recreational use (HW01).
- f) A greater emphasis should be placed on increasing the provision of features to enhance biodiversity in the city (HW01).
- g) Support for all schools to have greenspace so children can grow food, take part in regular tree planting and maintenance. Giving all children access to forest schools
- h) Access to nature is important because of mental health crises in wake of lockdown and isolation imposed on students
- i) Support the provisions for access, air quality and open spaces all closely related to climate contained in these policies. However, connection with climate change policies needs to be made more explicit
- j) Support for the planting of fruit trees to promote health and wellbeing
- k) Support for an individual policy that relates to food and water security
- l) Community gardens provides educational benefits and promote community groups
- m) More consideration needed for the strain on health facilities caused by new developments – maintain health capacity
- n) More toilets needed in communities to address health inequalities
- o) The policy and statements on Health Impact Assessments are welcomed (HW02)

Chapter 8: Delivering Quality Places

SUMMARY OF REPS

TOTAL NUMBER OF REPRESENTATIONS ON DELIVERING QUALITY PLACES CHAPTER = 431

	Statutory Consultee/ Local Government Representative	Organisation / Business	MP	Individual	Total
General comments on chapter	3	1	-	7	11
Policy DQP01	4	19	-	151	174
Policy DQP02	2	10	-	16	28
Policy DQP03	1	4	-	5	10
Policy DQP04	2	13	-	146	161
Policy DQP05	1	4	-	2	7
Policy DQP06	-	6	1	6	13
Policy DQP07	1	-	-	2	3
Policy DQP08	1	2	-	1	4
Policy DQP09	1	1	-	3	5
Policy DQP10	1	1	-	-	2
Policy DQP11	-	1	-	6	7

General comments on chapter

- a) Support for the suggested series of SPDs
- b) Support for policies that promote good design and encourage the efficient use of land
- c) Need for a robust policy for underpinning development, including delivery of infrastructure and measures in place
- d) Concerns around the size of new homes built in the city

- e) Major new housing developments should consider the needs of all faith communities and include opportunities to include places of worship and community facilities

Summary of comments on Policy DQP01

- a) Policy needs to be more robust in the provision of public realm infrastructure (e.g., benches, lighting, etc.) to improve local areas
- b) Shops to be designed with active frontages
- c) Support for policy to incorporate 15 minutes or 1km area for accessing services and employment, particularly for an increase in people working from home

Summary of comments on Policy DQP02

- a) Taller buildings should be supported (where appropriate) to ensure efficient use of land with good transport access and help meet the city's housing need
- b) Definition of which areas will be considered suitable for tall development will be useful.
- c) Principles set out are good but lack exemplars and clear design guidance
- d) Zoning approach helps to identify areas in the city suitable for tall buildings
- e) Support for tall residential blocks to incorporate amenity space
- f) Sees the benefit of the production of a tall building SPD, which will include guidance on the impact on heritage assets and local heritage views.

Summary of comments on Policy DQP03

- a) Inclusive design is important for residents of Harborough when accessing employment opportunities and services in Leicester City
- b) There is a need for small complexes of support homes to remain in neighbourhoods which should free up family homes
- c) New development must have built in accessibility or provision for adaptations for people with physical disabilities/long-term health conditions/older people

Summary of comments on Policy DQP04

- a) Support for increased amount of tree planting
- b) Policy should be stronger in encouraging food provision and local growing through allotments and fruit trees
- c) More living/green walls/roofs on buildings and increase in greening the city

Summary of comments on Policy DQP05

- a) Policy criteria 'i' potentially offers opportunities for enhancement within Conservation Areas identified as being at risk on the Heritage at Risk register
- b) Spatial relationships between houses and large gardens are intrinsic to their character and would be affected by infill development

Summary of comments on Policy DQP06

- a) Need management of the impact of new housing developments on existing communities, including local amenities
- b) Concerns that an increase in housing will increase the amount of litter

Summary of comments on Policy DQP07, DQP08

- a) Support for shop frontages that are sympathetic in design to the character of the areas
- b) The policy wording (DQP08) should be modified to allow external security shutters only as a very last resort and where there is a justifiable need

Summary of comments on Policy DQP09, DQP10

- a) Support this policy which would help ensure street clutter is minimised, thereby reducing any impact on heritage assets or their setting

Summary of comments on Policy DQP11

- a) Support for the inclusion of changing facilities and showers to encourage cycling and other mobility
- b) Public toilets should be easily accessible which would encourage more people into the city centre

Chapter 9: Central Development Area (CDA)

SUMMARY OF REPS

TOTAL NUMBER OF REPRESENTATIONS ON CENTRAL DEVELOPMENT AREA CHAPTER = 95

	Statutory Consultee/ Local Government Representative	Organisation / Business	Individual	Total
General comments on chapter	3	5	4	12
Policy CDA01	3	10	29	42
Policy CDA02	-	7	3	10
Policy CDA03	-	7	17	24
Policy CDA04	-	-	1	1
Policy CDA05	-	4	2	6

General comments on chapter

- a) Employment provision only identified in 2-character areas, further clarity needed for Abbey Park + Pioneer Park and Waterside. Unclear whether/or to what extent the other 5-character areas contribute to employment land supply
- b) Concerns supply has not been maximised in the city centre
- c) No robust evidence that the CDA can accommodate 4,900 additional homes over the plan period
- d) Support for Local Plan's emphasis on the Central Development Area

Summary of comments on specific chapter policies (CDA01, CDA02, CDA03, CDA05)

- a) New development needs to be comprehensive and well-coordinated. Support for intention to encourage major development in Central Development Area
- b) Support for heritage-led development as requirement for townscape CAs
- c) Concerns that with more people working from home has impacted on the need for office developments
- d) Support for higher density of commercial and residential development in the CDA
- e) Support for buildings in CDA to maximise use of tree planting/green roof, for carbon neutral buildings, and for new green space
- f) Redevelopment of centre for improved pedestrianisation and cycling.
- g) Concerns raised around redevelopment of train station
- h) Objections to development on St George's Churchyard, due to concerns over increasing issues of parking and lack of green space in the area.
- i) Support for development of high-quality residential uses within New Walk Character Area and no student accommodation
- j) Support for plans to build two new schools to address high demand for school places

Chapter 10: Heritage

SUMMARY OF REPS

TOTAL NUMBER OF REPRESENTATIONS ON HERITAGE CHAPTER = 31

	Statutory Consultee/ Local Government Representative	Organisation / Business	Individual	Total
General comments on chapter	2	3	3	8
Policy HE01	2	9	10	21
Policy HE02	1	-	1	2

General comments on chapter and policies:

- a) The recognition of the importance of Article 4 Directions in safeguarding historic buildings is welcomed
- b) Overall support for more conservation areas across the city
- c) Supports for explicit reference to the importance of street patterns, size, design, and scale and building materials and views in determining the suitability of a development.
- d) Support for the stricter criteria for demolition in Conservation Areas
- e) Support for actions the council has outlined in the 2020 Leicester Heritage at Risk Register to safeguard heritage assets at risk and encourage long-term conservation
- f) Should encourage energy upgrading of historic buildings by measures consistent with maintaining their special interest and in line with established best practice

Chapter 11: Culture & Tourism

SUMMARY OF REPS

TOTAL NUMBER OF REPRESENTATIONS ON CULTURE & TOURISM CHAPTER = 48

	Statutory Consultee	Organisation / Business	MP	Individual	Total
General comments on chapter	2	5	0	5	12
Policy CT01	0	1	0	2	3
Policy CT02	0	8	1	13	22
Policy CT03	0	2	0	1	3
Policy CT04	1	0	0	3	4
Policy CT05	0	2	0	2	4

Summary of comments on Policy CT01

- a) Support for strategic development to encourage people to remain within the city for various recreation and leisure pursuits.

Summary of comments on Policy CT02

- a) Local Plan to include a reference to those assets which have been listed as Assets of Community Value
- b) Support for use of empty buildings to create community spaces for work, learning and leisure. These should be let out to community groups including the elderly, youth groups and special interest groups.
- c) Additional ice-skating rinks, spas, and swimming pools should be supplied for residential amenity
- d) Encourage/enable free to use or inexpensive use of spaces for arts groups or individuals to develop work. Should target young people who do not have the capital to rent places

Summary of comments on Policy CT04

- a) Revisit national Rail Museum at Leicester North and restart negotiations with HLF

Summary of comments on Policy CT05

- a) Very little reference to places of worship in the whole Local Plan.
- b) The policy states that places of worship will be allowed if converting existing buildings in certain cases, but does not allow for new builds
- c) New places of worship should be encouraged to promote public transport access, to reduce excess car use/applications for new car parks

Chapter 12: Employment

SUMMARY OF REPS

TOTAL NUMBER OF REPRESENTATIONS ON EMPLOYMENT CHAPTER = 53

	Statutory Consultee/Local Government Representative	Organisation / Business	MP	Individual	Total
General comments on chapter	7	8	-	10	25
Policy E01	1	3	1	1	6
Policy E02	1	-	-	-	1
Policy E03	-	3	-	2	5
Policy E04	2	-	-	2	4
Policy E05	1	1	1		3
Policy E06	1	-	-	-	1
Policy E07	1	4	1	6	12
Policy E08	-	-	-	-	0

General comments on chapter and policies

- a) Support the delivery of offices being a top priority for the City Centre, and the proposal to deliver new employment land at strategic and local sites
- b) Support the broad strategy for delivering employment growth whilst recognising the role played by the wider Functional Economic Market Area (FEMA)
- c) Employment policy should consider the change of use class orders that were introduced in September 2020 and gather evidence to assess the impacts of changes on overall employment need
- d) Chapter will need to be reviewed in light of Covid 19, particularly the office space (around the train station) and more people working from home
- e) New developments should have local access to employment opportunities
- f) The city needs more quality business sites, to attract investment and boost local jobs and growth
- g) Support for the regeneration and investment into Pioneer Park
- h) Seeks that more investment into hi tech industry can retain more young professionals
- i) Support for the development/regeneration in the Highfields/Spinney Hills/textiles area which would contribute to more opportunities for employment and investment and reinforce the value of the textile industry in the area
- j) The actions to create local jobs are welcome as this is a large contributor to people's health and wellbeing
- k) Support for policy to reference green businesses and environmental businesses
- l) Policy to support small businesses and local communities. Important to procure things from local sources

Chapter 13: Town Centre and Retail

SUMMARY OF REPS

TOTAL NUMBER OF REPRESENTATIONS ON TOWN CENTRE AND RETAIL CHAPTER = 89

	Statutory Consultee	Organisation / Business	MP	Individual	Total
General comments on chapter	3	5	-	13	21
Policy TCR01	1	4	-	5	10
Policy TCR02	-	1	-	-	1
Policy TCR03	4	5	1	25	35
Policy TCR04	1	1	-	5	7
Policy TCR05	1	2	1	1	5
Policy TCR06	-	3	-	5	8
Policy TCR07	-	1	-	1	2
Policy TCR08	-	2	-	-	2
Policy TCR09	-	-	-	-	-

General comments on chapter and policies:

- a) Need to consider potential long-term impacts of COVID-19 pandemic along with recent changes to permitted development rights and the Use Classes Order
- b) Support for a new retail study to be included
- c) Support for disused industrial land and retail in the city to be converted to residential land
- d) Empty shops within the city centre to be converted to residential or to be brought back into a commercial use
- e) Support for the prioritisation of local small retail businesses over attracting large chain retailers
- f) Supports the retail hierarchy & the objectives of the Council to ensure that the city centre continues to be a subregional centre
- g) Development should be in the city centre and not Fosse Park
- h) Overall support for Retail Impact Assessments
- i) Supports principles of uses in policy TCR03, including the office development
- j) Important to conserve and enhance Leicester's historic old town (TCR03)
- k) Safety should be a priority with surveillance improvements made in the city centre, particularly for night-time activities
- l) Policy should enhance the public realm, including more planting, water features etc and have higher levels of cleanliness. Integration between shopping centre and old town desired
- m) Policy to support family attractions in the city centre (TCR03)
- n) Should be buying and doing up disused buildings to create an even spread of commercial uses across the central shopping core (TCR04)
- o) Support for vitality and viability of local shops in district/local retail centres

- p) Stronger policy needed with presumption against further food and drink on ground of over concentration. Evington Road cited as one particular area (TCR06)
- q) Policy should ensure that adequate waste facilities provided for food and drink uses (TCR06)
- r) Consider impact of out-of-centre retail/commercial/leisure development on shopping centres

Chapter 14: Open Space, Sports, and Recreation

SUMMARY OF REPS

TOTAL NUMBER OF REPRESENTATIONS ON OPEN SPACE, SPORTS, AND RECREATION CHAPTER = 384

	Statutory Consultee/ Local Government Representative	Organisation / Business	MP	Individual	Total
General comments on chapter	2	9	-	12	23
Policy OSSR01	4	6	-	48	59
Policy OSSR02	-	7	1	55	64
Policy OSSR03	1	13	1	181	197
Policy OSSR04	1	3	-	4	8
Policy OSSR05	1	2	-	5	8
Policy OSSR06	2	3	-	2	7
Policy OSSR07	2	7	-	14	23

General comments on chapter:

- a) The Leicester/Scraptoft/Bushby Green Wedge is not shown and should be added.
- b) Review needed of the Playing Pitch Strategy
- c) Canal & River Trust as the owner, operator, and Navigation Authority for the Grand Union Canal/River Soar Navigation.
- d) Supports maintenance of a network of green space for ecology, sport recreation, health and wellbeing extending throughout and beyond the city limits
- e) Consideration should be given to showing some of the city's river tributaries in diagram 15.
- f) Need to protect and enhance green spaces, whilst proactively seeking to rectify demonstrable open space deficiencies
- g) Specific policies needed for the increase of cemeteries/burial grounds to meet capacity, which should be consulted with faith communities.
- h) Rally Park to be improved for safety and make this a more inviting place
- i) Local Plan should ensure all schools have a dedicated area of greenspace, some of which are dedicated to tree planting, and opportunities to partake in programmes such as forest schools

Comments on Policy OSSR01:

- a) Diagram 15 should take account of the proposed development allocations in the plan
- b) Local Plan fails to protect key green wedges
- c) Severn Trent Water recommend including a bullet point in the policy that states: "Flood alleviation schemes within green wedges will generally be supported provided they do not result in a detrimental impact on the primary function of the green wedge"
- d) Concerns that the North of the city is particularly affected by green wedge loss.

- e) More focus needed within the policy to enhance biodiversity
- f) Provides benefits to mental health, so greenspaces should be revised thinking about Covid and positive mental health.

Comments on Policies OSSR02, OSSR03, OSSR04, OSSR05:

- a) Where necessary, appropriate planning designations and legal instruments to be brought forward to ensure that the future of the above identified areas are protected in perpetuity (not a planning matter) (OSSR02)
- b) Any greenspace taken for development should be replaced by equal quantity/quality greenspace (OSSR02)
- c) Green spaces should be maintained and extended, as they have become vital in the current pandemic, and are a vital resource for physical and mental health (OSSR02)
- d) In (a), it is unclear who decides if space is surplus to requirements, how 'surplus' is defined, what criteria is to be used, or what developments will be permitted (OSSR02)
- e) Distance to parks should be kept to a minimum to allow easy access for all, including the elderly and young children that require these locally (OSSR02)
- f) Comments that the loss of green space will be irreplaceable and should instead keep the land for carbon sinks and renewable energy (OSSR02)
- g) Support for higher density housing in the city to help avoid loss of green space (OSSR02)
- h) More proactive approach needed to designation of parks in the interest of access to open space (OSSR03)
- i) At least 50% of any development on greenfield sites to be left undeveloped and planted with at least 70% tree cover (half of them food trees) and given ponds and public access (OSSR03)
- j) Consideration should be given to creating new publicly accessible green spaces in deprived areas (OSSR03)
- k) Policy should be linked to green infrastructure and net gain and biodiversity policies (OSSR03)
- l) Policy should discourage floodlighting and lighting of signs, buildings, sports grounds, and other areas at night-time (OSSR04)
- m) Supports the policy to give grass roots sports clubs space, for clubs to grow and suggests the use of natural materials in the pitches. Planting of climate tolerant shade trees beneficial around pitches (OSSR05)
- n) Outdoor sporting facilities should be integrated into local communities for developing local talent and promote health and wellbeing (OSSR05)
- o) The process by which the acceptability of built sports facilities outside town centres is determined needs to be transparent, demonstrating that all suitable avenues have been pursued (OSSR06)
- p) The plan lacks support for some sports, including swimming, athletics, gymnastics, and ice facilities, etc. (OSSR06)
- q) Increase canal/river-based leisure facilities and mooring options to boost tourism (OSSR07)
- r) Utilising the waterway as a transport method, including the movement of freight (OSSR07)

Chapter 15: The Natural Environment

SUMMARY OF REPS

TOTAL NUMBER OF REPRESENTATIONS ON NATURAL ENVIRONMENT CHAPTER = 273

	Statutory Consultee/ Local Government Representative	Organisation / Business	MP	Individual	Total
General comments on chapter	3	10	-	49	62
Policy NE01	1	5	-	31	37
Policy NE02	2	8	1	15	25
Policy NE03	1	9	-	127	137
Policy NE04	1	3	-	6	10

General comments on chapter:

- a) Support for the overall strategy for the natural environment and recognition of the multiple functions/ benefits that the City's green infrastructure network can fulfil
- b) Policy should reference GI & Landscape Sensitivity Study
- c) Need for a clear approach for onsite and offsite delivery, with complementary strategies in the plan
- d) Importance of trees in development and the wider environment is not currently reflected in the draft Local Plan
- e) Supports commitment to Leicester's 'green infrastructure network' and the explicit recognition of the role that private gardens and other privately-owned spaces play
- f) Support for land to be allocated for new woodland and fruit trees and more areas designated for wildlife
- g) Need to acknowledge that biodiversity exists outside of the green network

Comments on Policy NE01:

- a) Unclear as to whether net gain requirement is in addition to the requirement to minimise harm to biodiversity
- b) Support for woodlands to be protected and enhanced
- c) Where possible linked together to improve ecological connectivity
- d) Policy could be strengthened by identifying sites that may be suitable for the Nature Recovery Network
- e) Delivery of a Nature Recovery Strategy and Network will be beneficial, especially with a greater emphasis on networks/connectivity
- f) Policy fails to give adequate protection to biodiversity assets
- g) The policy approach seems to be designed to facilitate development on protected sites, rather than give them the level of protection needed during the current biodiversity crisis
- h) Policy should have tougher measures/criteria to ensure that new development provides for wildlife and nature

Comments on Policy NE02:

- a) Unclear as to whether the net gain requirement is in addition to the requirement to minimise harm to biodiversity
- b) Concerns over woodland, habitats and the overall biodiversity loss that cannot easily be recovered
- c) More nature-based solutions needed
- d) Policy needs to specify that irreplaceable habitats such as ancient woodland and ancient/veteran trees should be excluded from net gain calculations
- e) An SPD on Biodiversity Gain needed to provide guidance
- f) Requirement for more robust targets for biodiversity gain e.g., 5- and 10-year post build reviews
- g) Policy should support the retention of gardens and the restriction of paving gardens – schemes such as hedgehog highways should be promoted

Comments on Policy NE03:

- a) Policy could be strengthened in light of pandemic and the importance of green infrastructure for health and wellbeing
- b) Street trees planted on every new street developed to ensure 30% canopy areas within 10 years and enhanced tree planting required when connecting to new development. Discourage the paving over of gardens and encourage homeowners to keep gardens natural and climate friendly
- c) Supports policy to connect new green infrastructure, as this will help to enhance biodiversity value of both new and existing green and blue infrastructure assets and access to green infrastructure for educational purposes

Comments on Policy NE04:

- a) Policy should also be clear that biodiversity net gain is not applied to irreplaceable habitats and should be additional to any habitat creation required to mitigate or compensate for impacts

Chapter 16: Transportation

SUMMARY OF REPS

TOTAL NUMBER OF REPRESENTATIONS ON TRANSPORTATION CHAPTER = 953

	Statutory Consultee	Organisation / Business	MP	Individual	Total
General comments on chapter	3	6	-	142	151
Policy T01	6	19	-	261	286
Policy T02	3	11	-	31	45
Policy T03	2	16	1	200	219
Policy T04	-	3	-	9	12
Policy T05	3	9	-	146	158
Policy T06	2	4	-	13	20
Policy T07	1	7	-	27	35
Policy T08	2	4	-	22	28

General comments on chapter:

- a) Would welcome opportunities for the Plan to promote and develop Smart Transport for joined up ticketing beyond the City boundary
- b) Clarification of Leicester Urban Area to avoid confusion over the intended transport strategies and applicability of transport policies
- c) Policy should provide a robust basis for dealing with required infrastructure/measures and cross-boundary impacts of growth.
- d) The text and polices should be reviewed and strengthened to ensure that the role in providing services and facilities to the wider HMA is reflected.
- e) LP should be strengthened to the objectives of the Leicester and Leicestershire Rail Strategy, which should be included in para 16.1 and explained further in 16.2 and 16.3.
- f) Some transport interventions may need to be outside the city.
- g) Concerns over targeting car use dissuading people to visit the city.
- h) Concerns over the financial pressures that affect councils and the ability to invest in transport infrastructure.
- i) Proposed A46 Expressway is unnecessary and will have an adverse impact on countryside and environment
- j) Supports this section of the plan and fact that the canal towpath is useful as a walking/cycling network
- k) Improvements needed to London/Knighton/Stoughton Road crossroads to avoid accidents with HGVs
- l) Plan should be more ambitious for modal shift, policies to restrain car usage should be included and be supported by robust targets and monitoring
- m) Support for 'more balanced' transport system.
- n) Support for proposals to tackle air quality, including a timescale for converting bus/taxis to low emission.
- o) Support for plans to develop a network of high-quality cycle tracks
- p) Object to stated need for commercial development close to the station and that it would provide a catalyst for an improved transport interchange.
- q) Concerns about additional Park & Ride near Beaumont Leys given its location
- r) Plan should not refer to development beyond the Plan Period to the South and East of Corridor

- s) Support for car free network of side-streets to allow pedestrians get around the city with minimal contact with cars.
- t) Support for the pedestrianisation of Granby Street
- u) Policies should be more ambitious across the transport chapter, in particular in relation to environment and targets for reducing car use
- v) Support for more softer schemes to reduce car use such as quarterly/monthly walk/cycle to school days; travel plans and workplace parking levies; amendments to speed restrictions in the city; and school parking rules
- w) Support for a bus franchise and standardised routes that are cheaper
- x) Housing to be designed around frequent public transport
- y) Introduction of e-bikes/trikes to move goods and people around the city
- z) Increase in safety for cyclists/pedestrians and cars

Comments on Policy T01 - Sustainable transport network:

- a) Strategic Transport Assessment being completed should allow a better understanding of the impacts of the proposed employment and housing growth on the operation of the Strategic Road Network
- b) Sport England express support for policy as encourages residents to be active
- c) Work with neighbouring councils on connectivity through green travel with fully segregated, connected cycle lanes and improving bus routes and services
- d) Support for stronger policy to acknowledge preserving former railway lines for future use
- e) Poor air quality can only be tackled through the provision of reliable, affordable, and accessible public transport
- f) Car use could be reduced by promoting car sharing, re-regulating bus services, constraining road space, raising the cost of car parking
- g) Invest in Low Traffic Neighbourhood areas
- h) This plan should be creating not just corridors but both bus and segregated cycle route networks
- i) Support for initiatives for the development of cycle and walking routes.
- j) Supports the redevelopment of the bus station and recommends the extension of operating hours on buses to solve issues for groups
- k) Support for policies which practically encourage alternative modes of travel and transport while recognising that, for the foreseeable future, access to a car will, for most people, remain indispensable
- l) Policy is too weak and vague in terms of how it would deliver a sustainable transport network
- m) Support for a specific policy to discourage the use of the car
- n) Need to make temporary cycle lanes permanent across city and convert disused railways to cycle lanes, upgrade to canal paths with cycle networks, and provide integrated routes for schools/students
- o) More bike parking provision needed
- p) Support for a more comprehensive bus network which is affordable
- q) Connections directly to the train station from further afield needed (e.g., Buses)
- r) Restrictions on HGVs coming into the city
- s) Tram system to connect Syston, Oadby, Wigston, Glenfield and Birstall
- t) Policy should be more robust in priorities to reduce carbon emissions

Comments on Policy T02 – Climate Change and Air Quality:

- a) Supports policy, but questions provision of electric and low emission vehicle refurbishments

- b) Need for air quality impacts for new developments to be assessed on the widest basis possible, including initiatives such as Clean Air Zones with adjoining authorities
- c) Support widespread use of clean air zones with more explanation of these.
- d) Support for this policy, but should include specific targets for reducing carbon emissions
- e) Policy should support monitoring the amount of pollution along major routes and put in place more enforceable air quality targets
- f) Increase in availability of vehicle charging points. Support for more electricity provision at parks and outdoor spaces

Comments on Policy T03 – Accessibility and Development:

- a) Support for the segregated cycleways on key commuter radial routes which should be expanded to cover whole of Leicester
- b) Policy needs stronger wording.
- c) Bus passes for specific groups, e.g., young, low-income users, families, school journeys etc.
- d) Support cycling by providing secure cycling parking. Specify that the network can only be achieved by transferring some roads to cycle and pedestrian use only with specification of which ones apply. The canal towpath should be incorporated into this bike network.
- e) This policy could explicitly seek to encourage improvements to boundary treatments and surrounding environment in new development proposals by the waterway
- f) Transport links for greenfield sites generally are poor
- g) Support for a bus franchise model within the first 3 years of this plan
- h) LP must include policy to design schools to discourage car use, such as public and active transport
- i) Students should be provided with free bus passes paid for through a workplace parking levy
- j) Ensure that there are a range of options for travel within new developments that enable residents to get to and from work and leisure easily
- k) Provision should be committing to resolving conflicts between different modes of transport, especially in favour of pedestrians on New Walk
- l) Cycling should be encouraged on the highway network with safety prioritised, not just on segregated networks
- m) Policy fails to deliver a fully integrated transport hub at the Leicester Railway station
- n) Policy concentrates on new developments and new cycle/pedestrian routes but does not address barriers to cycling/walking on existing routes
- o) Citywide 20mph speed limits should be put in place
- p) Prevention of the stop/start nature of cycle lanes to ensure continuity
- q) Reducing car use discourages the traffic flow for retail – and contradicts the policies in tourism and heritage for tourists
- r) Need for buses and other sustainable transport to be present before development takes place
- s) Extensive orbital bus routes needed, not just radial routes
- t) Edge of development parking on new developments to encourage walking and cycling.
- u) Incentives to people to travel sustainably, including 1 year's free bus travel for people in new development scheme
- v) Support for a car free network of streets to allow people to move around
- w) Commission a study of the amount of traffic in and out of industrial estates to see the potential reduction in pollution in these areas
- x) Support for more development around the rail for passengers and freight
- y) Support for more moped/motorbike parking around the city centre

Comments on Policy T04 – Park and ride:

- a) The electrification and increase of Park & Ride facilities is good but needs to be part of the City's bus network – usable by people wanting to ride but not park
- b) Park & Ride facilities need to include the generation of renewable electricity & to be integrated with cycle routes and inc. secure cycle parking
- c) Primary focus for new Park & Ride facilities should be in south and east of the city
- d) The role of Park & Ride is limited. Policy wording should say that Park & Ride will 'not be supported unless they can demonstrate that they will reduce climate emissions and air pollution and that they are fully integrated with wider public transport proposals'
- e) Overall support for more Park & Ride facilities than what's proposed.
- f) Should go to Leicester Royal Infirmary, County Hall, and Glenfield Hospital
- g) Effectiveness of Park & Ride:
 - a. Not cost effective and encourages the use of car
 - b. Can contribute to more pollution.
 - c. Concerns that additional land needed before approval, e.g., Beaumont Centre Park & ride
 - d. Should have better integration with peripheral hub bus stations
- h) Encouragement of use of Park & Ride:
 - a. Greater provision will lead to more uptake
 - b. Workplace Parking Levy an effective tool to encourage P&R use

Comments on Policy T05 – Freight:

- a) Reference the provision of space/facilities for the charging of commercial electric vehicles
- b) Support for shifting freight to more sustainable options (e.g., more carbon friendly options such as rail and e-cargo bikes)
- c) Support for commissioning study as evidence for next draft of LP to determine locations for functional freight hubs
- d) Policy to reflect sustainable deliveries which takes account of 'last mile deliveries'; HGV deliveries in the city to be reduced and remaining to go to freight hubs; and encouragement of logistics to move away from road/air freight.
- e) Support for the provision of water taxis and water freight connection exploration where feasible, in accordance with Canal & River Trust as owner
- f) Need for LCC to put pressure on government to fully electrify the lines.
- g) Support for rail stations as ideal location for freight hubs (i.e., London Road) and areas along the M1 as a rail freight hub

Comments on Policy T06 – Highway infrastructure:

- a) Highways England comment:
 - i) Interest to safeguard the M1 and the A46 Trunk Road.
 - ii) Need for sufficient infrastructure and assessment of impacts from development growth on transport.
- b) Strongly support introducing a workplace parking levy.
- c) Sport centres, playing pitches, shopping centres, gyms, places of worship should also have to produce and act on travel plans.
- d) Does not support building of new roads
- e) Criteria in policy in favour of providing unlimited parking, should be a predict and provide basis.
- f) Should be prioritising disabled people and carpool users
- g) Public rights of way should be protected

- h) Support for reduction of speeding limits in some or all areas of the city
- i) Leicester East and Evington should be a priority for highway improvements
- j) Concerns that spend on new roads outweighs the spend on sustainable infrastructure e.g., Cycle lanes

Comments on Policy T07 – Car parking:

- a) Clarity needed that a car parking standards SPD will be produced
- b) Design on new developments to be in short walking distance to cars and limited spaces
- c) Support for of the need to incorporate SuDS within Car Parking areas as highlighted within bullet point L
- d) Support for the car club scheme within this policy for new development
- e) Welcomes recognition that the impact of additional car parking needs to be effectively identified in any new development
- f) Criteria C for majors should apply to all housing development.
- g) Concerns over the carrying forward of Development Plan Document (DPD) into parking SPD. This is not compliant with the Regulations
- h) Welcomes consideration of workplace car parking charge. Any policy on car parking standards should be reviewed on that basis
- i) Policy should seek to ensure parking levels are fully justified and seek to ensure parking is not restrictive
- j) Commuter parking schemes needed to reduce the amount of cars
- k) Policy should encourage the adoption of travel plans
- l) An increase in car parking costs will discourage car use
- m) Car parking should be cheaper
- n) Concerns over open space being used for car parking
- o) Policy should support the car parking at the train station to encourage use of the train

Comments on Policy T08 – Supporting low emission vehicles:

- a) Reference should be made to provision of parking and facilities for the charging of commercial electric vehicles
- b) Concerns over the sufficiency that 5% will meet the 2030 diesel car emissions targets
- c) Questions whether policy has scope to deal with other future zero carbon fuels such as hydrogen
- d) Future date should be specified for when vehicle charging points will be implemented and more should be implemented
- e) Areas of the city without garages or off-street parking should be prioritised for on-street infrastructure for charging electric vehicles
- f) Concerns over the constraints on the power grid and the applicability of electric charging points
- g) Need to consider cost of infrastructure reinforcement and additional sub stations in viability assessments.
- h) Supports the application of a cable and duct only approach to install a physical EVCP.
- i) Concerns that the policy supports the use of low emission vehicles and does not cater for other vehicles
- j) Support for EV parking spaces to be included into all new development
- k) Concern that more electric vehicles will not reduce issues of congestion
- l) Increase in electric vehicle car club schemes

Chapter 17: Future Mineral and Waste Needs

SUMMARY OF REPS

TOTAL NUMBER OF REPRESENTATIONS ON FUTURE MINERAL AND WASTE NEEDS CHAPTER = 16

	Statutory Consultee/ Local Government Representative	Organisation / Business	Individual	Total
General comments on chapter	-	1	8	9
Policy FMWN01	2	2	2	6
Policy FMWN02	1	-	-	1
Policy FMWN03	-	1	1	2
Policy FMWN04	-	-	-	0

General comments on chapter and policies:

- a) More efforts should be made to move to a circular economy, including sustainable business models and move beyond the single use consumption
- b) NPP for Waste states that the waste planning authorities should only expect applicants to demonstrate the quantitative or market need for new or enhanced waste management facilities
- c) Support for increasing recycling points in neighbourhoods and providing and promoting city waste disposal units for non-recyclable waste
- d) Public rights of way should be protected when waste sites are proposed for development

Chapter 18: Development and Infrastructure

SUMMARY OF REPS

TOTAL NUMBER OF REPRESENTATIONS ON DEVELOPMENT AND INFRASTRUCTURE CHAPTER = 118

	Statutory Consultee/ Local Government Representative	Organisation / Business	Individual	Total
General comments on chapter	3	-	88	91
Policy DI01	2	6	19	27

General comments on chapter and policies:

- m) This requires consideration of interdependent infrastructure and critical dependencies beyond the City Council administrative boundary.
- n) The provision of sufficient and timely infrastructure will be essential to deliverable, viable, new development that does not unduly impact on existing residents of the wider Leicester conurbation
- o) Growth supported by infrastructure and facilities is welcome, as is the commitment to work closely with neighbouring authorities on needs arising from growth and development beyond the city boundary
- p) Include requirement for superfast broadband, 5G, and optic fibres in new development
- q) Commission study as evidence for next draft of LP to determine location for future water reservoirs for the city

Summary of comments on Policy DI01:

- a) Support for policy but large developments will need a Transport assessment
- b) S106 monies rarely support GP practices/healthcare facilities or provision of schools as they do not allow the option to expand premises until overcrowding occurs
- c) Support high levels of policing developer (S106 and CIL) contributions will have to be submitted
- d) Residential developments should not be occupied until public amenities have been put in place

Chapter 19: Neighbourhood Planning

SUMMARY OF REPS

TOTAL NUMBER OF REPRESENTATIONS ON NEIGHBOURHOOD PLANNING CHAPTER = 9

	Statutory Consultee	Organisation / Business	Individual	Total
General comments on chapter	1	4	4	9

General comments on chapter:

- a) Supports for Leicester city council to support in preparation of neighbourhood plans.
- b) Support for strategic and non-strategic policies to be listed to be made explicit in what can be excluded from neighbourhood planning policies
- c) Public rights of way should be protected when sites are proposed for development
- d) Clarification needed of whether Neighbourhood Forums need to take account of city policy.

Chapter 20: Planning Enforcement

SUMMARY OF REPS

TOTAL NUMBER OF REPRESENTATIONS ON PLANNING ENFORCEMENT CHAPTER = 17

	Local Government Representative	Organisation / Business	Individual	Total
Comments on chapter including policy PE01	1	3	13	17

Comments on chapter and policies:

- a) General comments that the enforcement policy is not strong enough or supports the policy but concerns about ability to implement.
- b) Support for the enforcement policies and this should be given high priority.
- c) Stronger emphasis on monitoring within policy to ensure developers carry out obligations under granted planning permissions

Chapter 21: Monitoring

SUMMARY OF REPS

TOTAL NUMBER OF REPRESENTATIONS ON MONITORING CHAPTER = 8

	Statutory Consultee/ Local Government Representative	Organisation / Business	Individual	Total
General comments on chapter	2	2	4	8

General comments on chapter:

- a) Welcome the intention to produce a robust monitoring framework as part of the submission version
- b) More robust policy needed for monitoring the effect of climate change in planning decisions. Should have clear and measurable endpoints to assess progress.

Evidence Documents**SUMMARY OF REPS****TOTAL NUMBER OF REPRESENTATIONS ON EVIDENCE/SUPPORTING DOCUMENTS = 15**

	Statutory Consultee/ Local Government Representative	Organisation / Business	Individual	Total
Tall Buildings Evidence Base Document January 2020	-	2	-	2
Statement of Common Ground	-	3	-	3
Local Housing Needs study	2	-	-	2
Duty to cooperate	1	-	1	2
Economic Development Needs Assessment	1	-	-	1
Leicester City Council Gypsy and Traveller Accommodation Assessment Addendum	1	-	-	1
Leicester City Council Water Cycle Study, July 2020 Final Report	1	-	-	1
Townscape Analysis & Design Guidance document	-	-	1	1
SHELAA update	1	-	-	1
FEMA	1	-	-	1

Character Area Townscape Analysis and Design Guidance

SUMMARY OF REPS

General comments on evidence:

- a) Welcome the use of Townscape analysis to identify distinctive character
- b) More intervention needed in TADG for enhancing character and appearance in New Walk CA.
- c) Concerns over improving connectivity through St George's Churchyard and having more office led development.
- d) Need for identification of tall buildings for detailed design and townscape analysis.

Sustainability Appraisal

SUMMARY OF REPS

TOTAL NUMBER OF REPRESENTATIONS ON SUSTAINABILITY APPRAISAL = 11

General Comments on Sustainability Appraisal:

- a) Natural England is concerned with the findings of the SEA/SA report that concludes overall the Local Plan is expected to result in a reduction of biodiversity and that as a result Objective 8 is not being met. It also supports the vision of paragraph 7.10 as this encourages biodiversity and food security.
- b) The Sustainability Assessment uses an inadequate framework with which to assess the sustainability of the Plan. Since the SA “assesses the likely social, environmental and economic impacts of the draft Local Plan” (page 3 of the SA), it is important that the criteria used in the assessment are comprehensive and allow the assessment to do a good quality assessment
- c) Only 6 of the assessment categories are clearly related to climate change – these six assessment categories are good and comprehensive
- d) Although Land Use is clearly about climate change, the link here is not made explicit, and should be. Green spaces have the potential to be developed with trees and ponds in order to reduce the impacts of climate change and therefore part of the assessment should be about the potential loss of this climate mitigation effect
- e) We need the climate change emergency to run through all the policies rather than being separated out, and therefore there should be climate related questions to consider in all the sustainability assessment criteria.
- f) The following 8 areas should be adjusted to ensure that climate change is given weight:
 - 1) Housing – questions should ensure housing is fit to live in as climate change impacts Leicester:
 - 2) Health – due to temperature and weather changing the spread of disease, and exacerbating pre-existing conditions (such as respiratory and anxiety related), there should be a question within this category assessing if the policy reduces the cause of climate change (carbon footprints) and another about if the policy reduces the impact climate change will have on people’s health
 - 3) Safety and crime – Increased temperatures increase anger levels and associated crimes. As food becomes less reliably available, there will also be a related drop in people both being and feeling safe. So again, the capacity of the policies to reduce these impacts as climate change worsens should be assessed
 - 4) Diversity – It is clear that, just as with Covid, the communities who will suffer first and most from climate change are the ones who are already disadvantaged – and they are also generally the communities with the lowest carbon footprint and therefore the least responsibility for causing it. As part of this category, the capacity of the policy to reduce the impact of climate change on disadvantaged communities should be assessed
 - 5) Heritage – Since conserving and protecting heritage buildings will be harder as climatic conditions with high winds and flooding etc occur, it would be good to include a question about policies protecting buildings from this – and more importantly another about valuing historic environment more due to their capacity to reduce the impacts that the people of Leicester experience from climate change such as heatwaves and flooding.
 - 6) Natural resources – The questions here are good but the second one “to reduce the adverse environmental effects of resource use” does not go far enough as the use of resources carries a massive carbon footprint for the city. A question about reducing resource use in order to reduce climate change/carbon footprints would be appropriate here.
 - 7) Employment – This set of questions is missing a key point – as climate change kicks in many parts of our economy will shift and change to accommodate it, for example local food will become more important and freight will have to be moved more sustainably than by air and road. For long term economic resilience, policies should be looked at in the light of these changes. Questions are clearly needed about the capacity of policies to reduce carbon

emissions, increase climate resilience and encourage growth in areas with will thrive through climate change such as renewable energy generation and deep green housing retrofitting.

- 8) Vitality/viability – The question about car use only looks at encouraging use of sustainable transport modes, but as the research shows in fact it is important to also actively discourage car use. Where the two are done together a much greater modal shift away from cars occurs.
 - 9) Education – For some reason the distance to school only measured distance to Primary schools. Given how many secondary school children are now driven to school, distance to secondary school should also be measured
- g) We entirely agree with some of the conclusions it draws – specifically that:
- 1) the Local Plan should “extend the requirements for affordable housing to smaller sites, and increase the requirements for larger sites” p59, Sustainability Assessment.
 - 2) That the Local Plan should require higher minimum housing densities both in the central development area and in the suburbs. As the SA shows on page 77, the current housing density policy Ho05 has nothing to recommend it. Every single category is either neutral, or unable to measure.
 - 3) That given strategic development sites 1,2,3 and 4 there needs to be substantial development of the public transport network in the Northwest of Leicester
 - 4) That the plan needs to increase its requirements relating to renewable energy generation
- h) Support for an individual policy that relates to food and water security

Site 702 Western Golf Course - Issues raised in reps

Appendix A: Policy SL02 – Site 702 – Western Golf Course

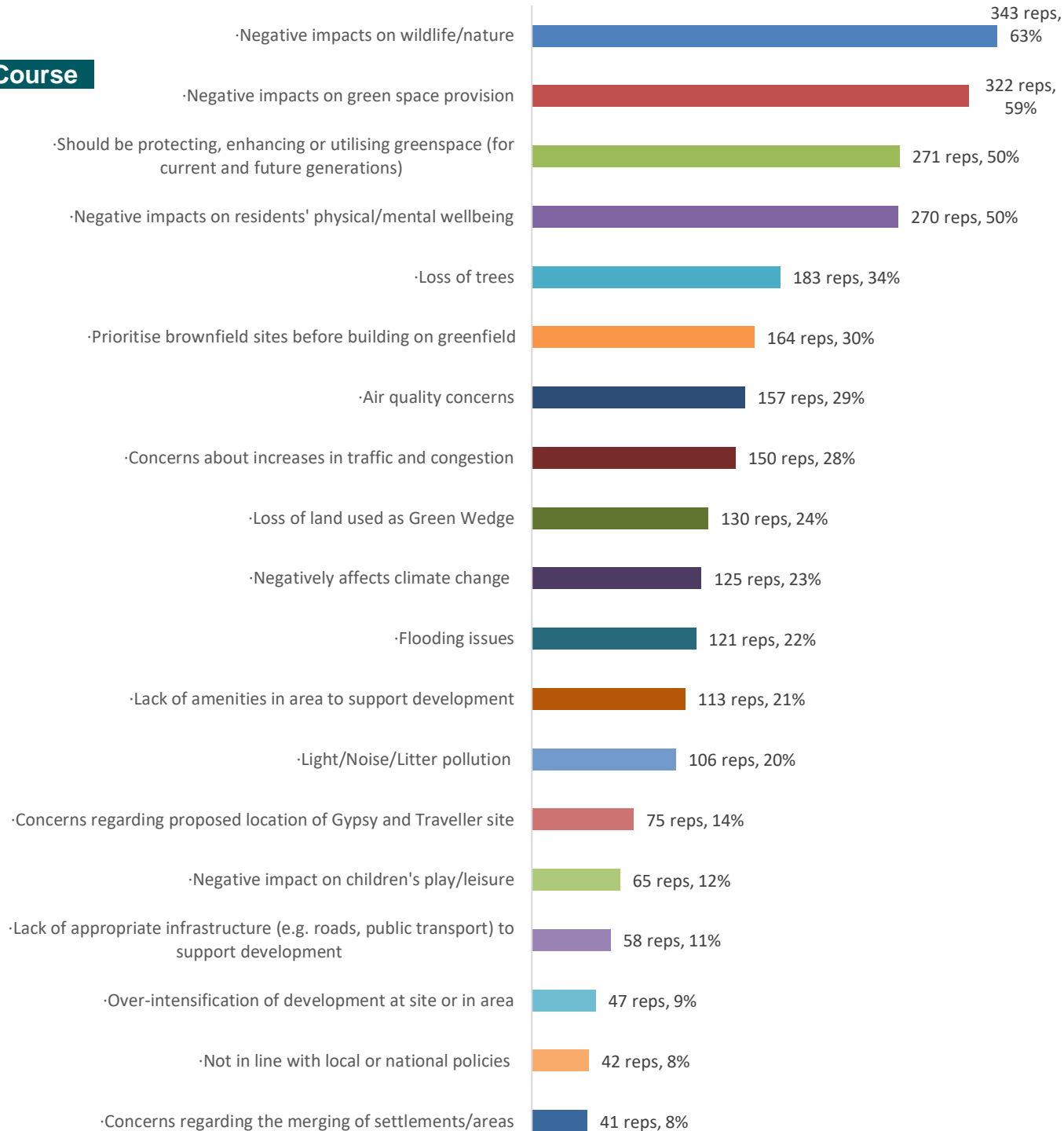
Total Representations Received Re Site 702 541 representations (plus a petition with 2,581 signatures)

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	516
STATUTORY CONSULTEE	8
MP	2
COUNCILLOR	2
ORGANISATION OR BUSINESS	12
PETITION	1 petition received with 2,581 signatures
OTHER	1

OTHER ISSUES RAISED BY RESPONDENTS

- **Historic England (HE)** observes that it is not clear how the historic environment has been considered. Potential for nationally important archaeology at this site and if taken forward an appropriate scheme of archaeological assessment and investigation to inform proposals will be required. HE also notes there is non-designated archaeology recorded on the site, including Bronze Age, the possible route of a Roman Road and 19th Century Parkland. HE should be consulted as part of any assessment as part of the Plan process.

- **Sport England** supports retention of an appropriate level of open space, including requirement of an appropriate level of formal outdoor sports facilities to be provided and contributions made to offsite built sports facilities. This should be evidence-led – a review of the playing Pitch Strategy and have in place as built sports facilities strategy to meet the requirements of paras 92 'Plan Positively' and para 96. Development of this site could be used to support the retention of open space particularly a cricket facility on the eastern side of the city (an area of identified need).



<p>- Natural England (NE) expressed concern that this proposed allocation would incorporate a Local Wildlife Site and falls within an identified Green Wedge. It advises that the impacts of this proposed development should be considered in line with paragraphs 171 and 174 of the NPPF. It advises that the purpose of the Green Wedge be retained, and any allocation be compatible with Policy OSSR01. Green infrastructure should be considered at the earliest stages of the planning process to ensure that it is integral to the masterplan. A biodiversity net gain assessment should be carried out to ensure that net gain can be achieved on the site itself or that suitable compensation can be achieved elsewhere. This site includes several areas of deciduous woodland which falls within the Protected Habitats inventory. NE advises that the woodlands should be protected, enhanced and where possible linked together to improve ecological connectivity</p>	<p>- Harborough District Council (HDC) supports the inclusion of a permanent Gypsy and Traveller Site within this allocation. The Gypsy, Traveller and Travelling Show-people Accommodation Assessment (GTAA) update suggests that a transit site is also needed and HDC suggests this should be provided within the Western Park Golf Course site. HDC also supports the inclusion of 20.5ha for employment use. The indication that this will deliver 70,000sq.m. of floorspace appears to suggest a relatively low average employment density. HDC suggests the expression of floorspace figures as ‘minimums’ to encourage the effective use of land and potentially reduce the overall unmet need figure.</p> <p>- The Environment Agency comments that the site is in Flood Zone 1 and that an ordinary watercourse lies within the site boundary and therefore the Lead Local Flood Authority should be consulted.</p>
<p>- Blaby District Council (BDC) notes that it is in the early stages of preparing a new Local Plan and has made no decisions about the locational strategy or site options to be included. This site, the part falling within Blaby District, will be considered alongside other options being promoted for consideration. However, BDC recognises that if development is to take place, then a comprehensive approach will be required. BDC encourages a dialogue to explore the proposed development of this site so that any impacts can be fully assessed, and any future masterplan properly considers the cross-boundary impacts.</p>	<p>- RSPCA Leicestershire notes that since the golf course closed, the site area is becoming more of a wildlife haven and is an important space for leisure, particularly during lockdown. Any development must be carefully managed to ensure that habitats are not erased. It states the woodlands on the site should be retained. It expresses some concern about the potential impact of any development on the badger population. It also expresses concerns regarding potential future noise complaints brought on by the proximity of housing to its four blocks of dog kennels.</p>
<p>- Leicestershire County Council states that it will look to continue close working with the City Council and other partners, including on masterplans and the delivery of the five strategic sites, in particular, the Western Golf Course which includes City-owned land within Blaby District.</p>	<p>- Glenfield Parish Council objects, citing the need to preserve Glenfield identity by green wedge separation between the Parish and its neighbours, the loss of Green Wedge land, negative impacts on woodlands and nature, air quality concerns, and the popularity of the area for recreational and leisure use</p>
<p>- An MP objects citing the woodland and biodiversity value of the site, the popularity of the area for recreational and leisure use, and the scale of the proposed development being unsuitable for the location</p>	<p>- An MP has highlighted constituents’ concerns which object to the proposed site allocation due to negative impacts on wildlife/nature, residents’ physical and mental wellbeing, and children’s play and leisure.</p>
<p>- A District Councillor objects citing the need to preserve Glenfield identity by green wedge separation between the village and its neighbours, and its biodiversity. Recommends that any development would have to be low-density, fully protect the wild areas, and be restricted to the Scudamore side of the site to retain separation between the city and Glenfield</p>	<p>- A District Councillor objects, citing air quality concerns, the green wedge status of the site, concerns about increases in congestion, concerns about worsening flooding issues. Recommends a Health Impact Screening Report be carried out to determine whether the proposed development would give rise to negative impacts to health and wellbeing</p>
<p>- CPRE Leicestershire does not object to this site in principle. However, it notes that there is no indication either in the text or the policy regarding active or public transport links. It states the policy element on open space is vague and should indicate more specific requirements for green infrastructure and recreational use. Further, the nature of the relationship to the neighbouring green wedge in Blaby should be specified in the policy</p>	<p>- The petition with 2,581 signatures objected, citing the green wedge status of the site, its woodland and biodiversity value, the popularity of the area for recreational and leisure use, the lack of amenities (schools, shops, GP services) to support additional housing in the area, traffic congestion, site acts as a clean air and noise buffer between the intersection of M1/A46 and Glenfield</p>
<p>- Leicestershire & Rutland Wildlife Trust note that a couple of non-strategic sites mention that their loss of green/open space is compensated by Western Golf course being an open</p>	<p>- The Western Golf Course Area - Action Group objects to the allocation of the site, noting that it is in an unsustainable location, and that LCC should be protecting, enhancing, or utilising</p>

space nearby – However, as Western Golf course is put forward as a strategic site, this compensation may not be the case in the future.	greenspace. It also indicates that allocation of the site would have negative impacts on wildlife/nature and go against climate change policy
- Leicester, Leicestershire and Rutland Clinical Commissioning Groups, Leicestershire Partnership NHS Trust and University Hospitals of Leicester NHS Trust note that provision of primary care services is already at a maximum in the area and therefore any new demand from new housing developments will require developer contribution to mitigate.	- A planning agent notes the site is in a high scoring portion of Green Wedge land. Its delivery is dependent on alteration of Green Wedge boundaries. Comprehensive delivery of the site is dependent on release of adjoining land in Blaby. A thorough open space assessment is necessary to justify its allocation for housing uses.
- Severn Trent Water Ltd supports the requirement for a masterplan for development. It highlights the importance of a site wide plan for surface water and sewerage systems to create a joined up and sustainable system. It states that it would be beneficial to develop a phasing plan so that infrastructure requirements for each stage are fully understood and can be delivered in the most efficient way	A county residents’ association states that 466 houses on 52.1 ha site is an unacceptably low density (17 dph) and that the requirement for employment land should be reassessed following pandemic.

ISSUES RAISED BY INDIVIDUALS

- Site should be designated a new city park or nature reserve. The importance of the site as a park and greenspace has been highlighted during the Covid-19 lockdown. Support for addition of city-park facilities on the site such as walking trails, skate-parks, and a mountain-biking course	- Site allocation is counter to both LCC’s Tree Strategy and Air Quality Plan which pledges to “protect the council’s tree stock” and improve air quality in “Leicester and the surrounding area” and Leicester’s declaration of a Climate Emergency in February 2019
- Any development on site should be limited to the former club house and car park area	- Concerns about preservation of rights of way on site
- The site should be considered for use as a cemetery for Glenfield Parish	- Access to site from Scudamore Road is not sufficient to serve scale of proposed development
- The government pledged to create an additional 400,000 hectares of nature areas and is providing funding of £1.35 million to "inject green space into urban areas". This site should be included as part of those pledges	- Existing flood mitigation measures installed on Kirby Road developments have been ineffective in heavy rains. These will be worsened with increased built development on site
- Existing vacant and under-utilised business units in Scudamore Road Industrial Estate and Optimus Point should be filled before more employment land is designated	- An infrastructure assessment should have been completed before consulting on the site allocation
- If site is allocated, then 33-50% of site should be retained as open space (possibly to the rear of Ryder Rd which would act as a buffer for existing housing)	- If site allocation goes ahead, a major access route onto the roundabout between Glenfield and LFE should be constructed
- Proposed reduction of green space on site from 52.1ha to 3.4ha is not acceptable	- Existing gypsy and traveller sites should be expanded before new sites are considered
- Development on site being pursued for financial incentives only	- Alternative greenspaces/parks in the area are frequently overcrowded

Site 262/579 Ashton Green East - Issues raised in reps

Appendix B: Policy SL03 – Site 262/579 Ashton Green East

Total Representations Received Re Site 262/579 280 representations

TYPE OF RESPONDENT **NO. OF REPS RECEIVED**

INDIVIDUAL	267
ORGANISATIONS / BUSINESSES	5
STATUTORY CONSULTEE	7
OTHER	1

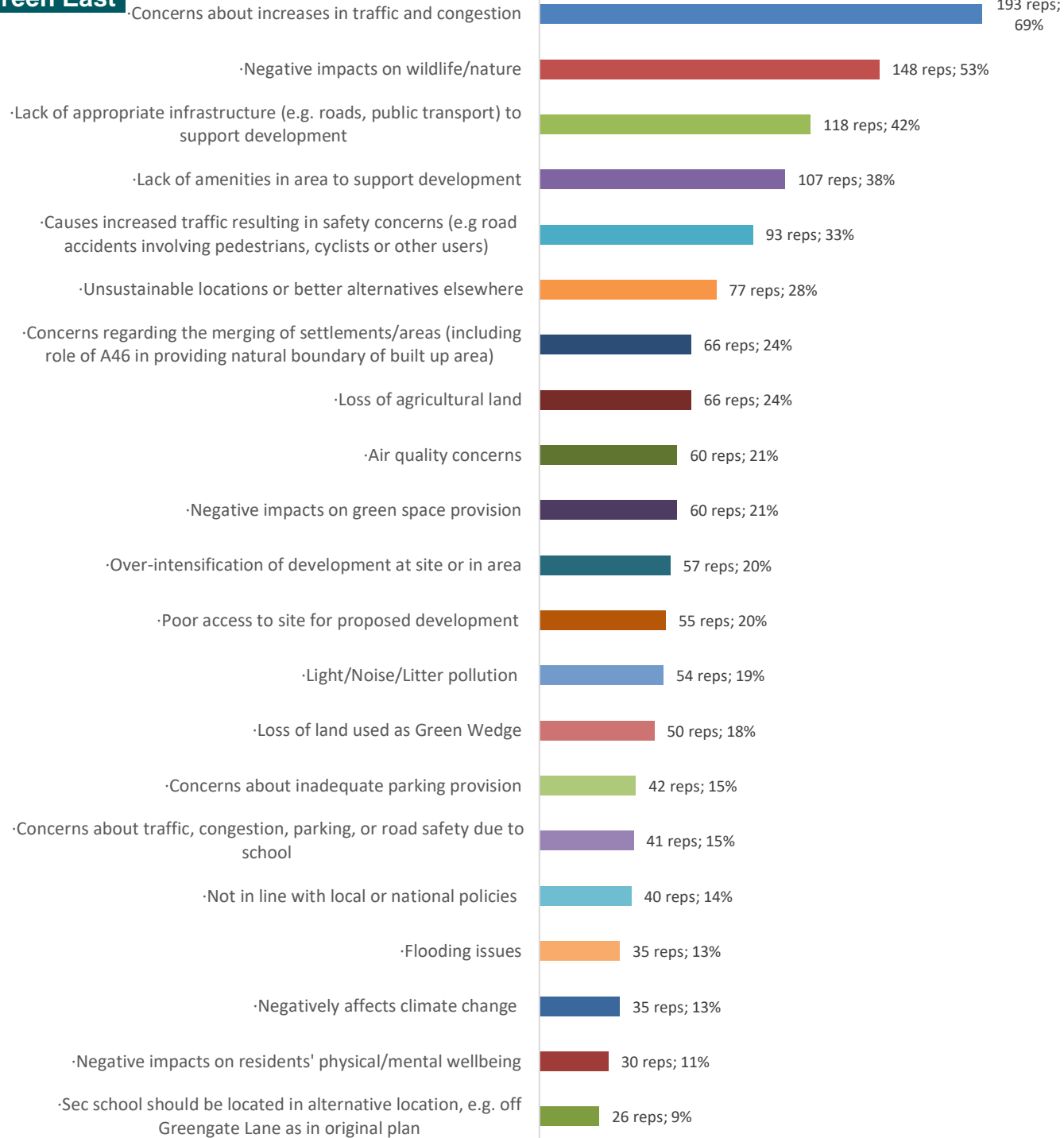
OTHER ISSUES RAISED BY RESPONDENTS

Charnwood Borough Council notes that Site 262a has scored poorly in the Sustainability Appraisal and detailed site-specific suitability assessments have not been made available as part of the Reg. 18 consultation. It advises that it is incumbent on the City Council to explore whether any cross-boundary sustainability issues can be mitigated to a level consistent with achieving sustainable development

The Environment Agency (EA) observes that the site lies within Flood Zones 1 and includes an ordinary watercourse. EA advises consultation with the Lead Local Flood Authority.

Natural England (NE) notes that this site falls within an identified Green Wedge. It advises that the purpose of the Green Wedge be retained, and any allocation be compatible with Policy OSSR01. Green infrastructure should be considered at the earliest stages of the planning process to ensure that it is integral to the masterplan. A BNG assessment should be carried out to ensure net gain can be achieved on the site itself or that suitable compensation can be achieved elsewhere. This site includes an area of deciduous woodland which falls within the Protected Habitats inventory. NE advise that the woodlands should be protected, enhanced and where possible linked together to improve ecological connectivity

Highways England advises that any development coming forward on the site, which abuts the A46 trunk road, will need to consider boundary treatment works and drainage to ensure the structural integrity of the Strategic Road Network is not compromised



Sport England advises that provision of on-site outdoor and indoor sports facilities or off-site contributions to meet demand generated should be led by up to date and robust evidence	Birstall Parish Council objects , citing that the allocation would have negative impacts on greenspace provision, nature, and wildlife, lead to a loss of trees, increase congestion in the area, and have detrimental impacts on air quality. It also cites a lack of appropriate infrastructure, and that the quality and capacity of the road infrastructure in the area should be improved before the site is allocated for development
Thurcaston & Cropston Parish Council objects , citing that the site allocation is contrary to the Thurcaston & Cropston Neighbourhood Plan	

ISSUES RAISED BY INDIVIDUALS

Development of the approved 3000 homes as part of the Ashton Green project would see enough homes built in the area. The council should seek to build/regenerate other areas of the city	Negative impacts on the Great Central Railway line
	Negative impacts on listed properties (Crabtree Cottages)
If site allocation goes ahead, wildlife and its habitat must be protected before, during and after construction and seriously consideration must be made to leaving the wooded area untouched	Development should not proceed until appropriate solutions are found for Greengate Lane's limitations (gradient, school, bends and the weak bridge) which previous assessments of the area identified
Poor communication to residents about proposed site allocation. Consultation should be extended/made more flexible due to pandemic	Employment allocation at site unnecessary due to number of vacant/underutilised units in the city centre
If site allocation goes ahead, approx. 30m public open space buffer should be located along the border with the railway line. Provision of a lateral park/footpath running along west side of the railway would enhance the green wedge and could be linked to a path to Thurcaston which would facilitate a walk from Birstall to Rothley avoiding roads	No direct access from site onto A46. The Highway Agency has indicated that a new junction on the A46 to serve Ashton Green will not be acceptable
	Concerns about the proximity of the Traveller/Gypsy site on Greengate Lane to the rear of houses on Site 262a
Site allocation would necessitate reliance on private vehicles for residents	Land next to Belgrave Cemetery should not be sold as more land will be required for expansion
Traffic monitoring conducted during national lockdown is not accurate as the volume of vehicles on the roads was far less than their usual levels	Previously approved Ashton Green development must be fully utilised before any further development in area proceeds
The proposed site allocation is contrary to planning precedent in the vicinity	Proposed retention of 10% of area as public open space is too small and does not mitigate for the loss of Green Wedge land

Appendix C: Policy SL04 – Site 261/580 Land North of A46

Total Representations Received Re Site 261/580 440 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	420
ORGANISATION / BUSINESS	11
MP	1
STATUTORY CONSULTEE	8

OTHER ISSUES RAISED BY RESPONDENTS

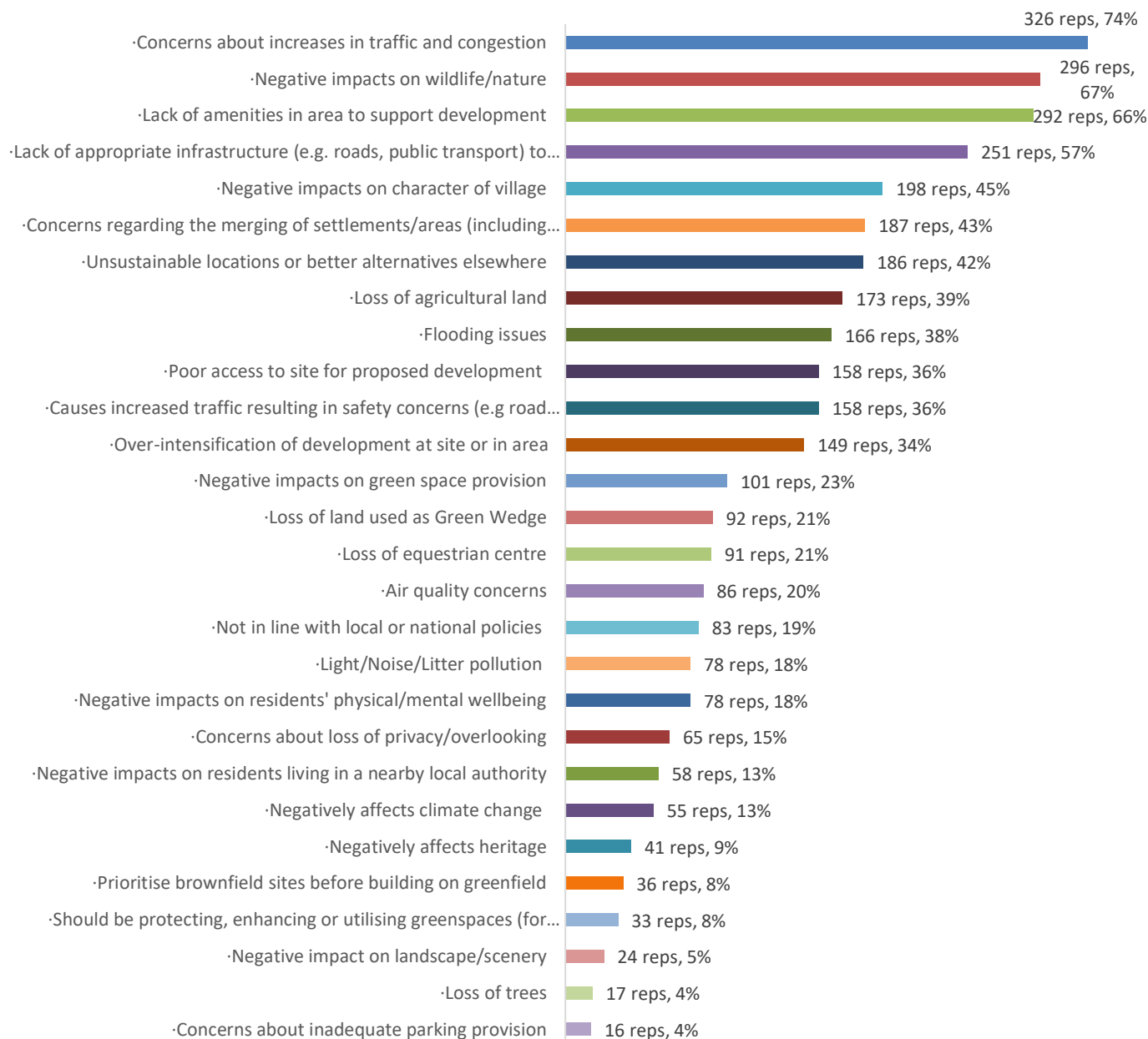
- **Charnwood Borough Council (CBC)** observes the Sustainability Appraisal (SA) should consider cross-boundary heritage impacts. An assessment of the site and its significance to the Thurcaston Conservation Area will need to be undertaken. CBC notes the site has scored poorly in the SA. Detailed site-specific suitability assessments have not been made available.

- **The Environment Agency (EA)** observes that land on the site lies within Flood Zones 2, 3a and 3b and advises the developer must assess all flood risk posed to the site and ensure adequate flood mitigation measures are implemented. An 8-metre easement must be maintained from the top of the main riverbank with vehicle access. Any activity within 8 metres of the top of bank of the River Soar may require an Environmental Permit.

The site is considered undefended, as such floodplain compensation should be provided for any loss of floodplain, which includes the appropriate climate change allowances. Floodplain compensation must be provided on a level by level and volume by volume basis. The site includes an ordinary watercourse and EA advises consultation with the Lead Local Flood Authority.

- **Highways England** note that any development coming forward on the site, which abuts the A46 trunk road, will need to consider boundary treatment works and drainage to ensure the structural integrity of the SRN is not compromised.

Site 261/580 Land North of A46 - Issues raised in reps*



<p>Natural England advises that the purpose of the Green Wedge should be retained, and any allocation must be compatible with Policy OSSR01: Green Wedges. Green infrastructure needs consideration at the earliest stages of the planning process to ensure it is integral to the masterplan and a biodiversity net gain assessment should be carried out, which following the mitigation hierarchy, ensures that net gain can be either achieved on the site itself or that suitable compensation can be achieved elsewhere. Deciduous woodlands on site should be protected, enhanced and where possible linked together to improve their ecological connectivity</p>	<p>Severn Trent Water is supportive of the requirement for a Masterplan. It states it is important that a site wide plan for surface water and sewerage systems to create a joined up and sustainable system. It would be beneficial to develop a phasing plan so that infrastructure requirements for each stage are fully understood and can be delivered in the most efficient way</p> <p>Leicester, Leicestershire and Rutland Clinical Commissioning Groups, Leicestershire Partnership NHS Trust and University Hospitals of Leicester NHS Trust notes that provision of primary care services is already at a maximum in the area and therefore any new demand from new housing developments will require developer contribution to mitigate this.</p>
<p>Historic England observes that it is not clear how the historic environment has been considered. Potential to impact upon the setting of the Conservation Area, the Grade II* Listed Church of All Saints and the Grade II Listed Grange. Also, potential to affect the setting of 'Preceptory, boundary, two mounds, fishpond and dam at Beaumont Leys' Scheduled Monument (SM). Low density and lower scale development, screening, and vegetation to break up impacts and heights may be required within a policy criterion if the site is pursued</p>	<p>A planning agent observes that the land currently forms part of a Green Wedge, which will mean that certainty the developer will require in securing planning permission would be unlikely until after the Plan is adopted. Regard should also be had to the proximity of other nearby strategic sites (within and outside the LPA) potentially affecting delivery rates per outlet. There are existing uses on part of this site which will need to be either retained or a relocation will be needed, and these could cause a delay in the site coming forward</p>
<p>A land promoter is supportive, citing that the site is well located with regard to existing and planned local facilities, has few physical constraints that affect its development, that potential impacts associated with the development can be mitigated, and that allocation may help create an attractive and sustainable place sympathetic to the village and countryside setting and help meet the need for new homes for Leicester</p>	<p>Anstey Parish Council objects, citing that the location is unsustainable, and lacks appropriate infrastructure, public transport links, and amenities to support the development. It states that the addition of 611 dwellings does not justify the loss of green wedge land</p> <p>Thurcaston & Cropston Parish Council objects, citing that the site allocation is contrary to the Thurcaston & Cropston Neighbourhood Plan</p>
<p>Sport England advises that provision of on-site outdoor and indoor sports facilities or off-site contributions to meet demand generated should be led by up to date and robust evidence</p>	<p>An MP objects, citing negative impacts on heritage, merging of settlements, loss of Green Wedge, negative impacts on the village character of Thurcaston, and that there are no clear plans for infrastructure investments</p>

ISSUES RAISED BY INDIVIDUALS

<p>Poor communication to residents about site allocation; Covid-19 pandemic has negatively impacted the public consultation process and some groups have been disadvantaged by reliance on electronic means to engage with Reg 18 public consultation</p>	<p>High mercury and methane content discovered in the land as it had been the sewerage outlet for Leicester City Farms</p>
<p>Development would overshadow and negatively impact Castle Hill Park</p>	<p>Concerns about the visual integration of the development with Thurcaston and its surroundings</p>
<p>Proposed number of houses would sit above Thurcaston village and overwhelm it</p>	<p>Residents of the proposed site allocation would be reliant on private vehicles</p>
<p>Equestrian centre on site would be difficult to re-locate and would lead to loss of jobs</p>	<p>Leicester City site allocations should be restricted to the south of the A46</p>
<p>Roads in area already used as 'rat-runs' to avoid more congested roads. Development would exacerbate this trend</p>	<p>Site is part of the National Character Area, and the proposed development would have negative impacts on this</p>
<p>No direct route onto A46 from proposed development</p>	

Appendix D: Policy SL05 – Site 309/718 Land West of Anstey Lane

Total Representations Received Re Site 309/718 41 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	25
COUNCILLOR	1
MP	1
PETITION	1 petition received with 445 signatures
ORGANISATION OR BUSINESS	8
STATUTORY CONSULTEE	5

OTHER ISSUES RAISED BY RESPONDENTS

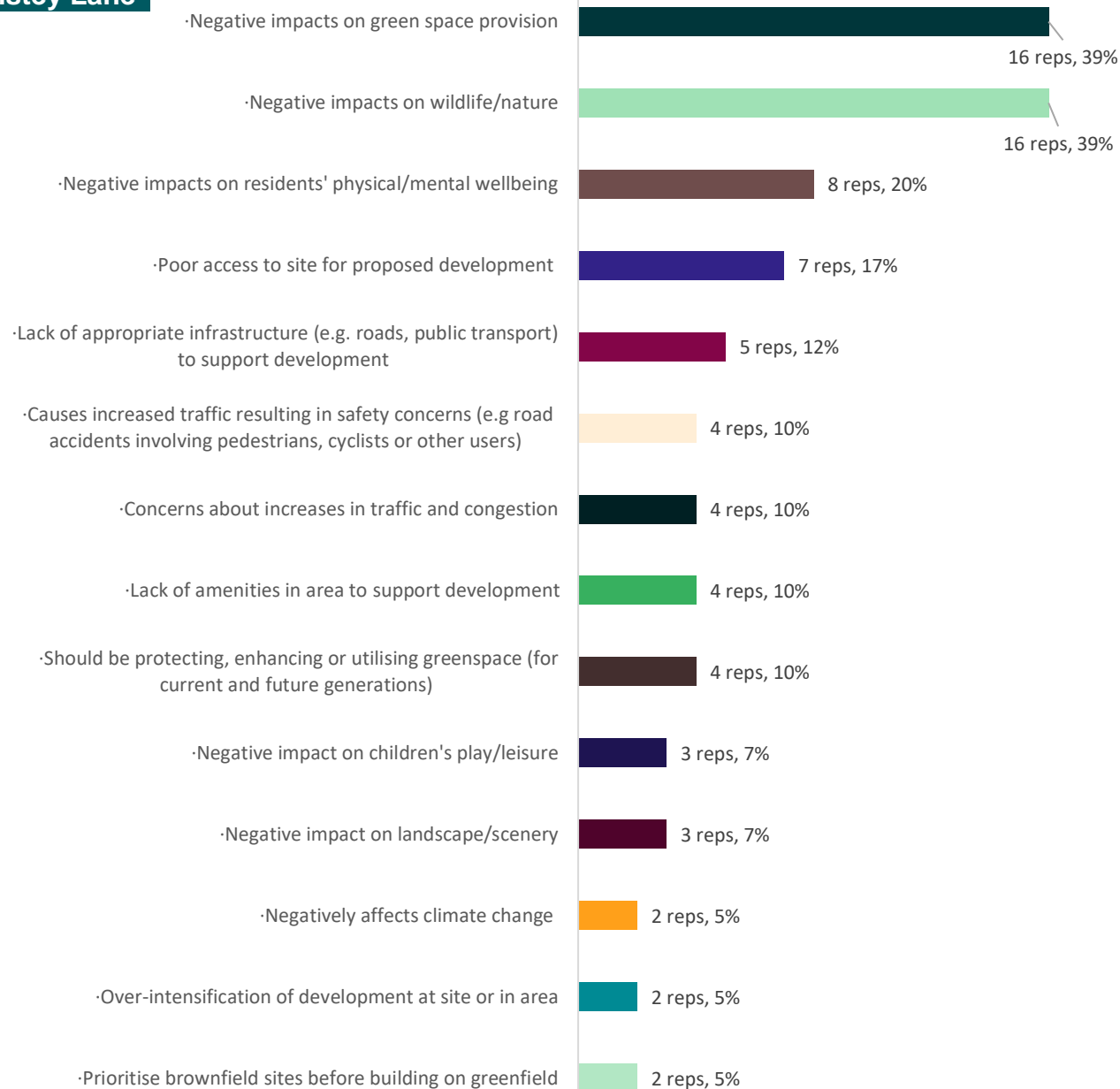
- **The Environment Agency (EA)** observes that the site lies within Flood Zone 1 and includes an ordinary watercourse. EA advises consultation with the Lead Local Flood Authority.

- **Natural England (NE)** notes that this site falls within an identified Green Wedge. It advises that the purpose of the Green Wedge be retained, and any allocation be compatible with Policy OSSR01. Green infrastructure should be considered at the earliest stages of the planning process to ensure that it is integral to the masterplan. A BNG assessment should be carried out to ensure net gain can be achieved on the site itself or that suitable compensation can be achieved elsewhere.

- **Severn Trent Water Ltd** is supportive of the requirement for a masterplan. It advises that a joined-up SuDS system should be created. It also advises that it would be beneficial to develop a phasing plan so that infrastructure requirements for each stage are fully understood and can be delivered in the most efficient way

Sport England advises that provision of on-site outdoor and indoor sports facilities or off-site contributions to meet demand generated should be led by up to date and robust evidence

Site 309/718 Land West of Anstey Lane - Issues raised in reps



<p>- Blaby District Council (BDC) notes Charnwood’s 2019 consultation proposed two housing site allocations close to the location of this site, and that a nearby site was promoted through the Blaby ‘Call for Sites’ exercise. This site has no clear access in Blaby District but overlaps with the land in Charnwood. BDC advises that it has made no decisions about the locational strategy or site options to be included in its Local Plan. This site, the part falling within Blaby District, will be considered alongside other options being promoted for consideration. However, it is recognised that if development is to take place on the land within the District, then a comprehensive approach will be required. BDC encourages a dialogue to explore a larger cross boundary site option</p>	<p>- A planning agent notes that the site is subject to a Green Wedge allocation and a number of constraints. It notes the site’s suitability is subject to a comprehensive access solution (which should be confirmed at regulation 19 stage). It advises that the site is reliant upon commensurate forward planning in neighbouring Blaby and Charnwood to operate as a properly planned urban extension. Finally, it advises that further work will be required for the regulation 19 version of the Plan to demonstrate the soundness of this allocation</p>
<p>- Charnwood Borough Council (CBC) notes that the site has scored poorly in the Sustainability Appraisal and detailed site-specific suitability assessments have not been made available as part of the Reg. 18 consultation. CBC advises it is incumbent on LCC to explore whether any cross-boundary sustainability issues can be mitigated to a level consistent with achieving sustainable development</p>	<p>- An MP highlights constituents’ concerns provided to her which object to the proposed site allocation due to negative impacts on green space provision and supporting the prioritisation of brownfield sites for development before building on greenfield.</p>
<p>- Leicester, Leicestershire and Rutland Clinical Commissioning Groups, Leicestershire Partnership NHS Trust and University Hospitals of Leicester NHS Trust advise that the provision of primary care services is already at a maximum in the area and therefore any new demand from new housing developments will require developer contribution to mitigate</p>	<p>- A petition with 445 signatures was received. It objected to the inclusion of land designated as a green patch within the proposed site allocation. The petition requests partial review and re-drawing of the site to exclude the green patch from any future housing construction activity. This re-drawing should not reduce the number of houses Barratt Homes may wish to build in the future as the proposal excludes the land under their ownership.</p> <p>- A planning consultancy, on behalf of homebuilders, notes that the sites are achievable, deliverable, and developable within the plan period, to provide a combined residential development of ca. 422 dwellings, along with supporting infrastructure and community uses, including public open space. It advises that the sites can be delivered in a cohesive manner with land to the north and west (within Charnwood Borough and Blaby District), and, in total, could deliver approximately 900-950 dwellings. It advises that a comprehensive strategic scheme across the entire landholding can provide associated comprehensive benefits, e.g., green space, biodiversity net gain, and the provision of public transport spine road from Gynsill Lane in the north to Glenfrith Way to the south. Finally, it comments that the work undertaken to date provides evidence that there are no fundamental constraints to the development of the site, which is sustainably located, and which offers the potential to provide a comprehensively planned development.</p>
<p>- A city councillor comments that the site allocation should be redrawn in such a way that it excludes the green patch used by residents from future construction activity. This re-drawing won’t reduce the number of houses that Barratt Homes may wish to build in the future as the proposed re-drawing excludes the land under their ownership.</p>	
<p>- CPRE Leicestershire does not object to the site in principle. However, it notes that important elements of policy requirements are missing, especially with regard to density, transport links, open spaces, green infrastructure, and employment</p>	
<p>- A county residents’ association notes that the land amounts to 17.3 hectares. If 4 hectares is undevelopable a more appropriate supply would be 466 at 35 dwellings per hectare, an increase of 141 dwellings.</p>	

ISSUES RAISED BY INDIVIDUALS

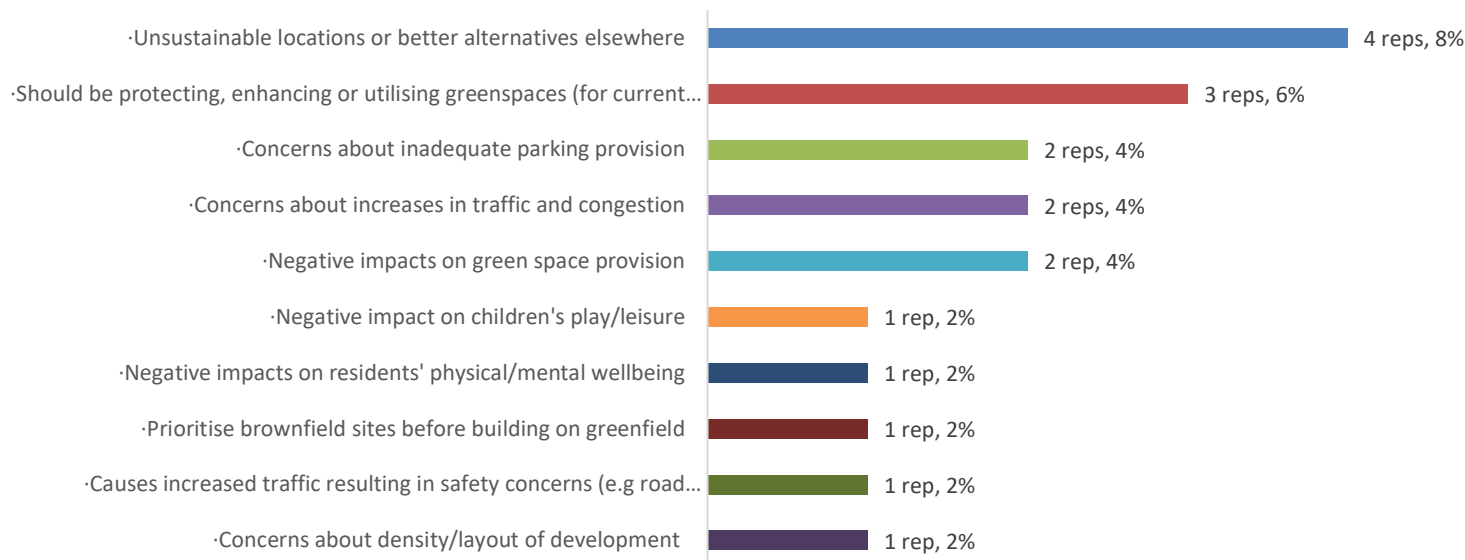
<p>- Likely heavy reliance on private vehicles for residents due to distance from city centre</p>	<p>- The Agnes Unit for CAMHS patients should be retained. Associated ambulance station which could be adversely affected by extra traffic onto the A5630 arising from development</p>
<p>- Lack of public transportation. Nearest bus stop on A563 or at Glenfield Hospital, to which there is no direct footpath access</p>	<p>- Issues of access were raised in a previously rejected planning appeal concerning an increase in housing densities in Bradgate Heights/the Grange</p>

Appendix E: Policy SL06 – Site 1044 Leicester General Hospital

Site 1044 General Hospital - Issues raised in reps

Total Representations Received Re Site 1044 52 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	42
ORGANISATION / BUSINESS	7
STATUTORY CONSULTEE	3



OTHER ISSUES RAISED BY RESPONDENTS

<ul style="list-style-type: none"> - Historic England states that from the information available at this time it is not clear how the historic environment has been fully considered. It notes the high-level strategic site assessment information indicates that a scheme should consider the reuse of the locally listed buildings. However, it is not clear how any potential impact on Evington Village Conservation Area has been considered 	<ul style="list-style-type: none"> - Severn Trent Water Ltd state that a joined-up SUDS system should be created on the site and phased accordingly. They also advise that as a brownfield site, it is important that flow rates identified at early stage
<ul style="list-style-type: none"> - CPRE does not object to this site in principle. However, while it is linked to NHS proposals to declare the land surplus to requirements, so far, important policy requirements are lacking and need to be specified. While the site is capable of being well served by non-car modes and developed in a sustainable way, CPRE considers draft Local Plan policies are too weak to ensure that happens 	<ul style="list-style-type: none"> - A planning agent observes that a comprehensive open space assessment will be required, and that the site is dependent upon Government funding for transfer of clinical functions to other hospitals – deliverability should be kept under close review
<ul style="list-style-type: none"> - Sport England states that provision of on-site outdoor and indoor sports facilities or off-site contributions to meet demand generated should be led by up to date and robust evidence. In particular meet the need for cricket in this part of the city 	<ul style="list-style-type: none"> - A county residents' association advocate an allocation of 735 dwellings on site as appropriate, an increase of 203 dwellings from that in the proposed site allocation, on the assumption that 21 ha is developable at a housing density of 35 dph
<ul style="list-style-type: none"> - The Environment Agency notes that the site is in Flood Zone 1 	<ul style="list-style-type: none"> - Leicestershire & Rutland Wildlife Trust state that retention/creation of habitats for species associated with brownfield sites as well as other species should be explicitly mentioned, including mature trees and species associated with Local Wildlife Site designation

ISSUES RAISED BY INDIVIDUALS

<ul style="list-style-type: none"> - Allocating the current General Hospital site for housing will have disproportionate negative impacts on those living on the eastern side of the city. Poor public transportation to alternative hospitals restricts patient visits and may have negative health impacts for residents of east Leicester 	<ul style="list-style-type: none"> - Selling off hospital land is short-sighted. The impacts of loss of the hospital outweigh the insignificant contribution to meeting city's housing need offered by development
<ul style="list-style-type: none"> - Expansion of hospital facilities in Leicester is required given the projected population increase 	<ul style="list-style-type: none"> - Loss of the hospital will restrict future options regarding community care. It would be better to locate the new maternity hospital on the General Hospital site as the alternative risks over-intensifying development at the LRI and exacerbating access, congestion, and parking issues
<ul style="list-style-type: none"> - Consultation on this site should have been delayed until after results of UHL consultation are published 	<ul style="list-style-type: none"> - Poor communication to residents about site allocation; Covid-19 pandemic has negatively impacted the public consultation process and some groups have been disadvantaged by reliance on electronic means to engage with Reg 18 public consultation. Consultation fails to satisfy the 4 Gunning Principles
<ul style="list-style-type: none"> - The 3 locally listed buildings at the General Hospital should be retained 	<ul style="list-style-type: none"> - Opposition to the possibility of Woodborough Rd becoming a throughway
<ul style="list-style-type: none"> - Policy SL06 could be amended and/or add additional supporting text to allow for potential contributions to SELTSA (Transport Assessment) 	
<ul style="list-style-type: none"> - Questions about the existence of a conflict of interest in proposing this land for a site allocation as the City Council plays a role in overseeing the NHS consultation on the General Hospital site 	

Appendix F: Site 464 – Beaumont Park

Total Representations Received Re Site 464 13 representations

TYPE OF RESPONDENT NO. OF REPS RECEIVED

STATUTORY CONSULTEE	1
INDIVIDUAL	10
ORGANISATION OR BUSINESS	1
OTHER	1

OTHER ISSUES RAISED

- **Harborough District Council (HDC)** acknowledges that Beaumont Leys Park is named as a 'High Quality Economic Development Area'. However, it notes that unless the site is referred to by another name, there appears to be no site-specific allocation policy relating to it in Chapter 4. HDC further notes that Table 07 lists 6 new employment sites. However, it states that it would be helpful to be more explicit about which B class use need they each contribute towards. Notably, Beaumont Park does not appear to have site policies.

- **De Montfort University** requests to be kept informed of proposals to improve the open space in the context of the University's playing pitches and sports facilities at Beaumont Park.

OTHER ISSUES RAISED BY INDIVIDUALS

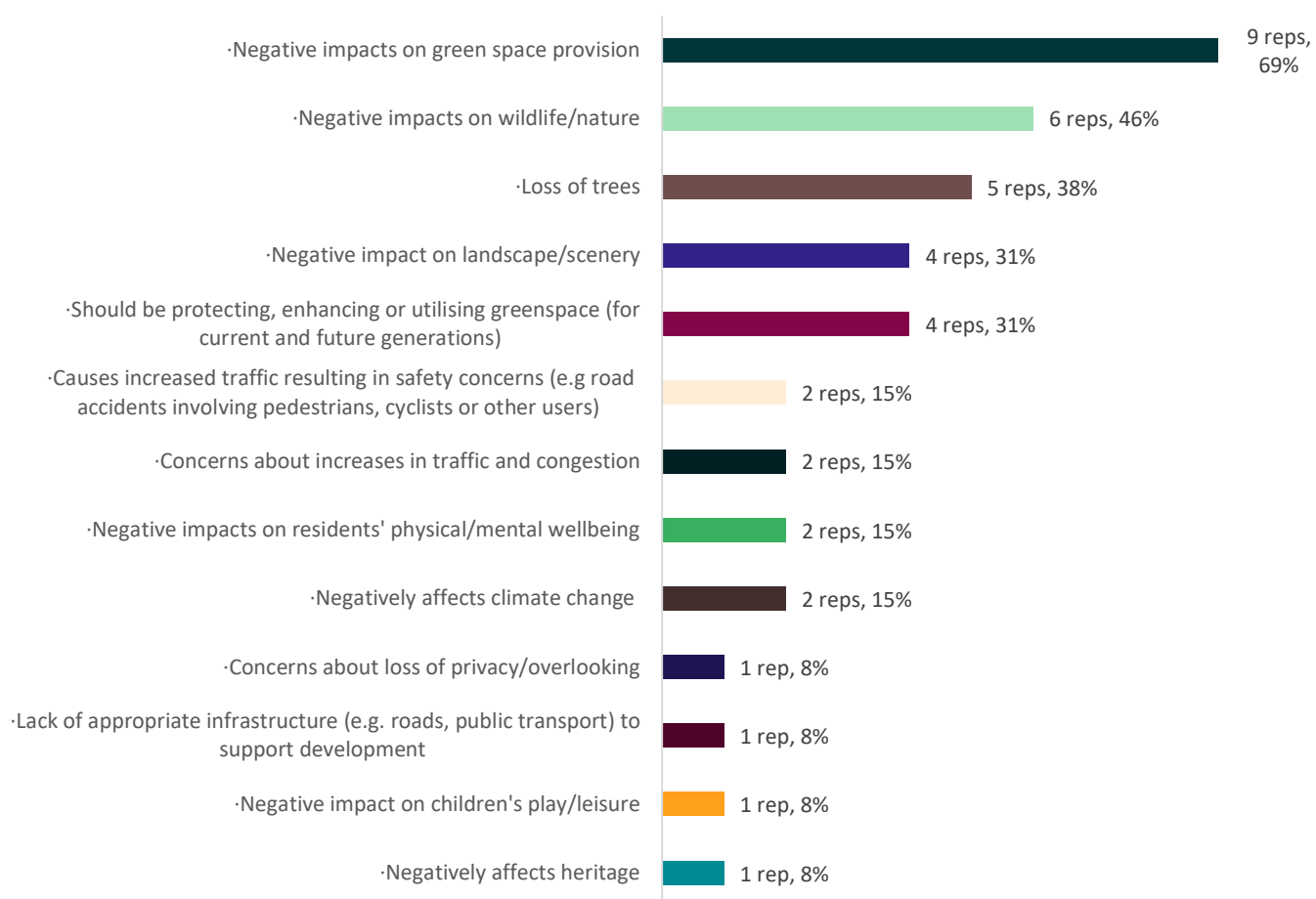
- If the site is allocated, then the unused field in front of the Speedway should be returned to usable parkland again, and lost facilities replaced.

- There is already sufficient housing in the area

- It is likely that more land for schools will be needed rather than for residential property due to scale of Ashton Green development

- Site provides leisure and recreational facilities such as footpaths between Beaumont Shopping Centre, Mowmacre Hill and the Home Farm area, as well as a BMX circuit

Site 464 Beaumont Park - Issues raised in reps



Appendix G: Non-strategic sites

Site 15 – St Augustine Road

Total Representations Received Re Site 15

5 representations

TYPE OF RESPONDENT

NO. OF REPS RECEIVED

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	1
ORGANISATION / BUSINESS	2
STATUTORY CONSULTEE	2

KEY ISSUES RAISED BY RESPONDENTS

- **The Environment Agency** – Express concerns as site lies in flood zones 2, 3a and 3b with associated development vulnerability. Developers must provide a flood risk assessment and easement 8 metres from the riverbank for vehicle access. An Environmental Permit will be needed for any activity within 8 metres of the bank of the River Soar. Flood plain compensation and climate change allowances needed for any loss of floodplain. Suggestions for a Flood Risk Management Scheme and development of brownfields may require remediation works.

- **Historic England** state it is unclear how any impact on the Castle Conservation Area to the west has been considered or the SM on the opposite side of the river. Also state that it is unclear how this will meet with aspirations of the Riverside SPD. Non-designated archaeology at the site and its surrounds including 19th century industrial heritage. There is the potential for Paleo-environmental archaeology due to its riverside location. Archaeological assessment to inform proposals would be required.

- **A planning agent** notes the site is in a sustainable location which is well connected. Boundary of CDA and city centre should be adjusted to include this site. Need for investment into this site as the site is already allocated in the current local plan. The site should include class E uses in the mix of uses for development.

- **A local business** express concerns that noise from its music venue would not be suitable for new residential properties. Object to new housing as a business, established for 20 years, would be affected.

ISSUES RAISED BY INDIVIDUALS

- Other respondents express support for the use of empty or unused space

Site 19 – Velodrome Saffron Lane

Total Representations Received Re Site 19

1 representation

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	0
ORGANISATION / BUSINESS	0
STATUTORY CONSULTEE	1

KEY ISSUES RAISED BY RESPONDENT

- **Sport England** – Need to fully consider the impact upon the existing and future use of Saffron Lane Athletics Stadium and the impacts on residential amenity (under paragraph 186 if the NPPF – agent of change).

Site 190 – Lanesborough Road – Former allotments

Total Representations Received Re Site 190 63 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	60
MP	1
ORGANISATION / BUSINESS	1
STATUTORY CONSULTEE	1

OTHER ISSUES RAISED

- **The Environment Agency** note that the site lies within flood zone 3a and flood zone 2. An easement of 8 metres will be required for vehicular access and an Environmental permit may be needed within 8 metres of Saffron Brook. Applicant must ensure flood compensation is provided by loss of floodplain. Site has protentional contaminative previous use so site will need remediation works.

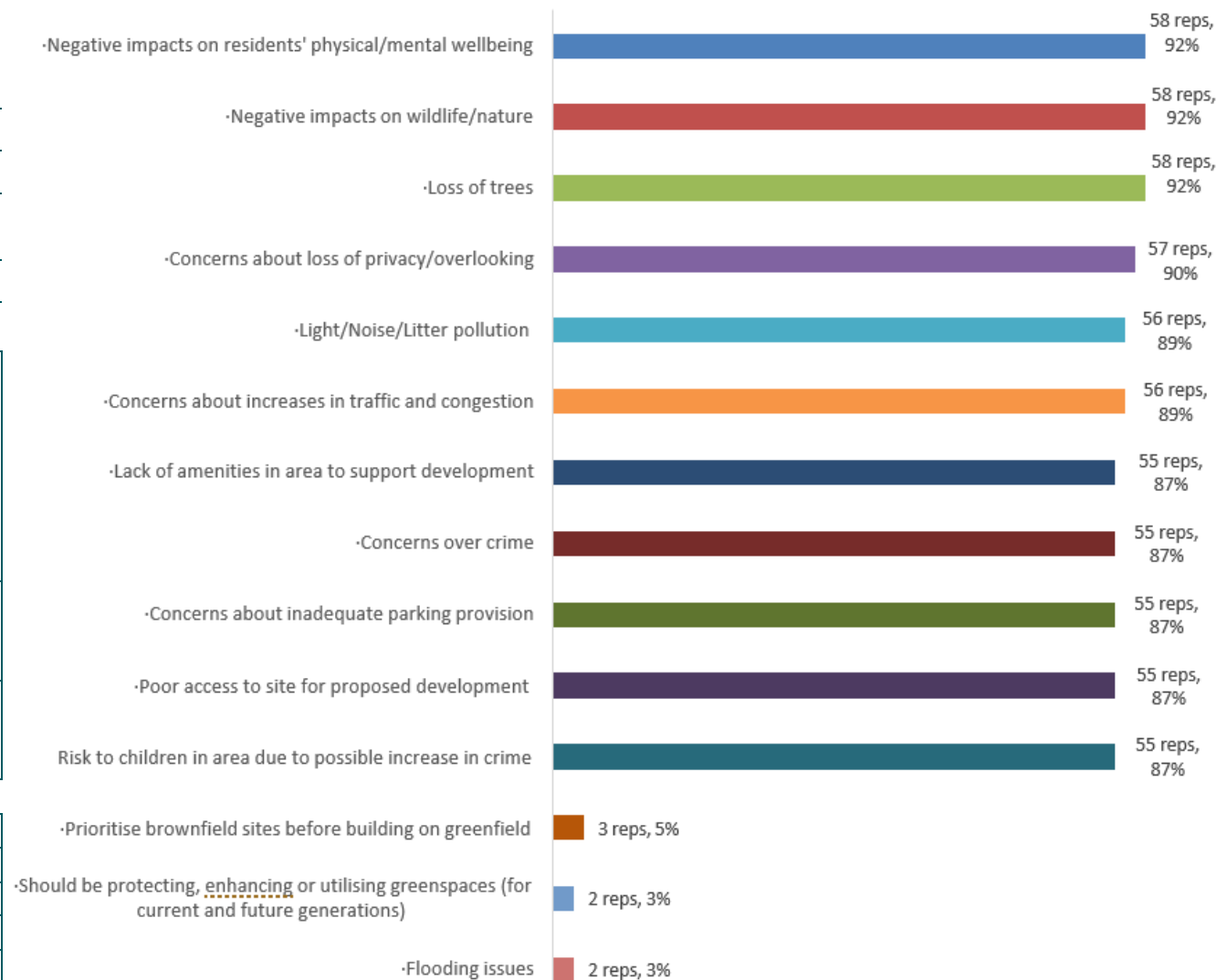
- An **MP** expresses concern about proposals to build on sites that are greenfield land formally allocated to allotments, including this one

- **Local Residents Group** expresses concerns about risk of damage to new dwellings due to methane gas. It also cites that the site is likely to be unviable for development.

OTHER ISSUES RAISED BY INDIVIDUALS

- Concerns over adverse impact on the elderly
- Concerns of excess traffic due to new access road
- Poor communication to residents about proposed site allocation
- Concerns about visual integration of development into area
- Concerns about risk to children in area due to possible increase in crime arising due to development
- Proposed site allocations go against planning precedent in area

Site 190 - Issues raised in reps



Site 219 – Rosedale Avenue – Land at rear of Harrison Road allotments

Total Representations Received Re Site 219

8 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	4 + petition from 159 students at a primary School
ORGANISATION / BUSINESS	2
STATUTORY CONSULTEE	1
MP	1

ISSUES RAISED

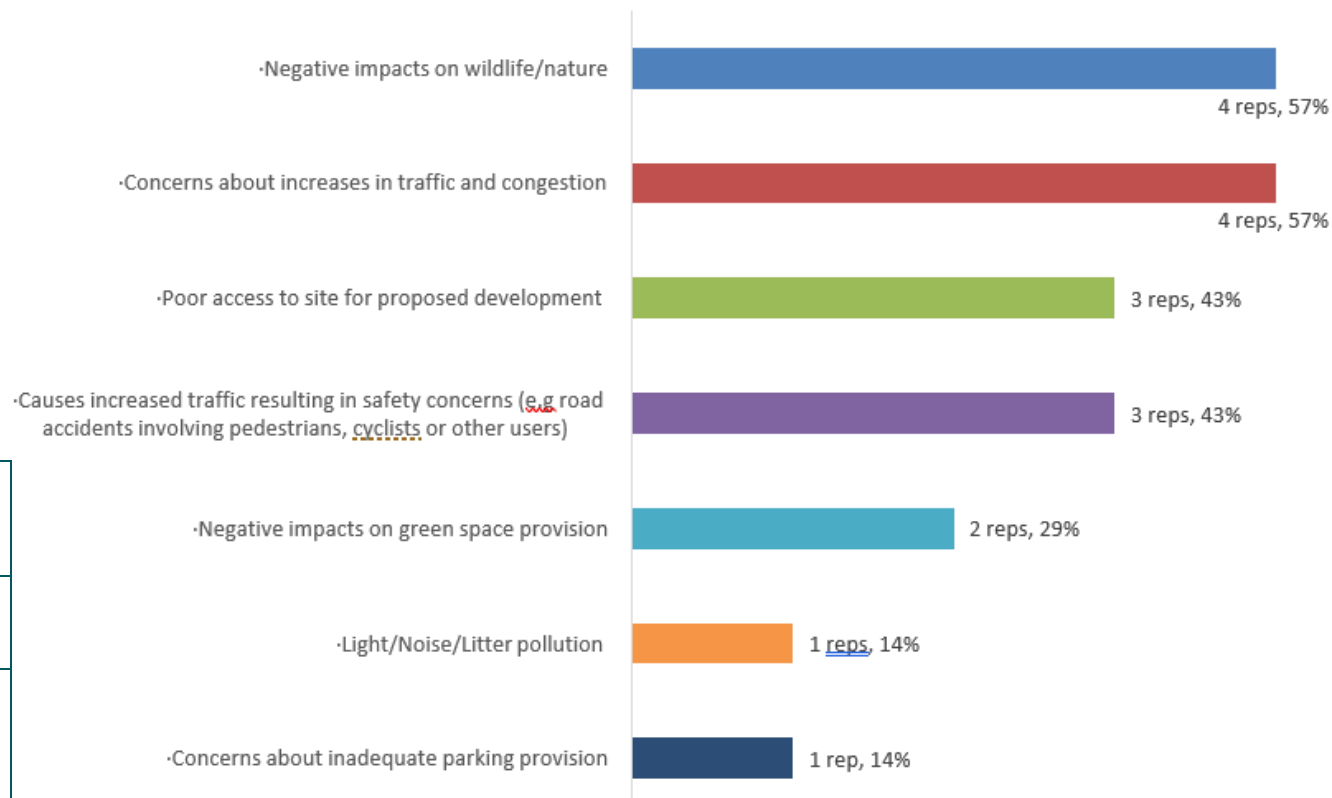
- **Sport England** objects, citing that the impact on the adjacent playing field needs to be assessed and questions if the adjacent field is used by Wyvern Primary School

- **An MP** expresses concern about small sites proposals to build on school playing fields, including this one

- **A local primary school** express concerns about the proposed access which would be via a gated driveway for the school that is used by 450 children and their parents. This presents safety and safeguarding risk. They also point out that the wildlife garden is used by the school for learning and promote wellbeing and its loss would be detrimental to the children.

- **159 representations from a primary school** which express support for saving the garden, saving the wildlife and trees, and object to houses on the site. They also express concerns over noise and dust during construction, and safety on roads and on-site. They also say that the area should be retained as it forms part of the students' memories.

Site 219 - Issues raised in reps



OTHER ISSUES RAISED BY INDIVIDUALS

- Concerns that noise from site construction could have an adverse impact on children who wear hearing aids.

- The site forms a habitat for badgers which are protected by national legislation.

Site 222 – Evington Valley Road (Former Dunlop Works)

Total Representations Received Re Site 222

4 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
ORGANISATION / BUSINESS	2
STATUTORY CONSULTEE	2

OTHER ISSUES RAISED BY RESPONDENTS

The Environment Agency (EA) comments that the site lies partially within Flood Zone 2. It also lies within 500m of a site regulated by the EA whose processes include the pre-washing, coating, and printing of textiles (Leicester Nansen Road Dyehouse (EPR/NP3135DC))

Historic England comments that it is not clear how the setting of the Grade II Listed Buildings to the northwest of the site has been considered. Development would need to be appropriate in design, scale, massing, and materials. There is the potential for impact from the cumulative impact with site 505 which will also require further assessment

A planning consultancy, comments that the site should be designated for major housing-led regeneration. The former Dunlop Rubber Factory Site is not identified for employment designation and was not considered in the Employment Land Study. It is designated for residential development only. It would be in the interest of good planning that the Site is more appropriately designated for primary residential purposes. The designation of Site 222 recognises that it is suitable for comprehensive redevelopment, and it is in the interest of good planning to maximise the development of residential provision on the Site.

A local business objects, commenting that the site is an important commercial hub in the area, providing essential space for small businesses to operate effectively within close proximity to the city and with good connection to main transport routes and the local population. Allocation of the site for housing would be detrimental to local businesses. Instead of housing allocation, availability and access to facilities that serve small business in the area should be improved

Site 240 – 114-116 Western Road

Total Representations Received Re Site 240

1 representation

TYPE OF RESPONDENT

NO. OF REPS RECEIVED

STATUTORY CONSULTEE

1

OTHER ISSUES RAISED BY RESPONDENT

- **The Environment Agency (EA)** comments that the north of the site lies within Flood Zones 2 and 3a, Flood Zones associated with the River Soar, a Main River of the Environment Agency.

Easement - An 8-metre easement must be maintained from the top of the main riverbank and have vehicular access. This is to provide safe access and egress to the Main River.

Environmental Permit - Any activity within 8 metres from the River Soar may require an Environmental Permit, as it may be considered a flood risk activity.

Floodplain Compensation – As the site is considered undefended, the applicant must ensure floodplain compensation is provided for any loss of floodplain plus the appropriate climate change allowance. Floodplain compensation should be provided on a level by level and volume by volume basis.

This development may benefit from a possible Flood Risk Management Scheme upstream of Leicester. The developer is encouraged to discuss with the EA possible options prior to the submission of a planning application

Site 297 – Sturdee Road – The Exchange

Total Representations Received Re Site 297

2 representations

TYPE OF RESPONDENT

NO. OF REPS RECEIVED

INDIVIDUAL

2

KEY ISSUES RAISED BY INDIVIDUALS

Concerns over the over-intensification of development
Support for an increase in leisure facility provision to enable easy access to amenities that support health and wellbeing
Concerns that affordable housing will not be available for locals, as the council can nominate off the waiting lists
Adverse impact on disabled in the community who are unlikely to be able to downsize into one of these houses and must leave the area
Concerns about increased traffic/congestion and whether the existing infrastructure can meet this
Lack of basic amenities in the area, particularly for children
Poor access roads to site
Concerns about air quality due to high traffic flows

Site 307 – Mary Gee Houses – 101-107 Ratcliffe Road

Total Representations Received Re Site 307

10 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	7
ORGANISATION / BUSINESS	2
STATUTORY CONSULTEE	1

KEY ISSUES RAISED BY ORGANISATIONS/CONSULTEES
- Historic England comments that it is not clear how the impact on Stoneygate Conservation Area, and Grade II* Inglewood to the southwest, have been considered. Development of the site could offer the opportunity to enhance both heritage assets. Historic England has previously commented on applications at the site for a care home
- Local conservation group – Concerns that the proposed allocation may be over-intensification of development at the site and recommends that the number of units in the allocation be reduced and be of a positive design. It advises that any development needs to be sensitive to the heritage and surrounding listed buildings.
- National Developer - comments that the site is suitable for specialist retirement apartments with care, and this should be reflected in the allocation; It also says the site is suitable for general C3 market dwellings/apartments. Its view is that indicative work demonstrates the site could accommodate up to 125 C3 dwellings. The RAG assessment shows no red scores and a low number of amber scores meaning the site is suitable for development and should be carried forward for allocation in the next version of the plan. The site can deliver the highest number of units (100) within a short timeframe of 1-5 years. Gladman Retirement Living holds that the site currently fails to make a positive contribution to the significance of the conservation area and there is no reason in principle or on heritage grounds to not allocate this site for between 100-125 units. Further, the city cannot demonstrate a 5-year supply of deliverable housing land and this site is one of only a limited number that will contribute to the City Council’s land supply in the first 5 years of the plan, and therefore it should be supported
KEY ISSUES RAISED BY INDIVIDUALS
4 respondents (40%) have concerns that the proposed allocation would lead to over-intensification of development at site or in area

<p>2 respondents (20%) have concerns that the proposed development would have negative impacts on green space provision</p> <p>2 respondents (20%) have concerns that the proposed development would negatively affect heritage</p>
<p>Inconsistency between proposed allocation of 100 dwellings at site with p. 110 of the draft Local Plan in which it is stated that a development within a Conservation Area will be supported where it “is of a size . . . and scale that preserves or enhances the character and appearance of the area”. The proposed allocation is also inconsistent with the past refusal of a care home on the site that would have contained the same no. of flats (Application. 20190433)</p>
<p>Clarification requested on the number of site assessment criteria. The Non-Strategic Sites document states that the Initial RAG score is 2 Amber and 14 Green, however, the Sites Methodology document for the Draft Local Plan lists 22 Site Assessment Criteria, not 16.</p> <p>Clarification also requested on how site assessment criteria are graded, including the evidentiary basis used</p>
<p>Allocating for 100 dwellings would require a development that would need a large footprint on a small site, building close to the boundary facing Ratcliffe and Elms Road and nearby houses, and necessitate buildings of a large mass and of three or more storeys in height</p>
<p>Suggestion that a number of 41 dwellings would be more appropriate for the site</p>
<p>Site allocation should include a specified percentage of units allocated as affordable housing</p>
<p>Concerns about ability of GP/other services to meet volume of residents</p>
<p>The site in its current state has negative impact on visual amenities</p>
<p>Trees on the site should be retained and any development needs to be sympathetic to the area</p>
<p>Support for on-site shared workspaces with facilities such as high-speed internet access to encourage community interaction</p>
<p>Concerns that allocation of the site will have negative impacts on heritage</p>
<p>Concerns that allocation of the site will have negative impacts on green space provision</p>

Site 335 - Issues raised in reps

Site 335– Manor House Playing Fields – Narborough Road

Total Representations Received Re Site 335 28 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	26
ORGANISATION / BUSINESS	1
STATUTORY CONSULTEE	1

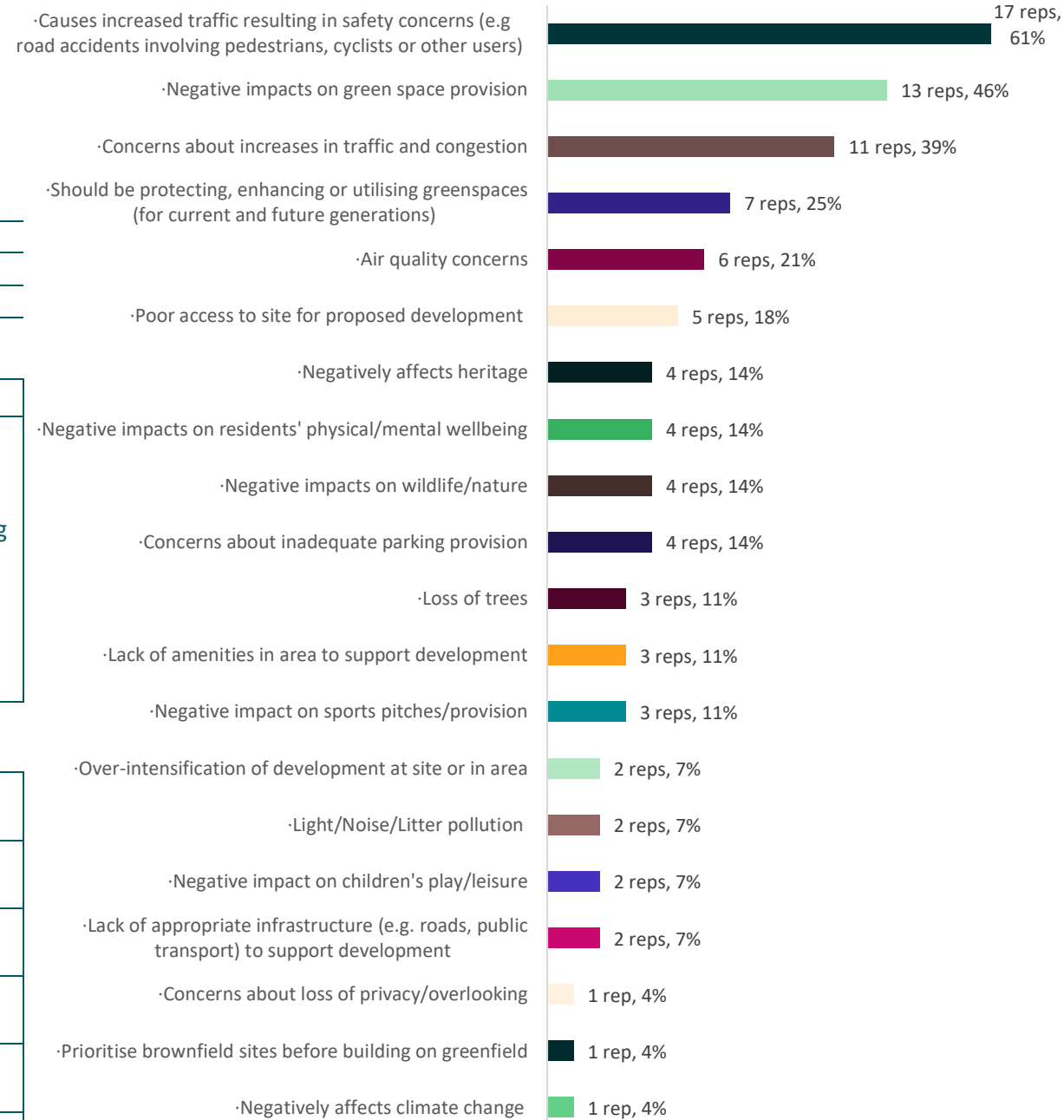
OTHER ISSUES RAISED

Sport England objects to the loss of playing fields

A planning & development consultancy, recommends that the development area should be increased to 0.8 ha – advising that open space provision should be balanced with the availability of a suitably sized site which will optimise investment opportunities for development. Playing pitch provision can be optimised on the remaining area of the site, e.g., providing dual use pitches. It also recommends amending the Proposed Use from 'Residential and Playing Fields' to 'Playing Fields and Residential or Class E Uses, including retail' to maximise the site's development potential and enable the delivery of non-residential development

ISSUES RAISED BY INDIVIDUALS

GP facilities in the area under strain and would be exacerbated by development
The site should be used for other purposes than housing such as a park, community garden, outdoor gym, and children's playground
Development of the site would have negative impacts on neighbouring primary school
Development of the site would have negative impacts on the historic tram shelter
The negative impacts of allocation on amenities would outweigh the contribution that would be made to meeting the city's housing need
Existing sump and drainage will not support new development



Development of the site would have negative impacts on Manor House building
Concerns that development of the site would have negative impacts on house values
Concerns about the conflicting traffic flows in relation to traffic to and from school
Concerns about lack of children's play facilities as part of proposed site allocation
<p>If site is allocated:</p> <ul style="list-style-type: none">- Any housing on site should be sustainable and of high-quality design- No student housing or rentals to be allowed on site to encourage long-term owner occupation and social housing tenancies within area- No car access should be built from Haddenham road entrance to protect schoolchildren who walk to school- There should be provision for children's play areas and/or a sports facility- Reduced no. of parking spaces at development to encourage active and public transport- The tram station shelter should be refurbished into something of use- New development should not border already busy arterial roads

Site 449 – Allexton Gardens Open Space

Total Representations Received Re Site 449 15 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
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OTHER ISSUES RAISED

Sport England comments that it is necessary to ensure the loss of open space is fully supported by overall health benefits / green infrastructure / open space principles and objectives of the draft local plan

An MP highlights constituents' concerns which object to the proposed site allocation due to negative impacts on children's play/leisure and on greenspace provision
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ISSUES RAISED BY INDIVIDUALS

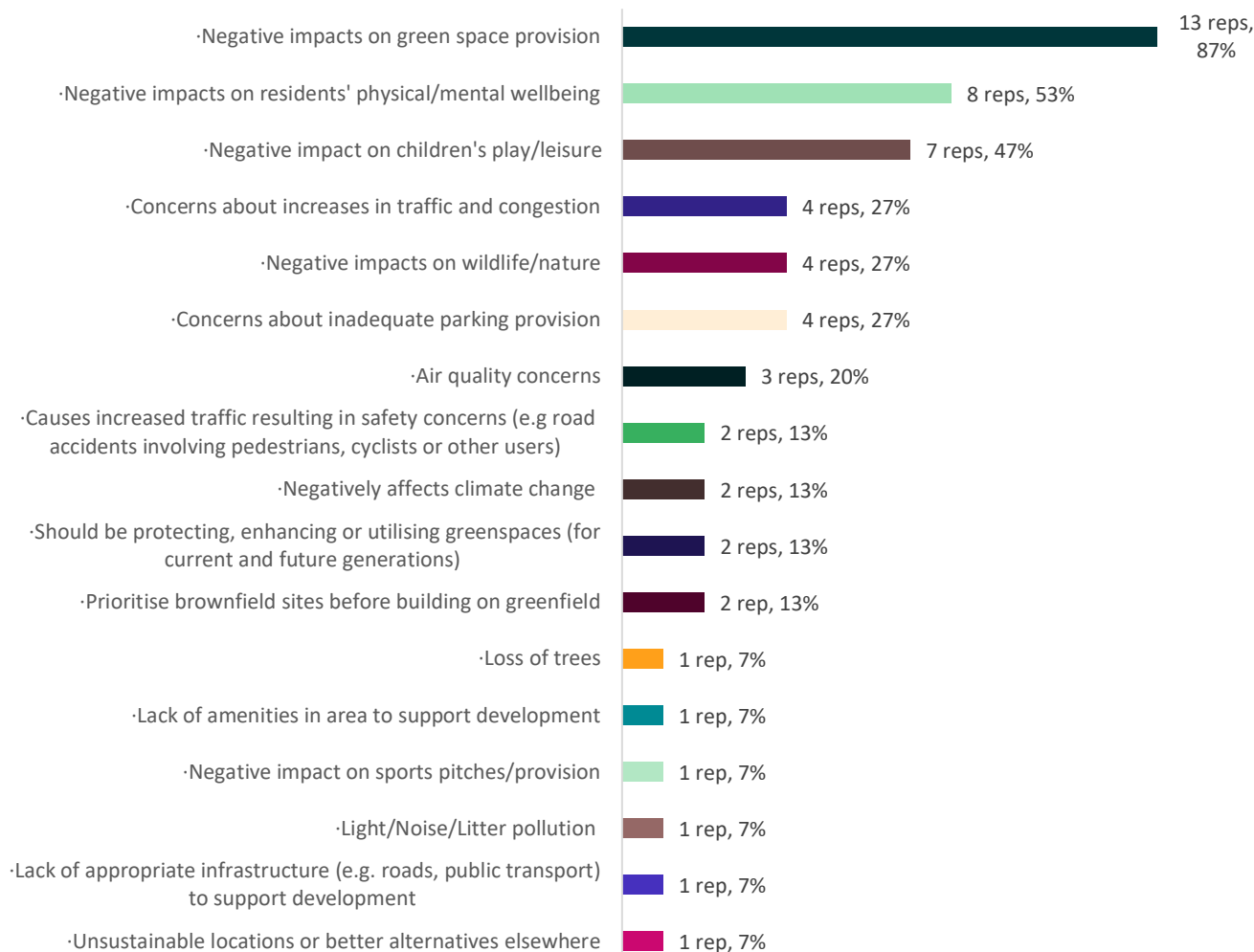
Concerns about negative impacts of allocation of site on house values

Green spaces, such as this one, have been vital for mental health during lockdown

The green space is safe for children as it allows for good surveillance from surrounding houses

The site should be kept as green space and planted with trees for shading, absorption of carbon and food production

Site 449 - Issues raised in reps

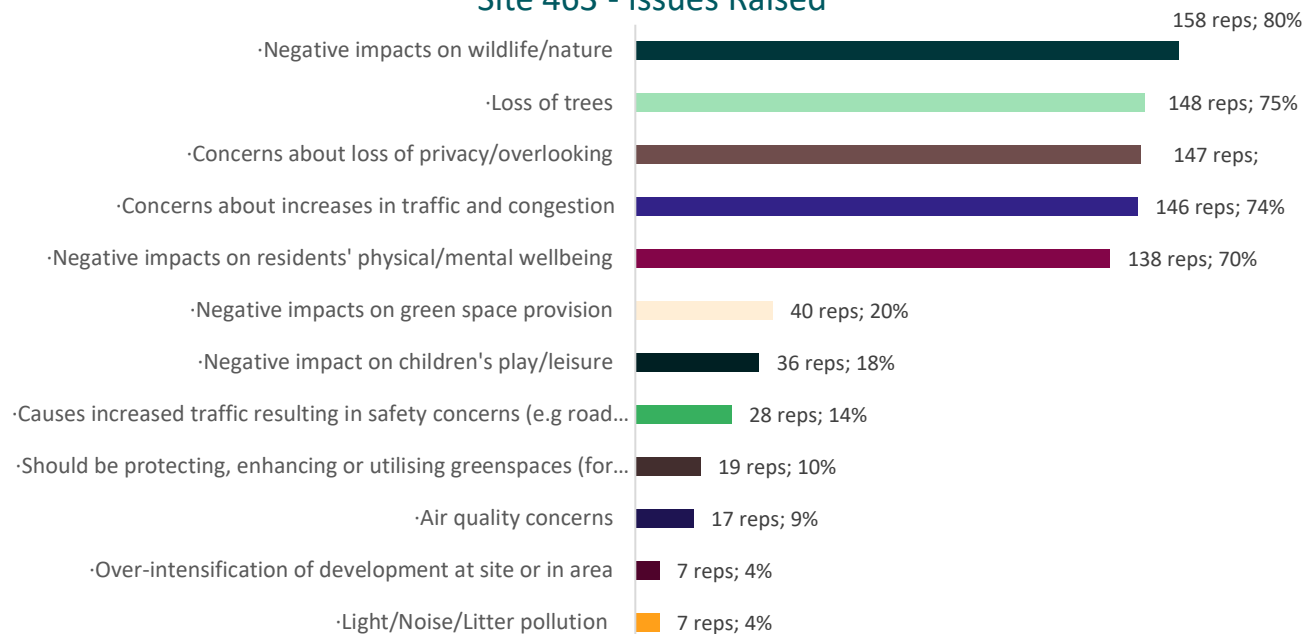


Site 463 – Beaumont Lodge Primary School Playing Fields

Total Representations Received Re Site 463 197 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	188
ORGANISATION / BUSINESS	6
STATUTORY CONSULTEE	2
MP	1

Site 463 - Issues Raised



OTHER ISSUES RAISED	OTHER ISSUES RAISED BY INDIVIDUALS
- The Environment Agency comments that the site is located within 500m of 3 sites it regulates, where processes include the treatment and processing of animal or vegetable raw materials (Walkers and Sons (EPR/ZP3039WB) and Walkers Snacks Food (EPR/BT5890IB) and Samworth Brothers, Madeline Road (EPR/CP3430WV)	- Observations that the school has received a Gold Sports Award for developing students' abilities by successfully utilising school facilities. This achievement would be undermined by the proposed site allocation
- Sport England objects , citing insufficient justification for the loss of playing field re NPPF and Sport England policy	- Concerns that allocation of site would exacerbate deprivation of community and of students in particular
- An MP highlights constituents' concerns which object to the proposed site allocation due to loss of trees, negative impacts on nature/wildlife, negative impacts on children's physical and mental learning and development	- Observations that more housing is unnecessary considering the development at Ashton Green
	- 86% of representations mentioned that the loss of woodland will negatively impact on children's learning and development

Site 473 – Birstall Golf Course (adjacent to Astill Drive)

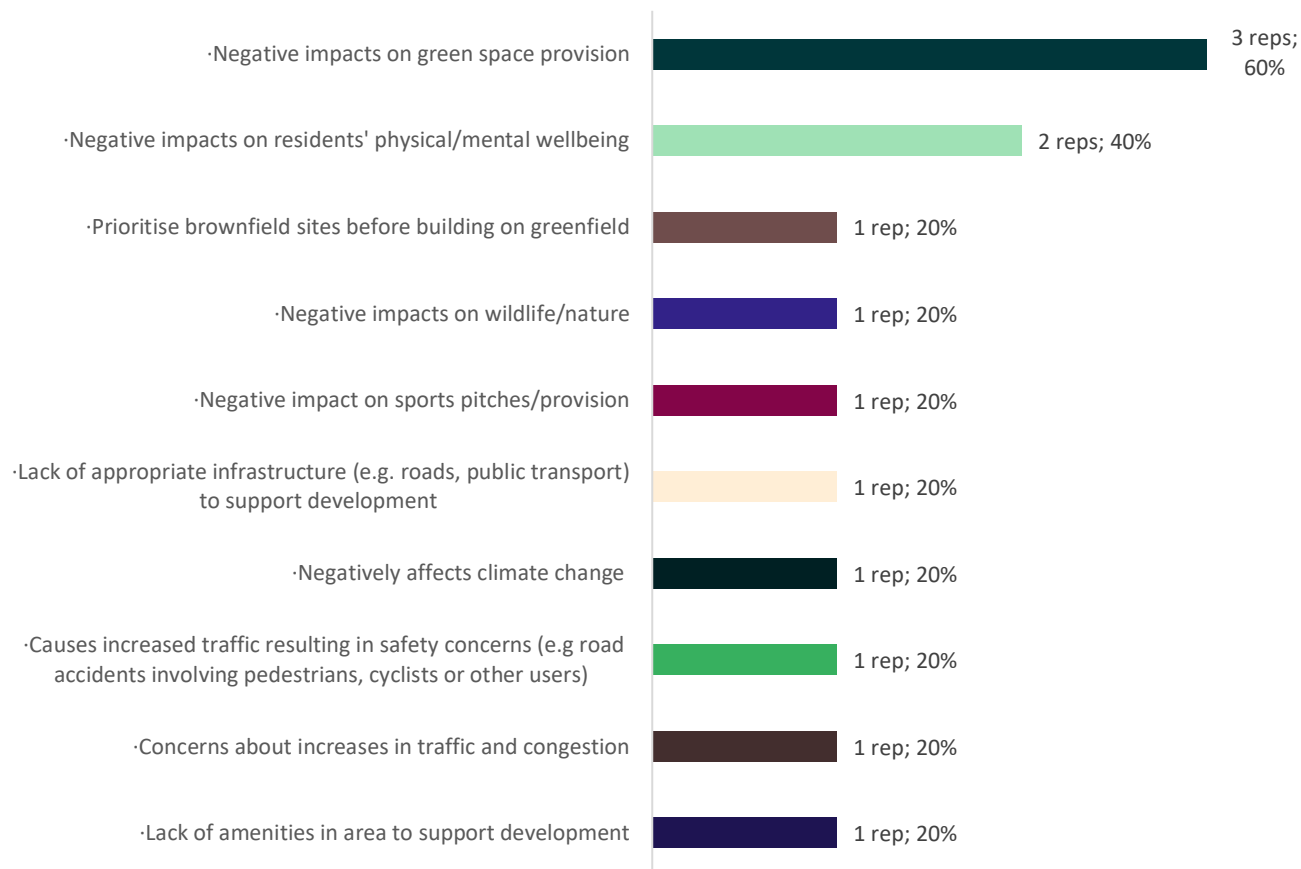
Site 473 - Issues raised in reps

Total Representations Received Re Site 473 5 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	4
STATUTORY CONSULTEE	1

OTHER ISSUES RAISED BY RESPONDENTS

- **Sport England objects**, citing that a full justification and plans are required to understand the impact on the golf course



Site 474 – Birstall Golf Course (south of ParkDrive)

Total Representations Received Re Site 474 26 representations

TYPE OF RESPONDENT NO. OF REPS RECEIVED

INDIVIDUAL	23
ORGANISATION / BUSINESS	2
STATUTORY CONSULTEE	1

OTHER ISSUES RAISED

Sport England objects, citing that full justification and plans are required to understand the impact on the golf course

A house developer supports the site allocation and expresses interest in incorporating it into an existing neighbouring development

OTHER ISSUES RAISED BY INDIVIDUALS

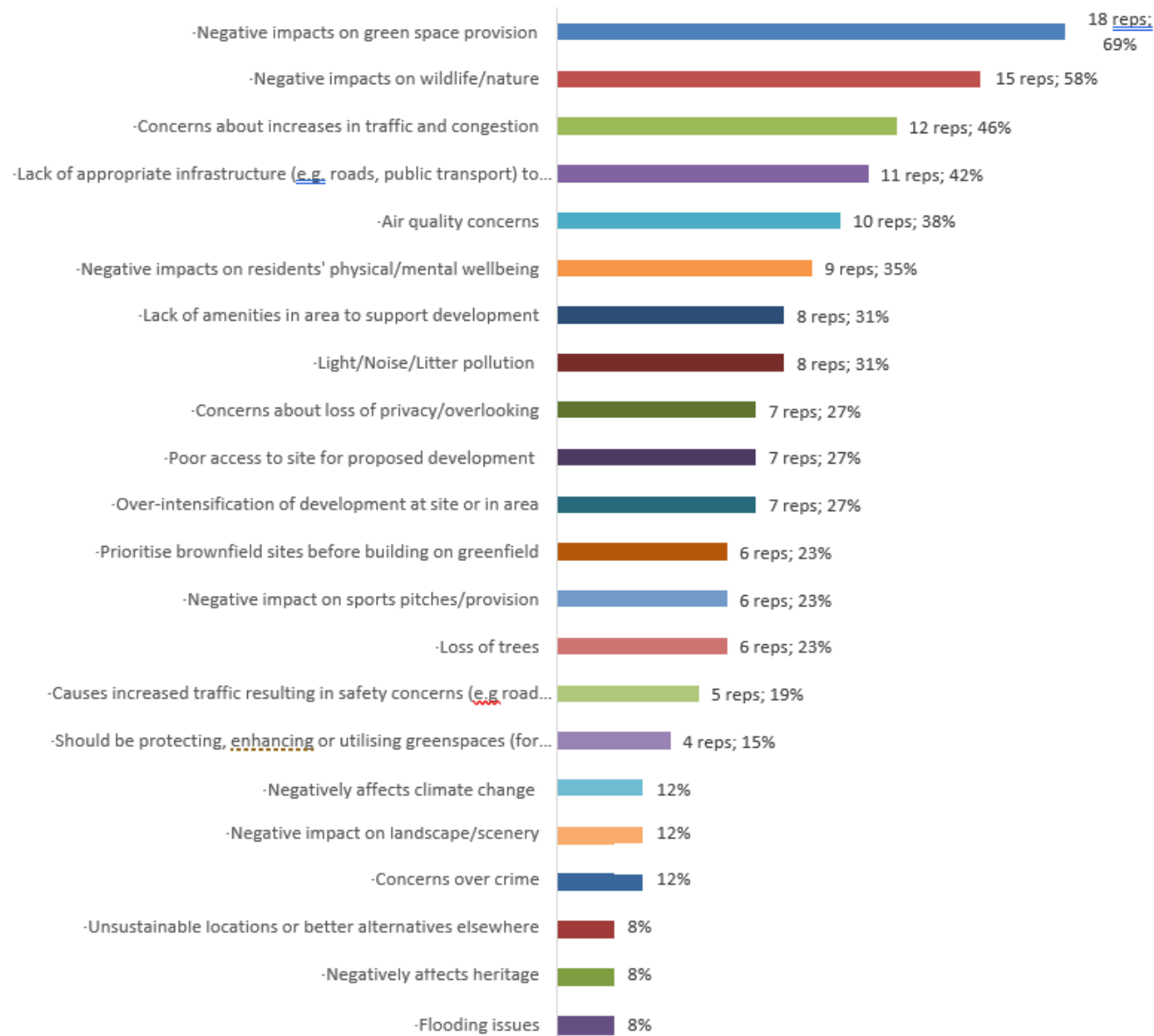
Concerns regarding the merging of settlements due to loss of Green Wedge land

Concerns about the visual integration of the development with the surrounding natural and built environment, and negative impacts on the Great Central Railway

Concerns that house prices of existing residents will be negatively impacted

Poor communication to residents about proposed site allocation; Covid-19 pandemic has negatively impacted the public consultation process

Site 474 - Issues raised in reps



Site 481 – Brent Knowle Gardens

Total Representations Received Re Site 481 19 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	18
STATUTORY CONSULTEE	1

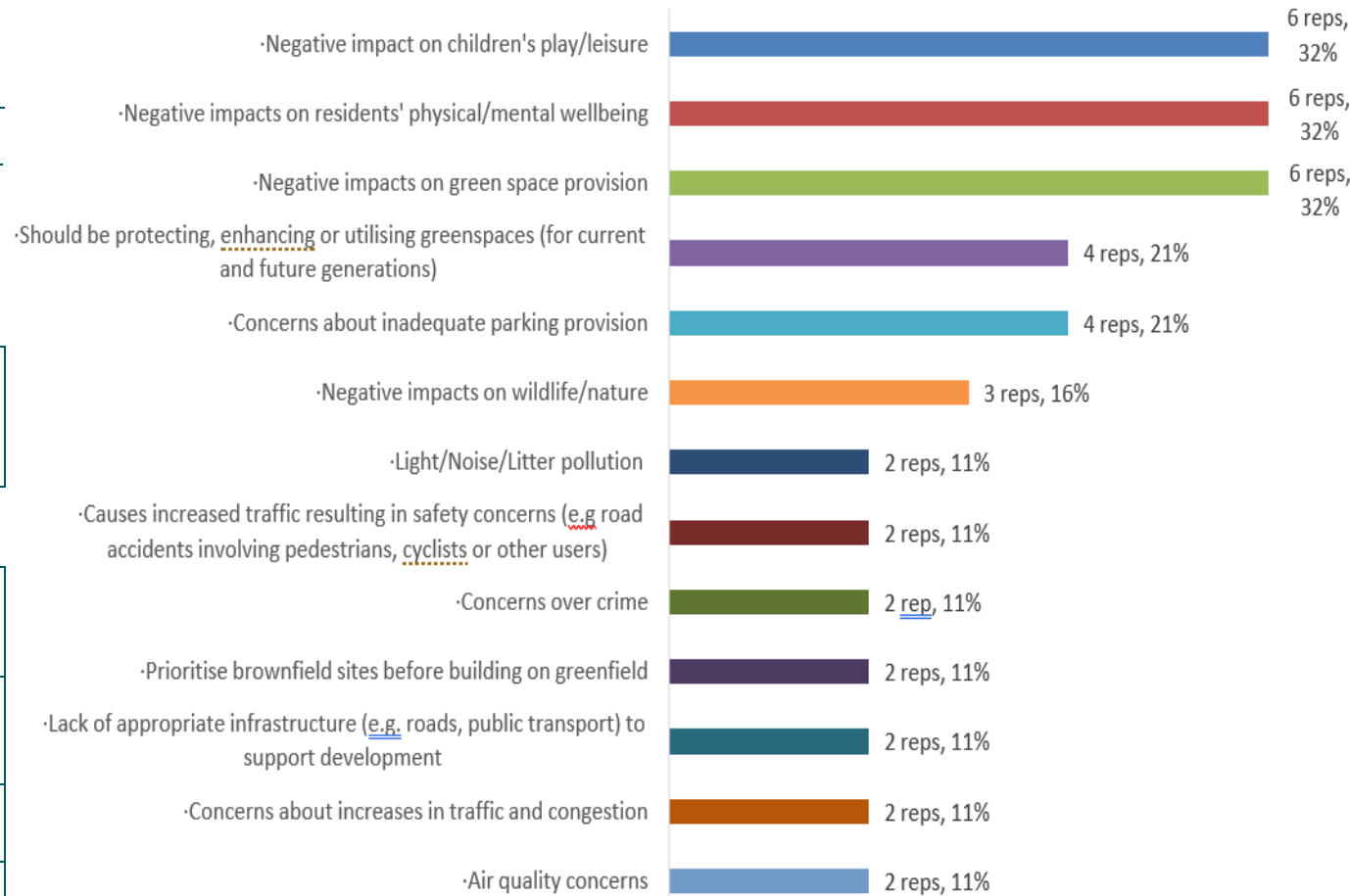
OTHER ISSUES RAISED

- **Sport England** notes the loss of open space and states the loss needs to be fully supported by overall health benefits / green infrastructure / open space principles and objectives of the draft local plan.

OTHER ISSUES RAISED BY INDIVIDUALS

- Clarification needed of the details of the layout and parking associated with the proposed allocation, including which side of the green it will be on
- The proposal is not in line with Leicester's Green Infrastructure Strategy and biodiversity has been listed as a second priority.
- Priority should be given to reusing and renovating empty properties in the area before building on greenspace
- The greenspace that has been proposed is too small for the needs of the community.
- Concerns that the loss of the open space will result in a reduction in the number of visitors to the area, adverse impact on local businesses.
- Concerns over racism in the area linked to alternative greenspaces nearby

Site 481 - Issues raised in Reps



Site 485 – Buswells Lodge Primary School Playing Fields

Total Representations Received Re Site 485 199 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	149
STUDENTS	44
ORGANISATION / BUSINESS	4
STATUTORY CONSULTEE	1
MP	1

OTHER ISSUES RAISED

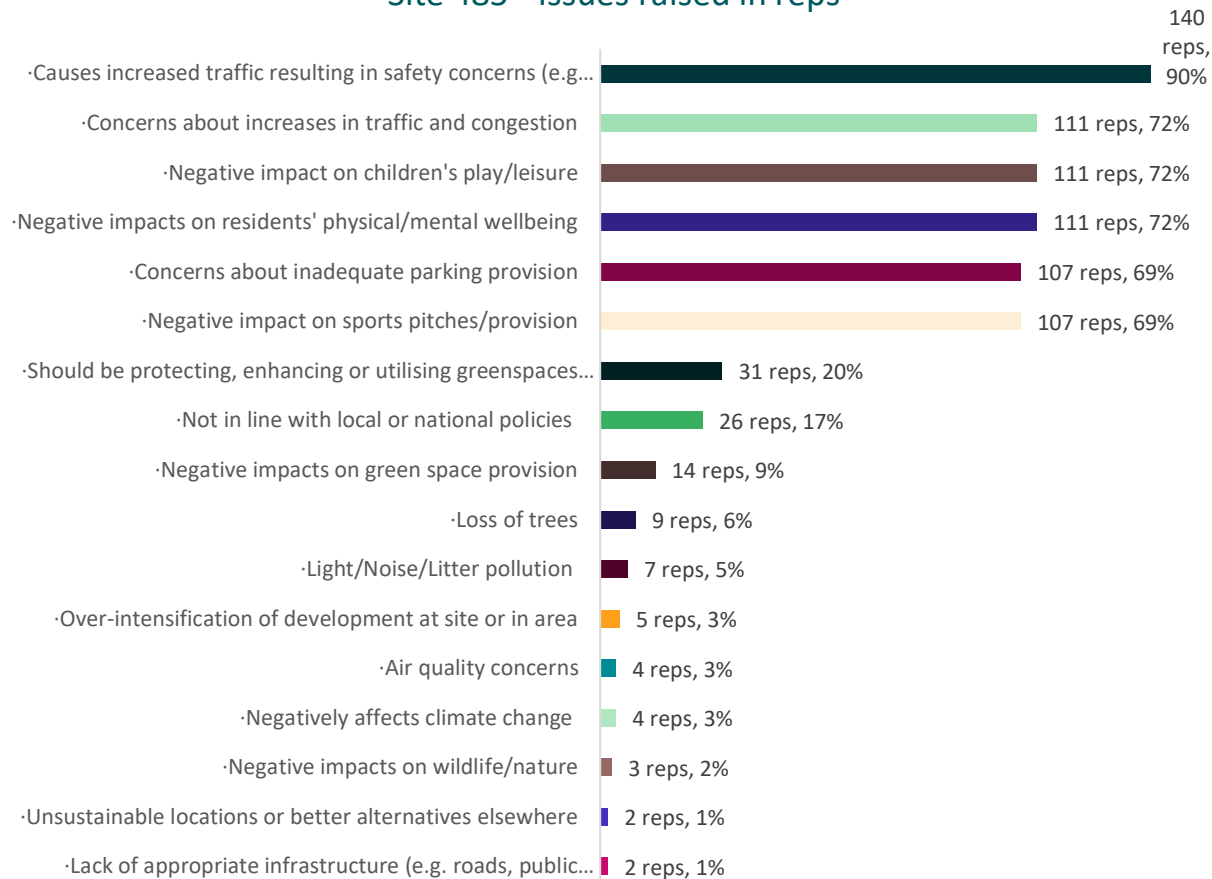
- **Sport England** objects to the loss of playing field, citing there is no justification under the NPPF. SE policy is that any replacement suggested must be of the same quality or quantity

- An **MP** highlights constituents' concerns provided to her which object to the proposed site allocation due to negative impacts on children's play/leisure and on their learning and development, as well as concerns about increases in traffic and congestion, and the safety concerns which may result (e.g., road accidents involving pedestrians, cyclists, etc.), inadequate parking provision, and negative impacts on residents' physical/mental wellbeing

- **A local primary school** provided 199 representations. Issues raised included:

- The school has invested in its grounds (including planting more than 300 trees and installing security fences) and that investment would be lost due to the site allocation
- Concerns that loss of part of school grounds will negatively impact on children's learning and development
- Observations that the school will likely need to expand in the future due to number of developments and increasing population within the area
- Beauville Drive is a cul-de-sac and any congestion effects from extra traffic would be compounded as a result

Site 485 - Issues raised in reps



OTHER ISSUES RAISED BY INDIVIDUALS

- Worsened parking issues resulting from extra houses would have disproportionately negative impacts on disabled persons/persons with pushchairs

Site 488 – Carter Street/Weymouth Street/Bardolph Street East

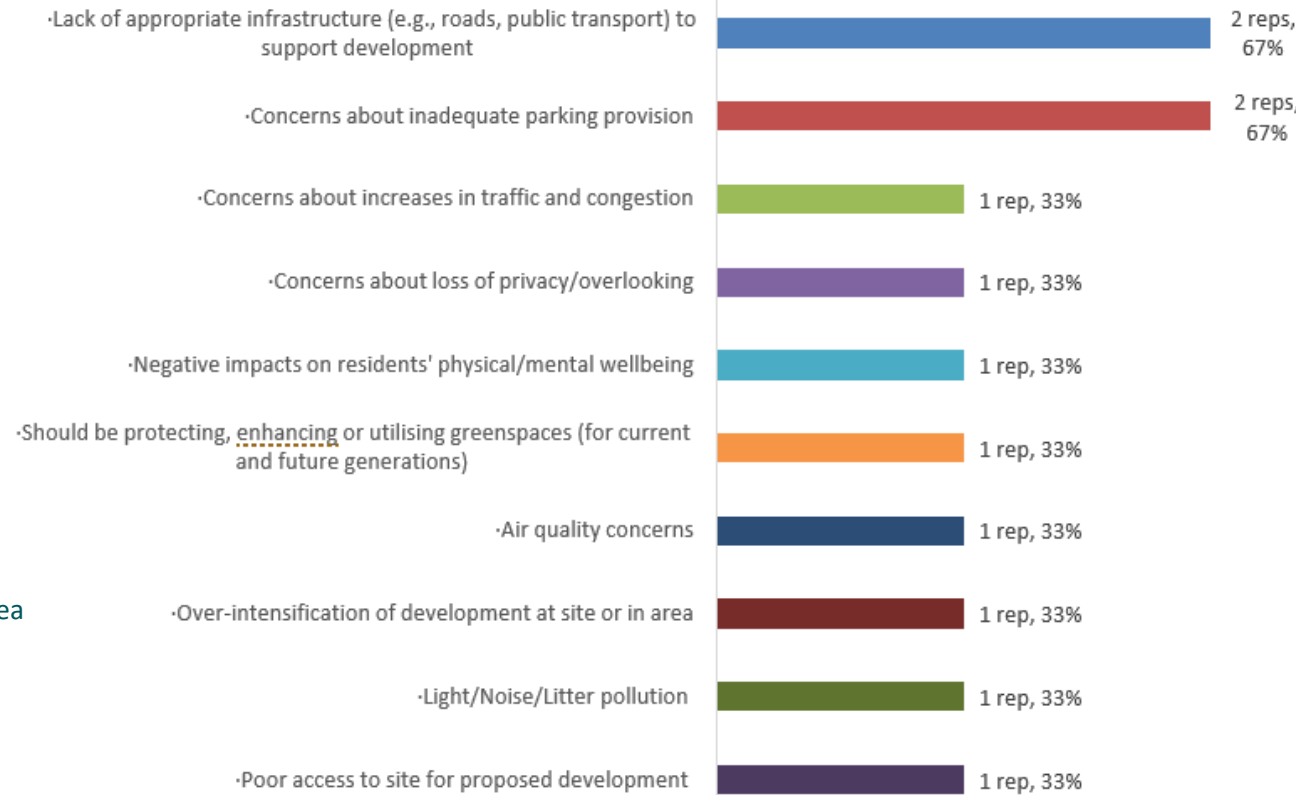
Total Representations Received Re Site 488 3 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	3
STATUTORY CONSULTEE	0
ORGANISATION / BUSINESS	0

OTHER ISSUES RAISED BY INDIVIDUALS

- Concerns about the visual integration of the any development on proposed allocation into the area
- The development should be used as a means to regenerate the area

Site 488 - Issues raised in Reps



Site 501 – Croyland Green

Total Representations Received Re Site 501 5 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	4
STATUTORY CONSULTEE	1

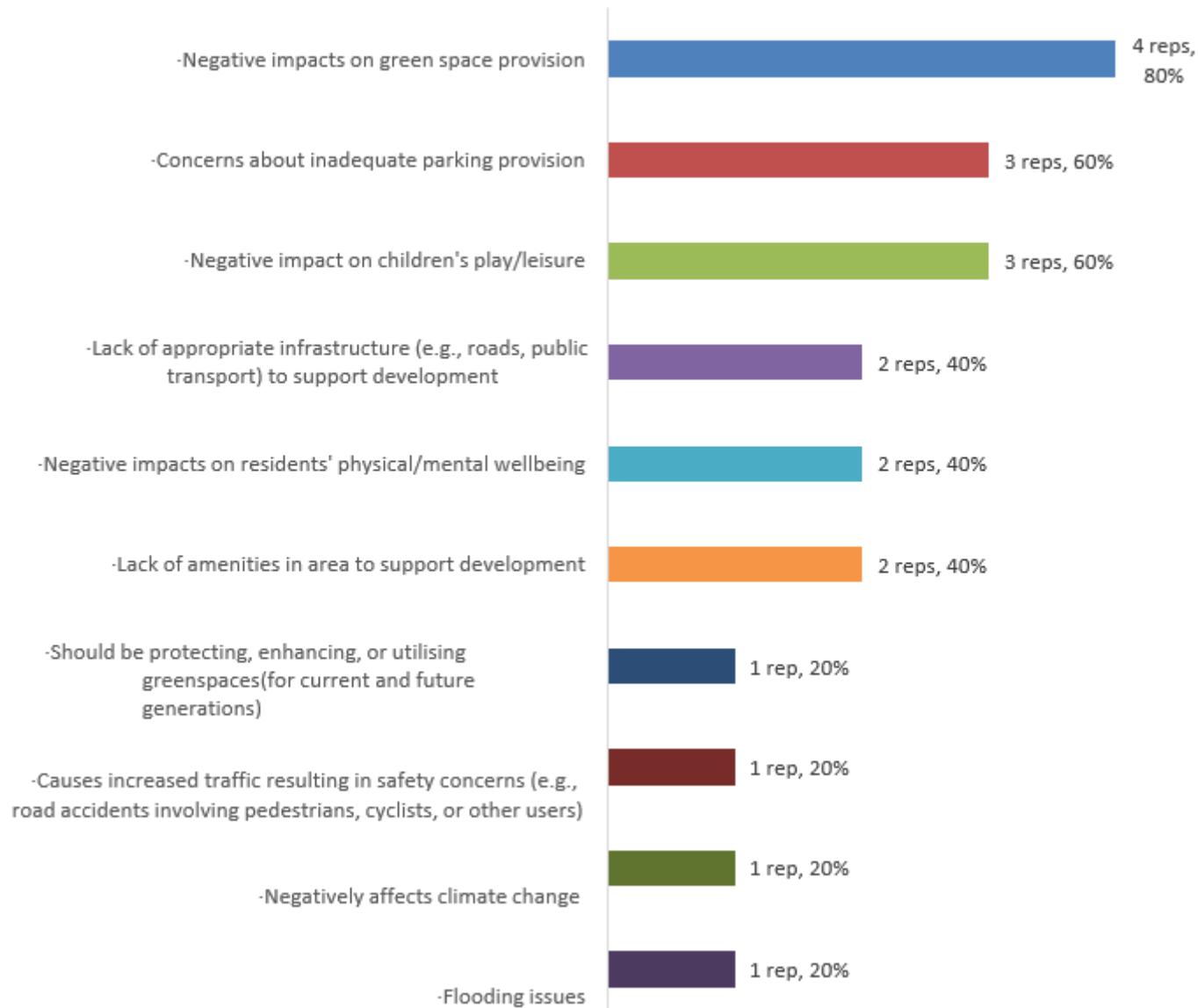
ISSUES RAISED BY RESPONDENTS

- **Sport England** comments that the allocation would result in loss of open space. It advises that it need to be ensured the loss is fully supported by overall health benefits / green infrastructure / open space principles and objectives of the draft local plan

OTHER ISSUES RAISED BY INDIVIDUALS

- Poor communication during the consultation process, particularly for elderly people who may not have access to the internet.

Site 501 - Croyland Green - Issues Raised in Reps



Site 505 – Dorothy Road/Linden Street/Constance Road

Total Representations Received Re Site 505 4 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	2
ORGANISATION / BUSINESS	1
STATUTORY CONSULTEE	1

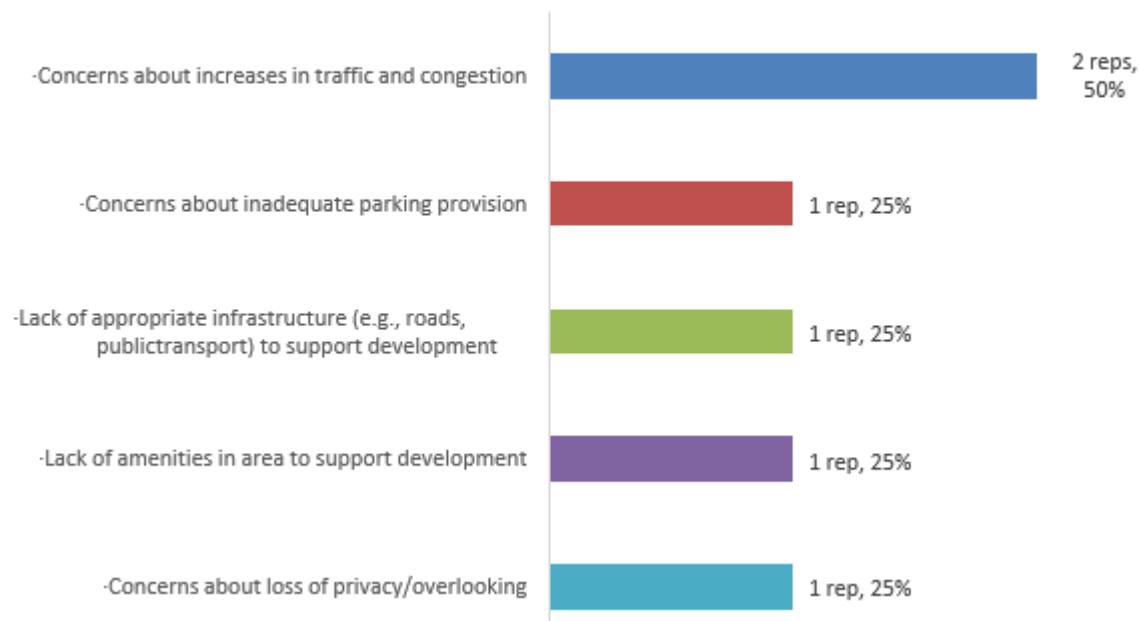
OTHER ISSUES RAISED BY RESPONDENTS

Historic England comment that it is unclear how the setting of the Grade II Listed Buildings at the Association of the Blind has been considered. It advises that sensitive design, scale, massing, and materials would be expected as part of any development proposal. It also advises that the cumulative impact with site 222 will also need to be considered.

Concerns about negative impacts the proposed site allocation would have on existing businesses.

Respondents feel that the essential services created by established businesses in the community will go to waste if the site allocation proceeds

Site 505 - Issues Raised in Reps



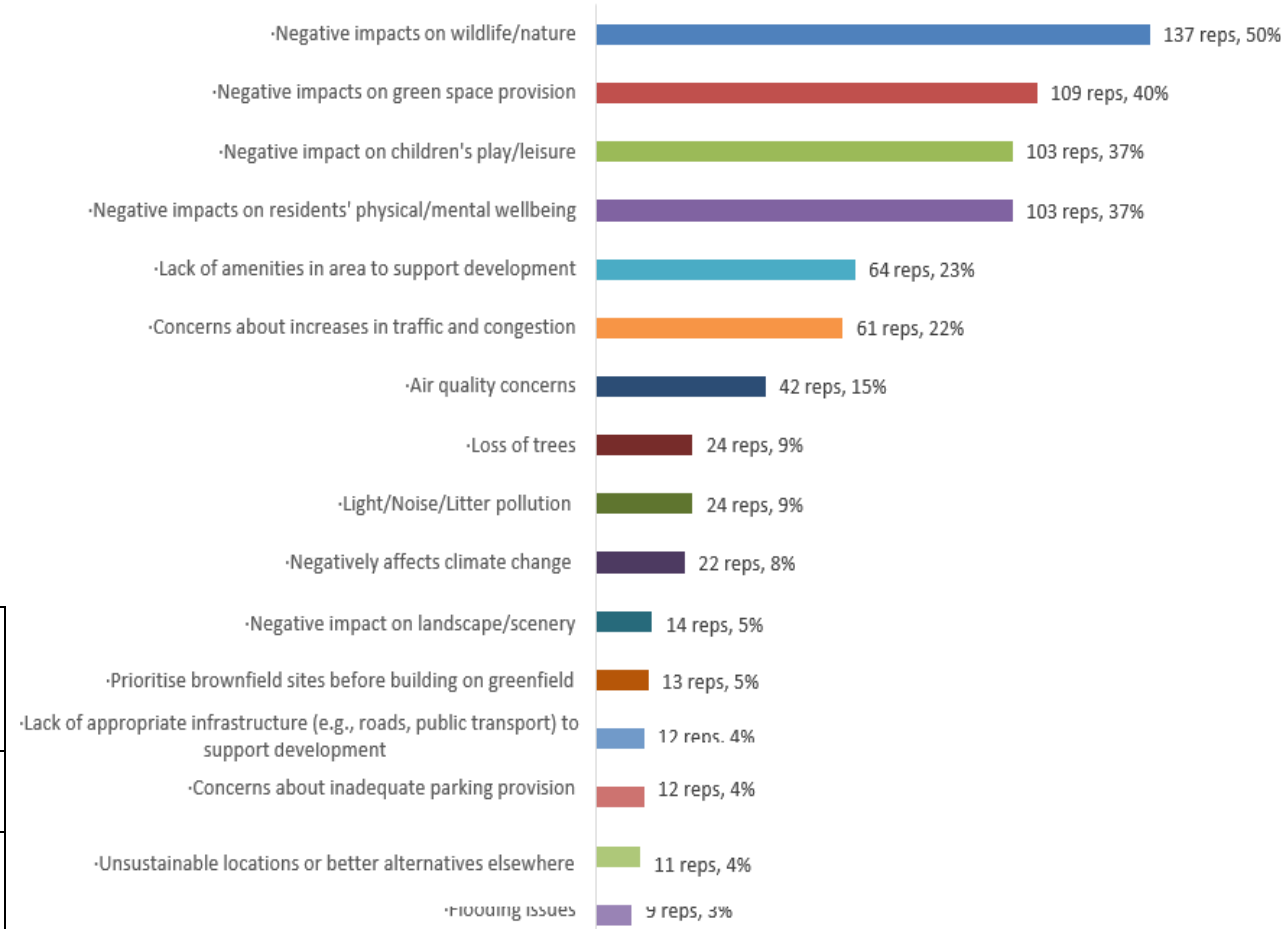
Site 515 – Featherstone Drive Open Space

Total Representations Received 275 representations
Re Site 515

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	270
STATUTORY CONSULTEE	3
ORGANISATION / BUSINESS	1
OTHER	1

OTHER ISSUES RAISED

- Sport England notes the allocation would result in loss of open space. It advises that there is need to ensure that the loss is fully supported by overall health benefits / green infrastructure / open space principles and objectives of the draft local plan
- Historic England notes there is a potential impact upon Grand Union Canal CA directly to the south of the site
- The Environment Agency advises that an ordinary watercourse flows East-West on the Southern border of the site and therefore the Lead Local Flood Authority should be consulted regarding any consenting requirements



OTHER ISSUES RAISED BY INDIVIDUALS

- Alternative green spaces are inaccessible to many residents due to the distance of those sites from Featherstone Drive, the health issues/age of residents, or the lack of transportation available to residents	- 20.8% of representations received expressed concerns that allocation of the site would exacerbate deprivation of residents and the wider community	- Some representations expressed a desire to see Featherstone Drive Open Space protected as a heritage site
- Some commented that there was poor communication to residents about the proposed site allocation; Others observed that the Covid-19 pandemic negatively impacted the public consultation process	- The area needs improvement for its current residents before any future development is commenced	- Concerns that house prices of existing residents will be negatively impacted

Site 516 – Former bus depot, Abbey Park Road

Total Representations Received Re Site 516 4 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	2
ORGANISATION / BUSINESS	0
STATUTORY CONSULTEE	2

ISSUES RAISED BY INDIVIDUALS

- The site would have negative impacts on green space provision

- Clarification is needed for the status of the site as searches for the site show indications that the plans have been dropped

KEY ISSUES RAISED

- **The Environment Agency (EA)** comment that the site lies within Flood Zone 2 and is adjacent to the River Soar (a Main River of the Environment Agency). It notes there is an 8-metre easement which must be maintained from the top of the main riverbank and have vehicular access. This is to provide safe access and egress to the Main River. It advises that any activity within 8 metres from the River Soar may require an Environmental Permit, as it may be considered a flood risk activity. Further guidance can be found on the .gov website. Further, it advises that as the site is considered undefended, the applicant must ensure floodplain compensation is provided for any loss of floodplain plus the appropriate climate change allowance. Floodplain compensation should be provided on a level by level and volume by volume basis. Finally, the EA advises that this development site may benefit from a possible Flood Risk Management Scheme upstream of Leicester. They encourage the developer to discuss with the Environment Agency possible options prior to the submission of a planning application. The Environment Agency endeavours to work closely with our partners and private developers to reduce the flood risk to their site and the wider area of Leicester.

- **Historic England (HE)** states that it is unclear how the Grade II* PAG Abbey Park and associated heritage assets along with the Leicester Abbey SM further tonorthwest (also within the RPAG) have been considered. The Grade II Listed gates and piers opposite the site must also be considered. HE has provided comments on the previous (withdrawn) application 20191730. Concerns raised about the setting of the PAG. HE advises that the type and proposed scale of development at the site should allow for a carefully considered design that minimises impact on the setting of the Grade II* PAG, and its key features including the Grade II Listed lodges and gate. Further, the setting of the park and these features should be considered to ensure that harm to the setting is avoided and a beneficial connection between the park and the development is established. HE raises concerns regarding the massing, height, design, and materials of potential schemes at the site which will require careful further assessment and consideration if taken forward.

Site 525 – Fulford Road Open Space

Total Representations Received Re Site 525 28 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	26
MP	1
STATUTORY CONSULTEE	1

OTHER ISSUES RAISED

- **Sport England** notes the loss of open space. It advises that it is necessary to ensure the loss is fully supported by overall health benefits / green infrastructure / open space principles and objectives of the draft local plan

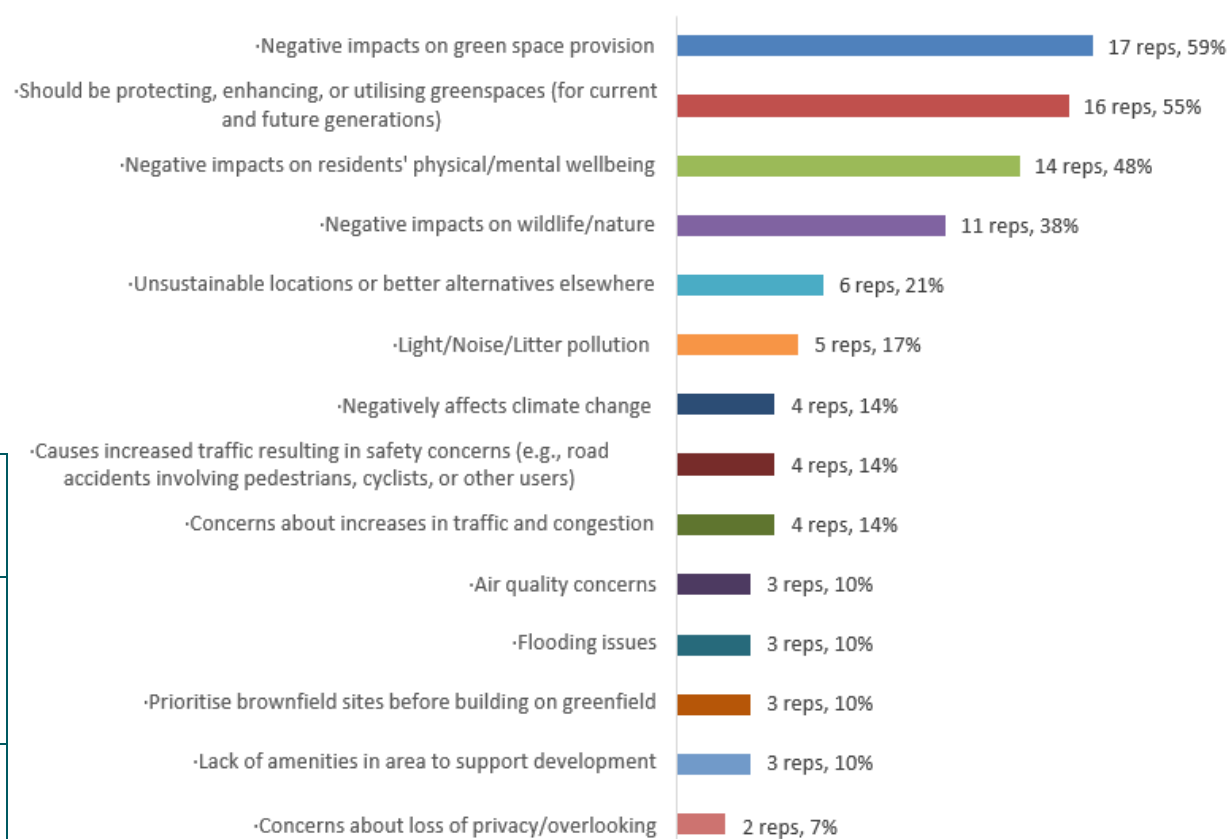
- An **MP objects**, citing that many people use the space for sports and exercise, use of the installed equipment, dog walking, and children play on this park. Additionally, the practicalities of putting properties on this site will increase traffic and congestion and cause safety issues. Further, she says that local schools and doctors' surgeries are already at capacity

- There are ancient trees and hedges along Fulford Road which should be protected. These could cause issues to building houses around the trees

OTHER ISSUES RAISED BY INDIVIDUALS

- The space has become a park for local residents, industrial park workers and for young people. It also helps to prevent the crowding of youths around shops	- Development of the site would lead to overpopulation in the area
- Great crested newts on the site and need to be protected	- Concerns about inadequate parking provision
- The new development would have a disproportionate adverse impact on the safety of the elderly, the blind, and disabled people	- Concerns about where the bus route will go
	- If the former Western Golf Course is developed, then that would negate any need to develop on this site

Site 525 - Issues raised in Reps

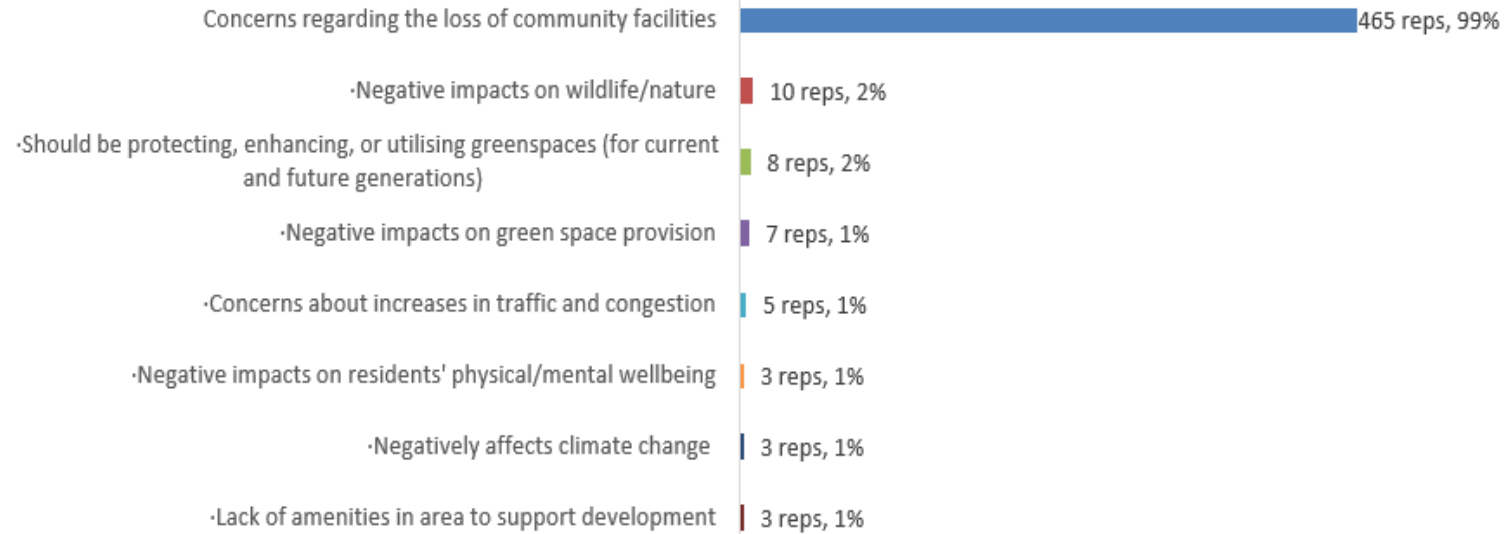


Site 527 Issues Raised in Reps

Site 527 – Gilmorton Avenue Playground

Total Representations Received 470 representations
Re Site 527

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	467
STATUTORY CONSULTEE	2
OTHER	1



OTHER ISSUES RAISED

OTHER ISSUES RAISED BY INDIVIDUALS

- A Councillor submitted reps on behalf of named individuals. These reps express concern at the loss of community facilities in the area	- Concerns about insufficient parking provision and consequent obstruction to accessing the basketball courts
- Sport England comment that the loss of open space will need to be supported by overall health benefits/green infrastructure to meet with the draft principles and objectives of local plan	- Community orchard should be redeveloped rather than built on to complement the nearby allotments and support wellbeing
- Historic England observe that it is unclear how the Grand Union Canal Conservation Area is to the southwest of the site has been considered	- Important to retain the BMX and basketball court but support for partial loss of site to development
	- Negative impacts on nearby trees
	- Any development should be located to the top of the site with additional entry points provided from the main ring road and additional shops too
	- Disproportionate negative impacts on disabled residents

Site 529 – Glovers Walk Open Space

Total Representations Received Re Site 529 0 representations

Site 546 – Herrick Primary School Playing Fields

Total Representations Received Re Site 546 6 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	4
ORGANISATION / BUSINESS	1
STATUTORY CONSULTEE	1

OTHER ISSUES RAISED

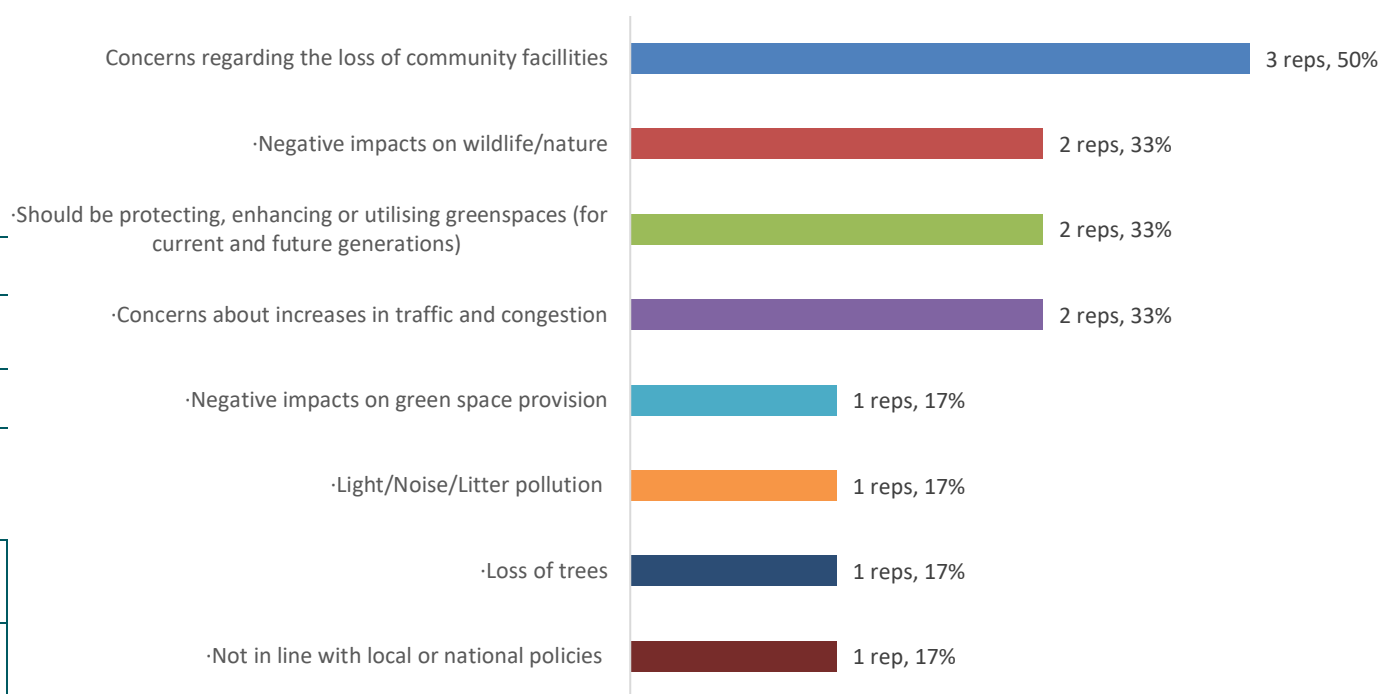
- **Sport England objects**, citing the loss of playing field with no justification under NPPF and Sport England policy

- **A local primary school**, broadly supports the proposal and would like to work with the LPA to pursue the potential for enhancing the facilities and life opportunities available to the local community and future generations attending Herrick Primary School

OTHER ISSUES RAISED BY INDIVIDUALS

- Concern that any new housing developments in the area will cause traffic build up on Gleneagles Avenue. The access points to the site need clarification

Site 546 - Issues raised in Reps



Site 549 – Hockley Farm Road Open Space

Total Representations Received 1 representation
Re Site 549

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	0
ORGANISATION / BUSINESS	0
STATUTORY CONSULTEE	0
OTHER	1

KEY ISSUES RAISED BY RESPONDENTS

- Potentially a site with good access to commercial/retail development

Site 557 – Ingold Avenue Open Space

Total Representations Received Re Site 557 22 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	18 + 1 petition (with 14 signatories)
ORGANISATION / BUSINESS	1
STATUTORY CONSULTEE	1
OTHER	1

OTHER ISSUES RAISED

- **Sport England** notes the loss of open space and advises it will be necessary to ensure the loss is fully supported by overall health benefits / green infrastructure / open space principles and objectives of the draft local plan

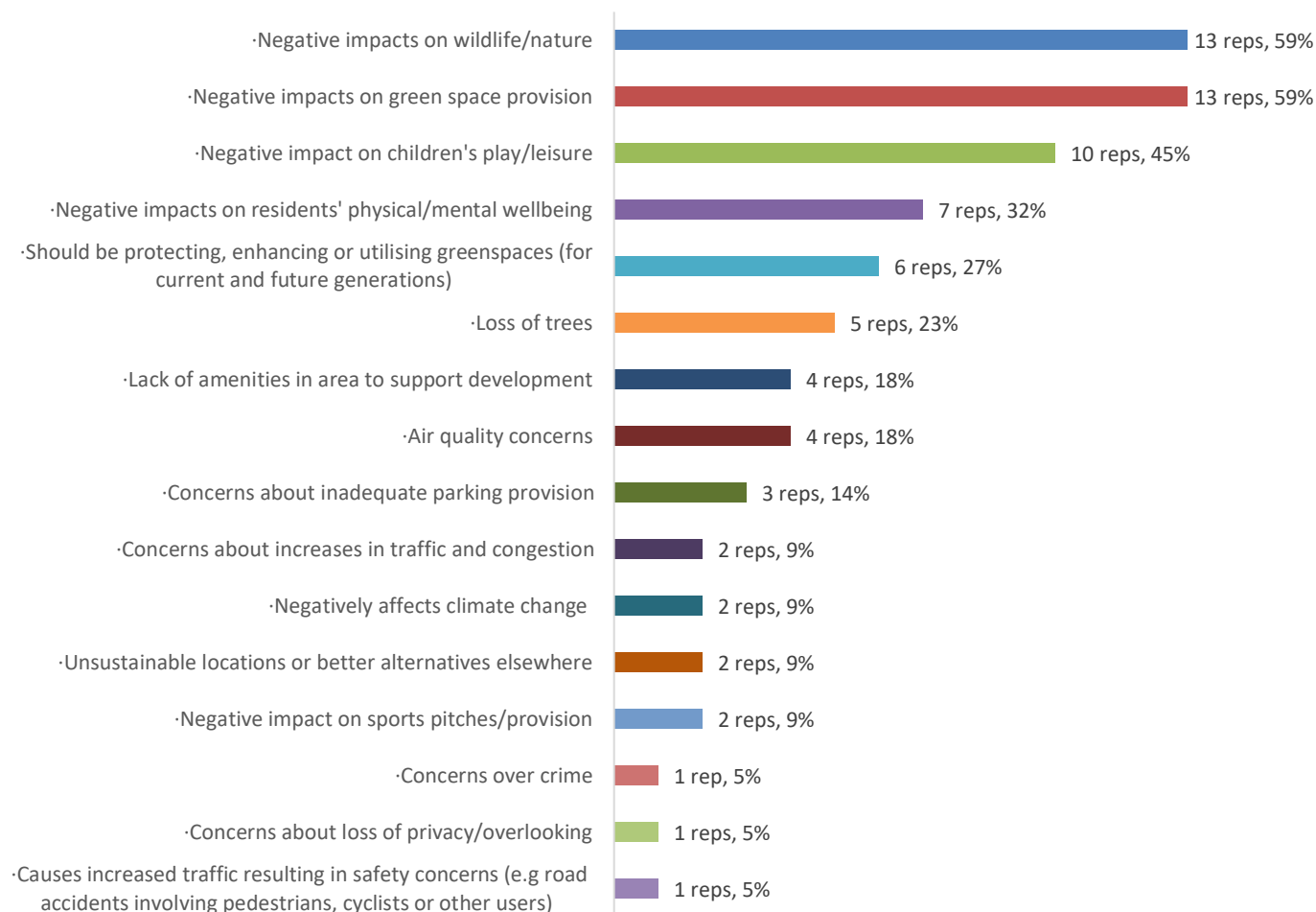
- A petition with 14 signatories was submitted. It objects to the allocation of the site due to negative impacts on greenspace, play provision, wildlife/nature, traffic, and parking provision. The petition stated that alternative locations would be better

OTHER ISSUES RAISED BY INDIVIDUALS

- The site is currently a well-used greenspace and the proposed alternative space at Heacham Drive raises concerns about safety and crime

- Fears of flooding on the site due to the subsidence and a sink hole that opened on Halifax Drive

Site 557 - Issues raised from reps



Site 559 – Judgemeanow Community College Playing Fields

Total Representations Received Re Site 559 16 representations

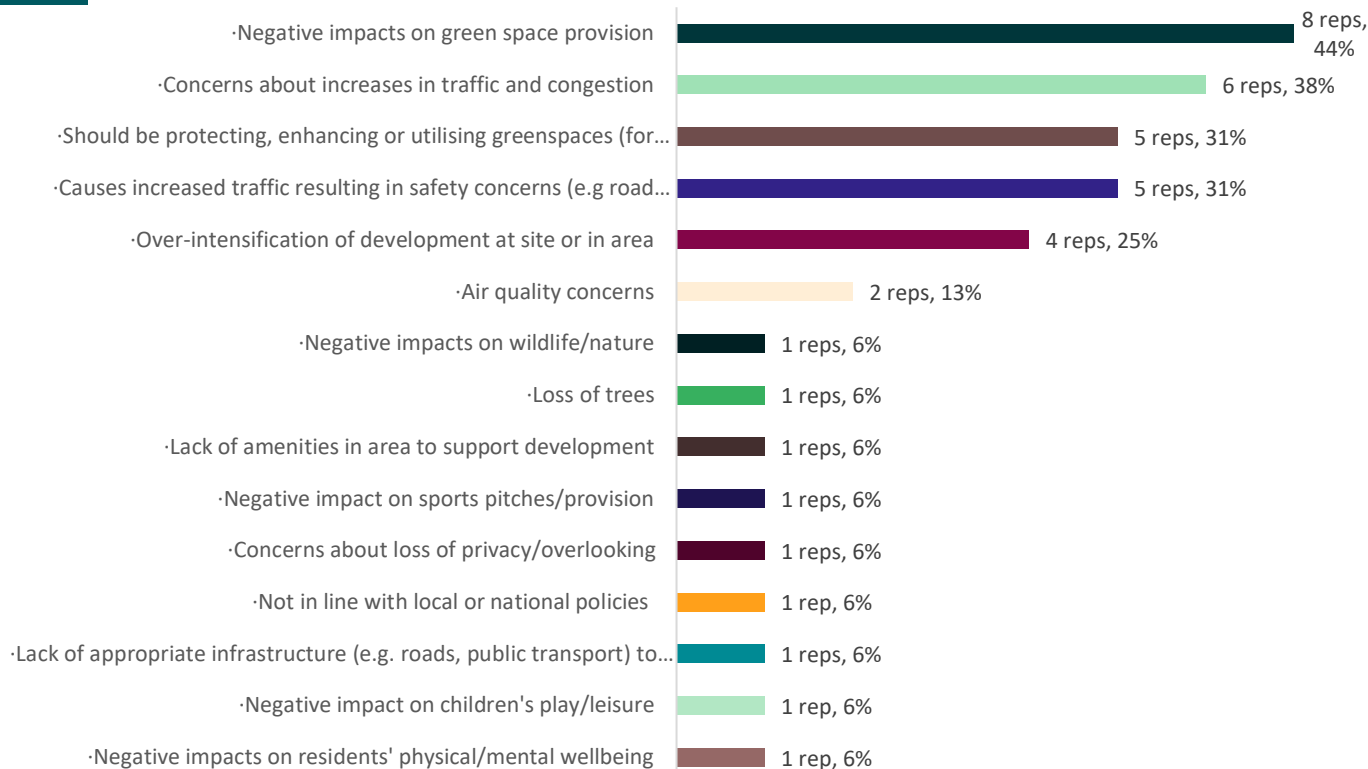
TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	14
STATUTORY CONSULTEE	2

OTHER ISSUES RAISED

- **Sport England objects**, citing the loss of the playing field with no justification under NPPF and Sport England policy. Replacement suggested needs to be of same quality and quantity

- **Historic England (HE)** notes that there is the potential for impact upon Evington Conservation Area to the south, together with the Church of St Denys Grade II*-listed to the west and SM Moated site with fishponds. If taken forward following further assessment, a policy criterion to restrict the height may be required. HE says it would be happy to discuss further

Site 559 Issues raised in Reps



OTHER ISSUES RAISED BY INDIVIDUALS

- Queries over the current status of plans for the EDDR and how this site allocation may affect them	- Removing greenspace from school grounds denies the school the opportunity to develop forest schools/gardens
- Concerns about the visual integration of the development into the area	- Negative impacts on character and landscape of Evington Village Conservation Area
- Development will not contribute significantly to meeting city's housing need but will have oversized negative impacts on area amenities	- As area of site allocated for housing is 0.2 hec, to match the density of the local area any housing development should be for max 3 houses
- Site should become community open space with amenities such as paths and children's play area	- Negative impacts on children's learning and development

Site 566 – Kirminton Gardens

Total Representations Received Re Site 566 19 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	18
STATUTORY CONSULTTEE	1

OTHER ISSUES RAISED

- **Sport England** notes the loss of open space and advises it is necessary to ensure this loss is fully supported by overall health benefits / green infrastructure / open space principles and objectives of the draft local plan

OTHER ISSUES RAISED BY INDIVIDUALS

- Site allocation would have disproportionate negative impacts on the elderly

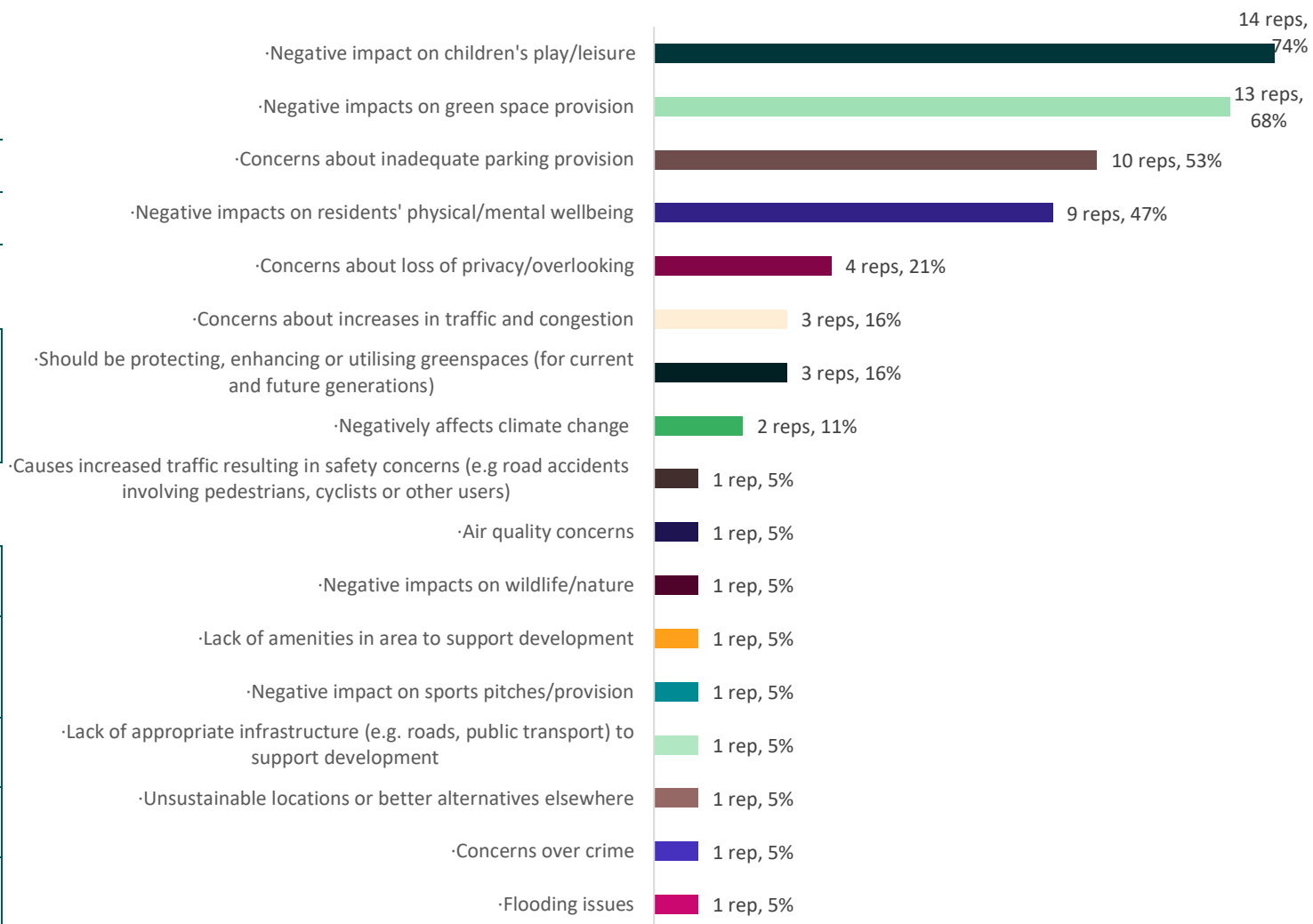
- Development would not contribute significantly to meeting city's housing need but will have oversized negative impacts on area amenities

- Allocation of site would exacerbate deprivation of residents and the community

- Allocation of site would have negative impacts on house values

- Concerns that the loss of natural light would impact on the efficiency of solar panels on neighbouring houses

Site 566 Issues raised in Reps



Site 569 – Krefeld Way/Darenth Drive Open Space

Total Representations Received Re Site 569 4 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	2
STATUTORY CONSULTEE	1
OTHER	1

KEY ISSUES RAISED

OTHER ISSUES RAISED

- Loss of trees	- Sport England notes the loss of open space and advises it is necessary to ensure that the loss is fully supported by overall health benefits / green infrastructure / open space principles and objectives of the draft local plan
- Negative impact on children's play/leisure	
- Lack of appropriate infrastructure (e.g., roads, public transport) to support development	OTHER ISSUES RAISED BY INDIVIDUALS
- Negative impacts on green space provision	- The site acts as a buffer zone against noise and pollution from traffic on Krefeld Way.
- Negative impacts on wildlife/nature	- Allocation of this site could have negative impacts on house values due to its potential effect on visual amenity in the area
- Light/Noise/Litter pollution	- There is a recreation area on the opposite side of Krefeld Way which is only accessible for children via an underpass or overpass. This would be an unsafe means of access

Site 575 – Land adjacent Great Central Railway

Total Representations Received Re Site 575 8 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	6
STATUTORY CONSULTEE	2

OTHER ISSUES RAISED

- **Sport England** notes the loss of open space and advises it is necessary to ensure this loss is fully supported by overall health benefits / green infrastructure / open space principles and objectives of the draft local plan

- **Historic England** notes the Grade II Listed Mobil garage court to the northeast of the site and advises any potential impacts on setting would need to be considered

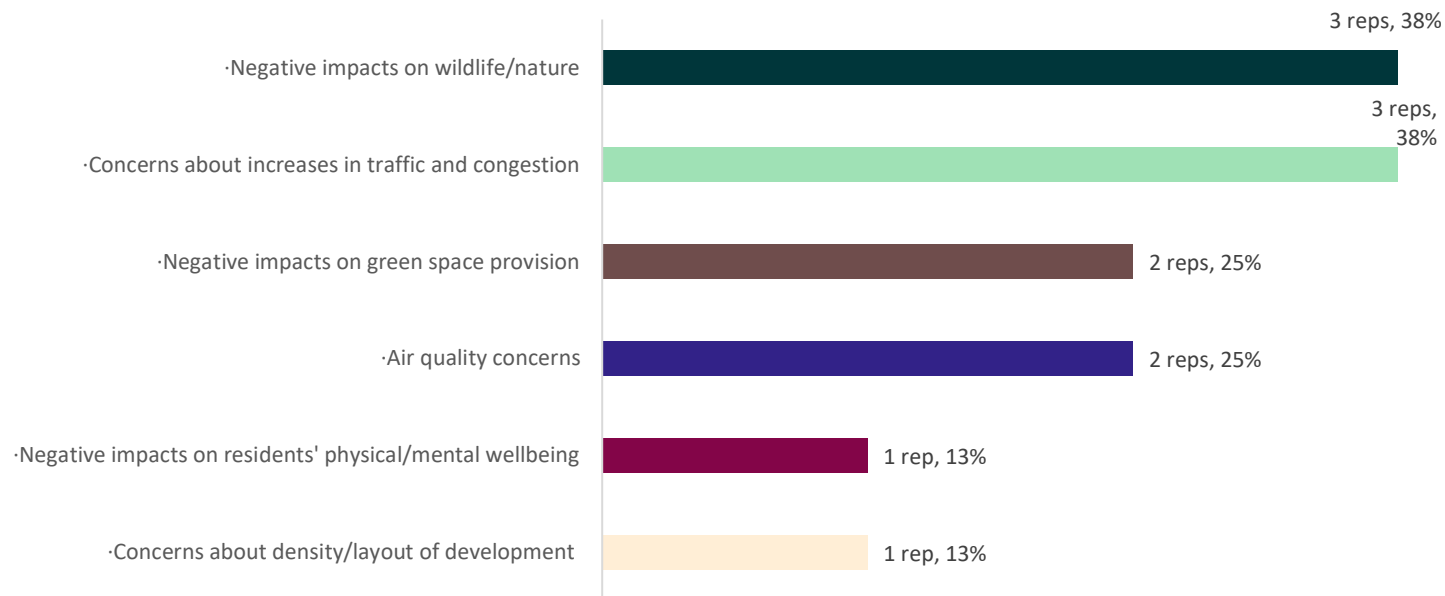
OTHER ISSUES RAISED BY INDIVIDUALS

- Recommendation that the site be used to enlarge Belgrave Cemetery due to the anticipated shortage of burial land in Leicester over coming years

- Broadleaved woodland on site should be retained

- Recommendations to block the GCR bridge on Greengate Lane to prevent 'rat running' in the area

Site 575 Issues raised in reps



Site 577 – Land adjacent Keyham Lane/Preston Rise

Total Representations Received Re Site 577 4 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	3
STATUTORY CONSULTEE	1

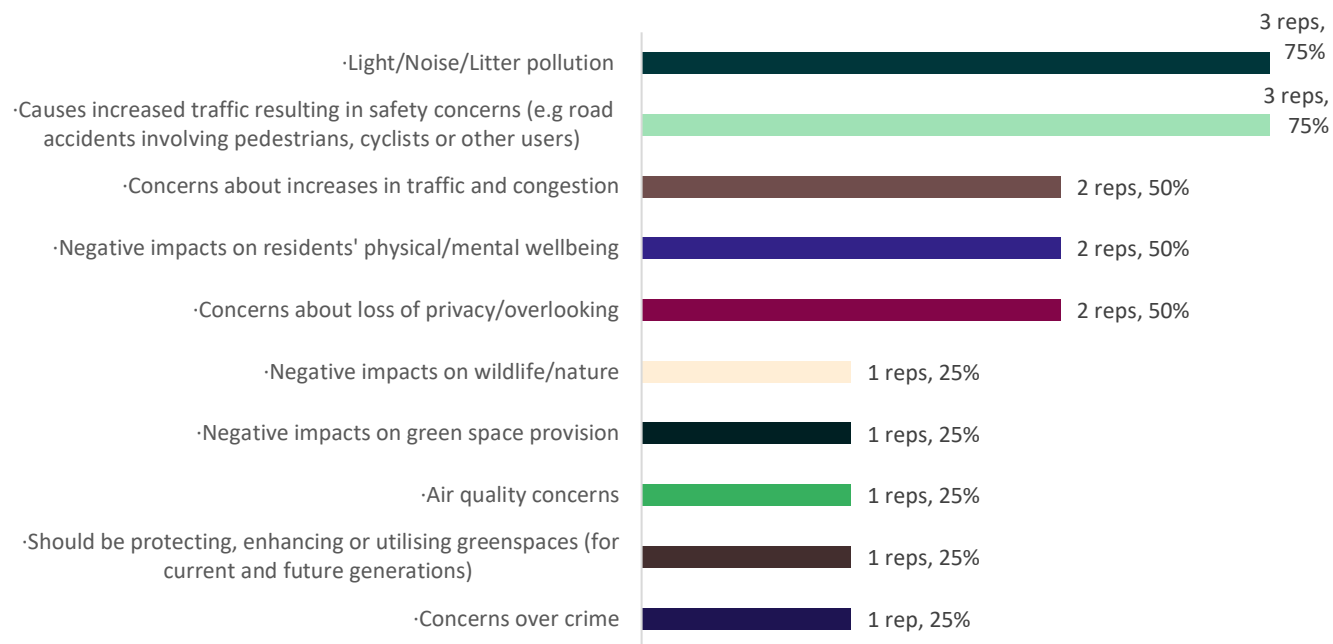
OTHER ISSUES RAISED

- **Sport England** notes the loss of open space and advises it is necessary to ensure this loss is fully supported by overall health benefits / green infrastructure / open space principles and objectives of the draft local plan

OTHER ISSUES RAISED BY INDIVIDUALS

- The loss of trees would have negative impact on the wellbeing of residents as well as on local wildlife. They also act as a noise buffer against the road and local shops
- The Lane has a mix of properties already – older and newer properties. Feeling that the introduction of newer properties would negatively affect the aesthetics and history of the area.
- Concerns about the visual integration of the development into the area
- The proposed 20 houses would be overdevelopment of the site

Site 577 - Issues raised in Reps



Site 589 – Land to the east of Beaumont Leys Lane

Total Representations Received Re Site 589

3 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	1
ORGANISATION / BUSINESS	0
STATUTORY CONSULTEE	2

ISSUES RAISED

- **Sport England** comments that it will be necessary to ensure that the loss of open space is fully supported by overall health benefits / green infrastructure / open space principles and objectives of the draft local plan
- **The Environment Agency** comments that the site is within 500 metres of 3 sites that process and treat animal or vegetable raw materials, including Walkers and Sons (EPR/ZP3039WB), Walkers Snacks Food (EPR/BT5890IB) and Samworth Brothers, Madeline Road (EPR/CP3430WV)

ISSUES RAISED BY INDIVIDUALS

- There will be huge impact to the local area without sufficient resolution in the proposed site allocation. Advises that new development shouldn't begin until the current Glebelands development has been completed and its impacts have been evaluated.

Site 604 – Linden School Playing Fields

Total Representations Received Re Site 604 38 representations

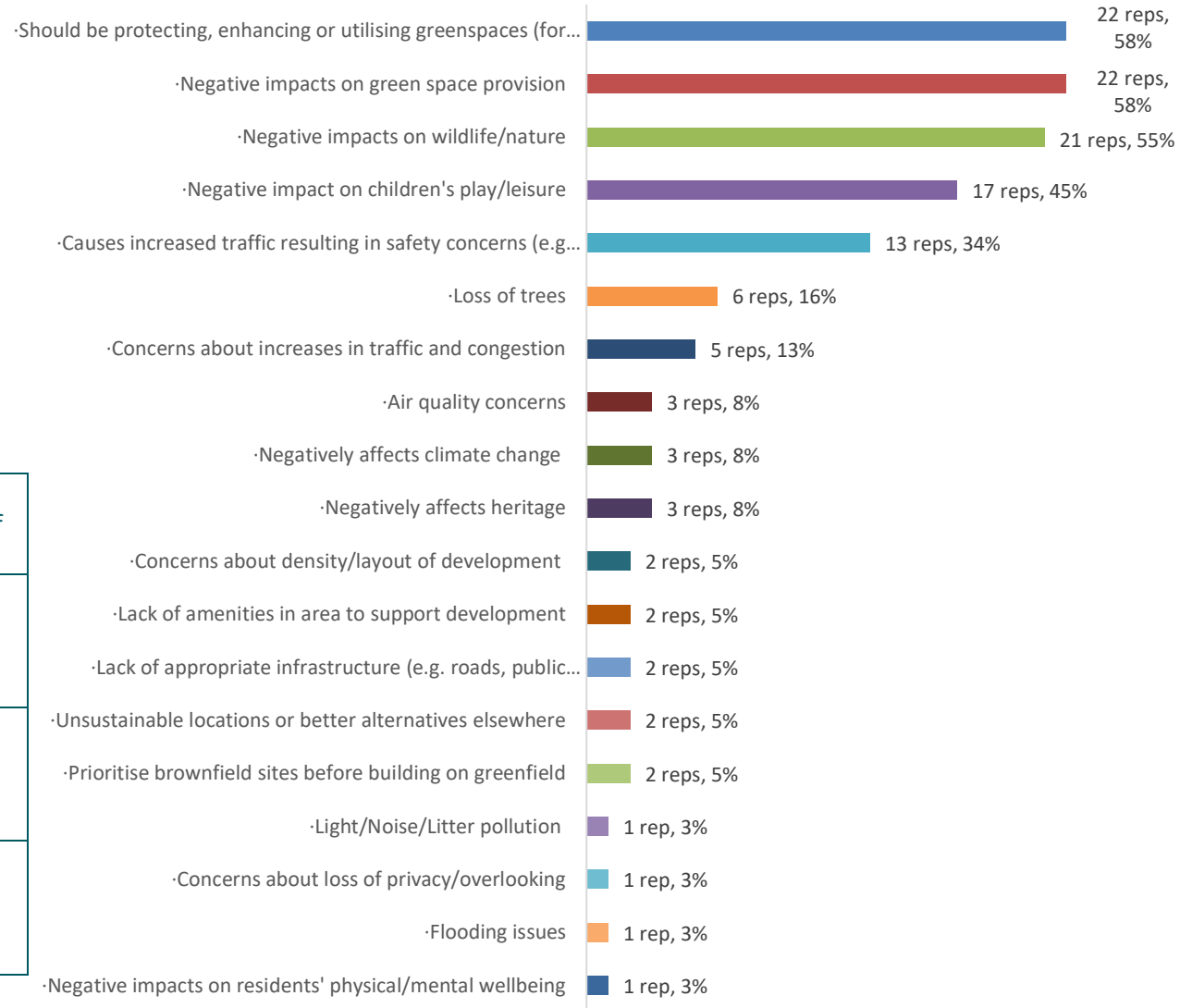
TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	34
MP	1
ORGANISATION / BUSINESS	1
STATUTORY CONSULTEE	2

OTHER ISSUES RAISED

- **Sport England objects**, citing loss of the playing field, with no justification under NPPF and Sport England policy. Any replacement would need to be of the same quantity and quality.
- An **MP objects** citing that the playing field is integral to the heritage of the school and should be used for children’s play. The council should meet with the parents and nearby residents to discuss implications of the site. She has particular concerns about noise, traffic, and pollution
- **Historic England** comments that it is unclear how the impact upon the approach to Evington Conservation Area has been taken forward. It advises that following further assessment, a height restriction within a site-specific policy criterion may be required.
- A **primary school objects** as the area of land proposed is used as a forest school and provides an interactive learning environment promoting cognitive and health development for students. The area is also busy with high traffic flows, which would worsen if the development proceeds

OTHER ISSUES RAISED BY INDIVIDUALS

- Some of the residents and parents unhappy with the lack of a meeting/communication to discuss proposal



Site 605 – Longleat Close Open Space (Waddesdon Walk)

Total Representations Received Re Site 605 6 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	5
STATUTORY CONSULTEE	1

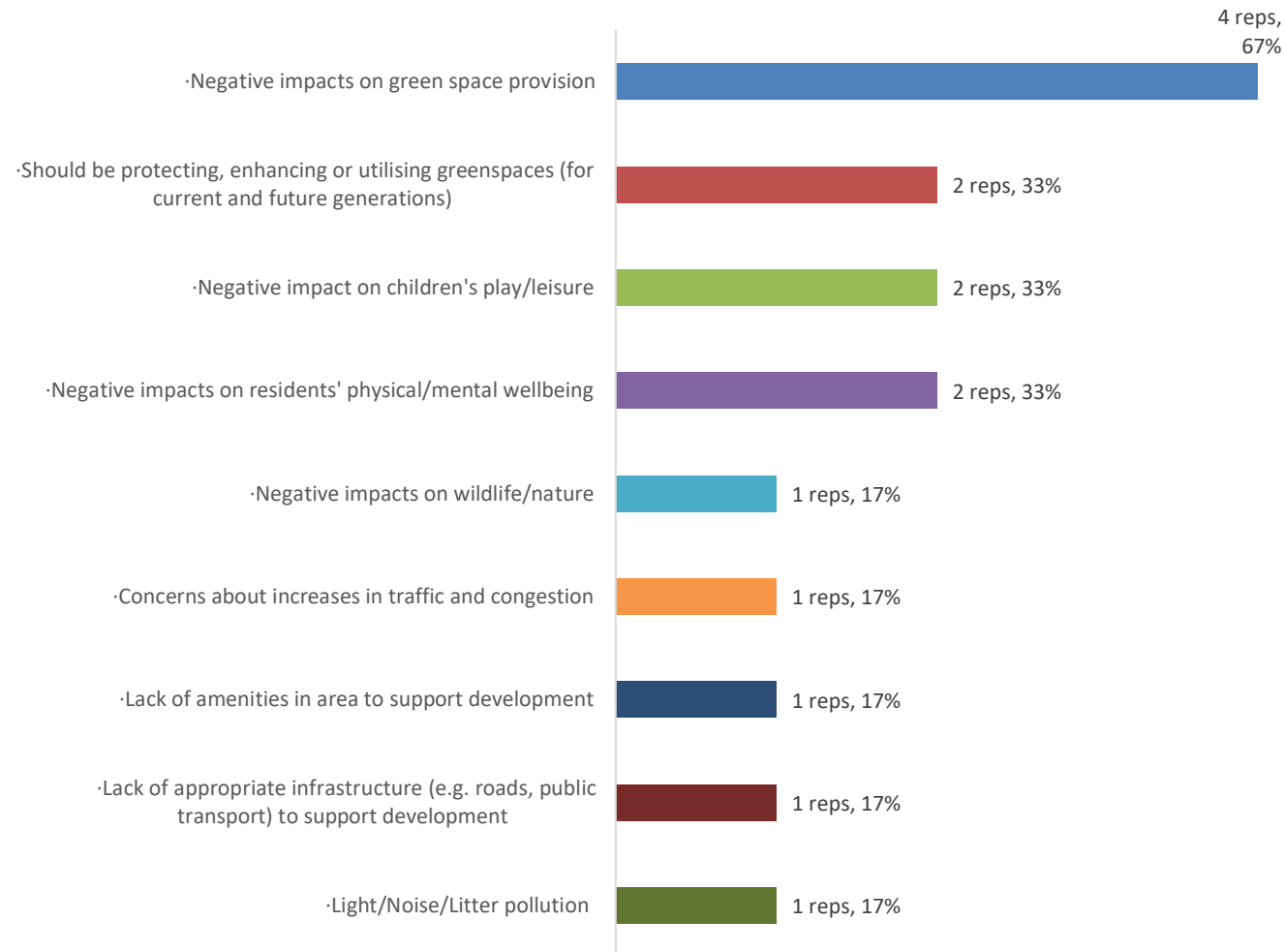
OTHER ISSUES RAISED

- **Sport England** comments that it will be necessary to ensure that any loss of open space is fully supported by overall health benefits / green infrastructure / open space principles and objectives of the draft local plan

OTHER ISSUES RAISED BY INDIVIDUALS

- The open space on the site is safe. The alternative open spaces in the vicinity are not safe for children to play in. Perception that a lack of safe open spaces with fewer amenities could contribute to more nuisance/anti-social behaviour for local residents

Site 605 - Issues raised in reps



Site 620 – Morton Walk Open Space

Total Representations Received Re Site 620 10 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	9
STATUTORY CONSULTEE	1

OTHER ISSUES RAISED

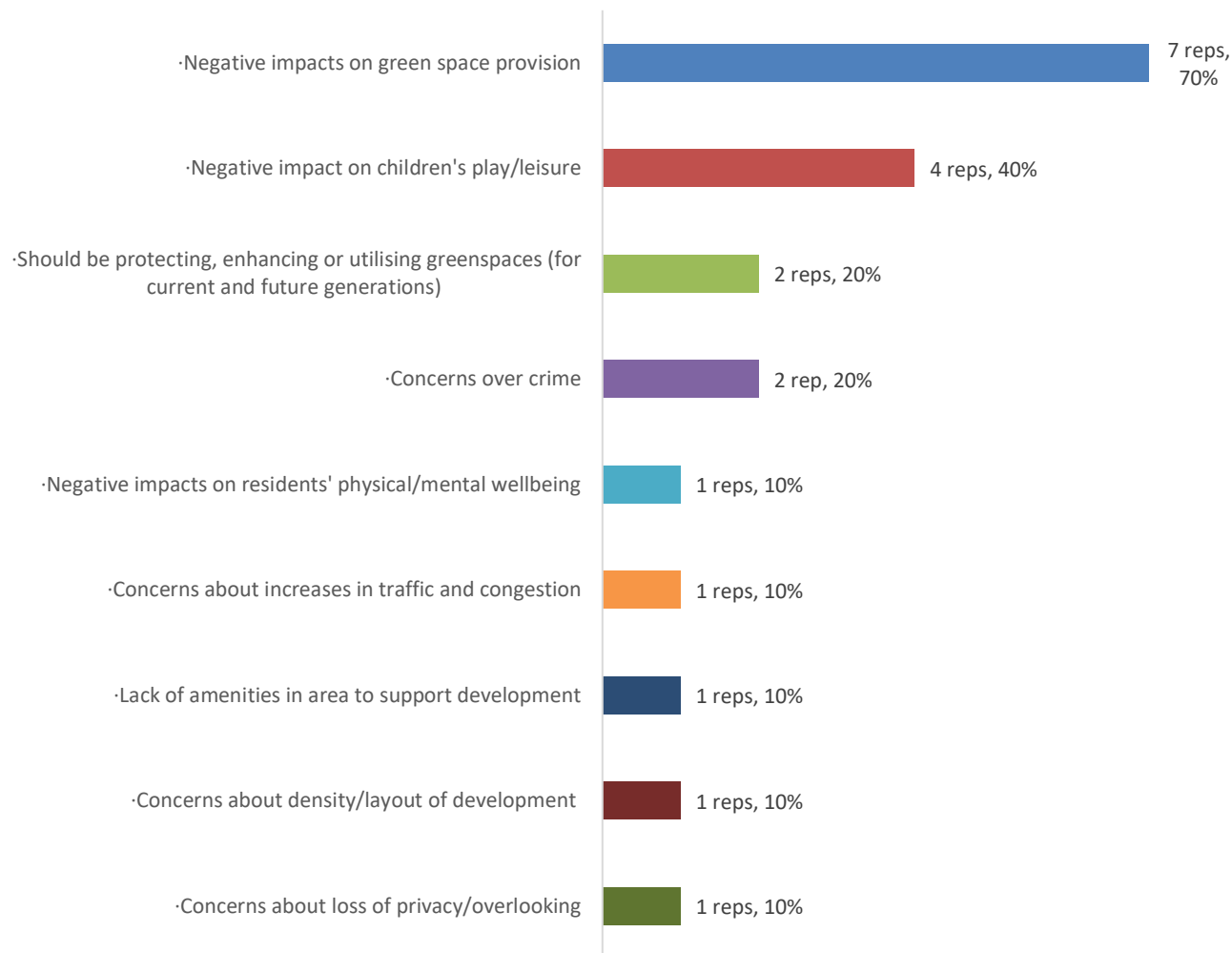
- **Sport England** comments that it will be necessary to ensure that any loss of open space is fully supported by overall health benefits / green infrastructure / open space principles and objectives of the draft local plan

OTHER ISSUES RAISED BY INDIVIDUALS

- The alternative open space at Craven Recreation Ground in the vicinity are not safe for children, due to being a secluded area.

- Requests to be more included within any further consultation on the final detailed plans.

Site 620 - Issues raised in reps



Site 626 – Neston Gardens Open Space/Mud Dumps

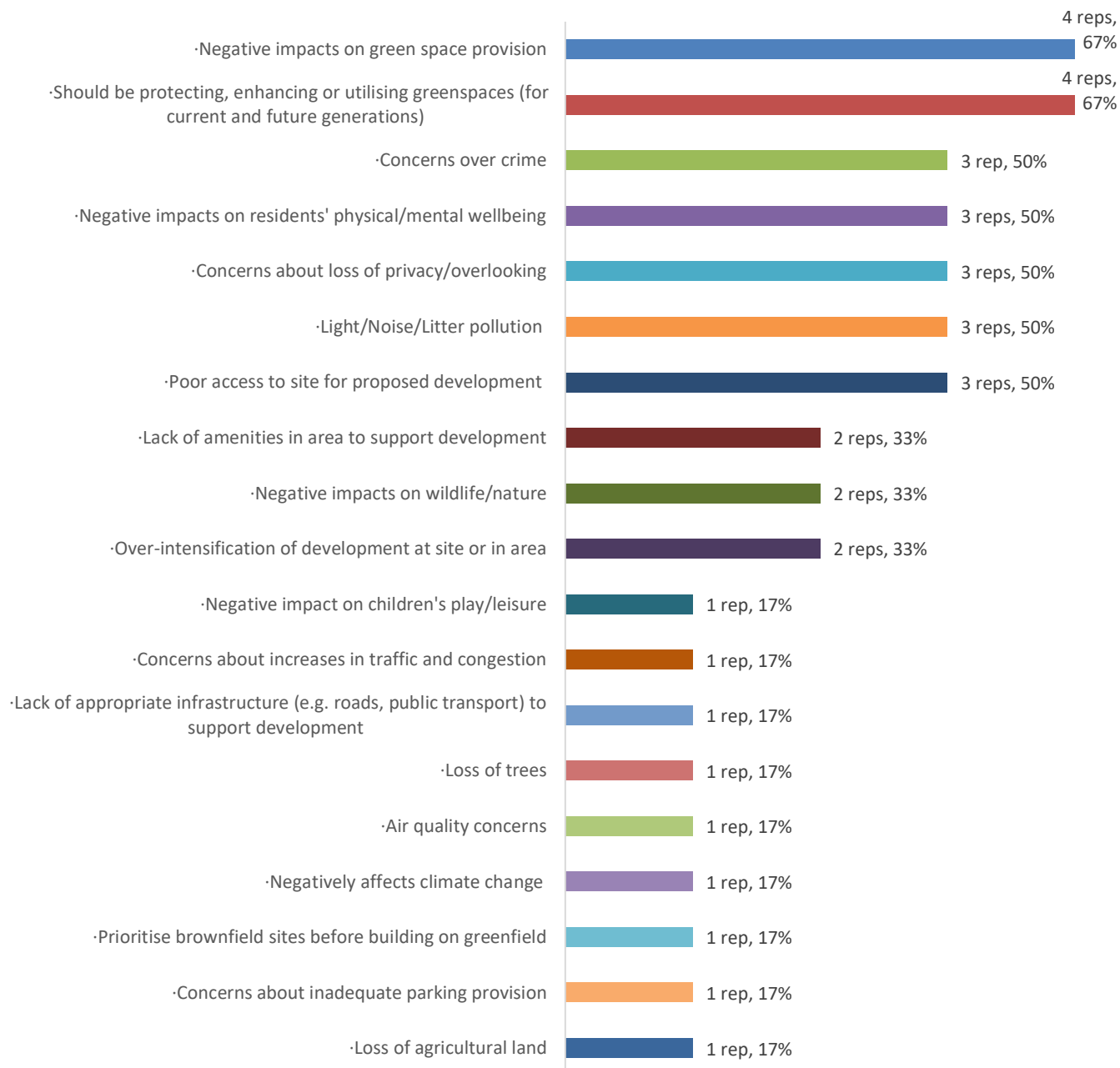
Total Representations Received Re Site 626 6 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	5
ORGANISATION / BUSINESS	0
OTHER	1

OTHER ISSUES RAISED BY INDIVIDUALS

Allocation of the site is being pursued for financial incentives on the part of the city council.

Site 626 - Issues raised in reps



Site 627 – Neston Gardens Playing Fields

Total Representations Received Re Site 627 6 representations

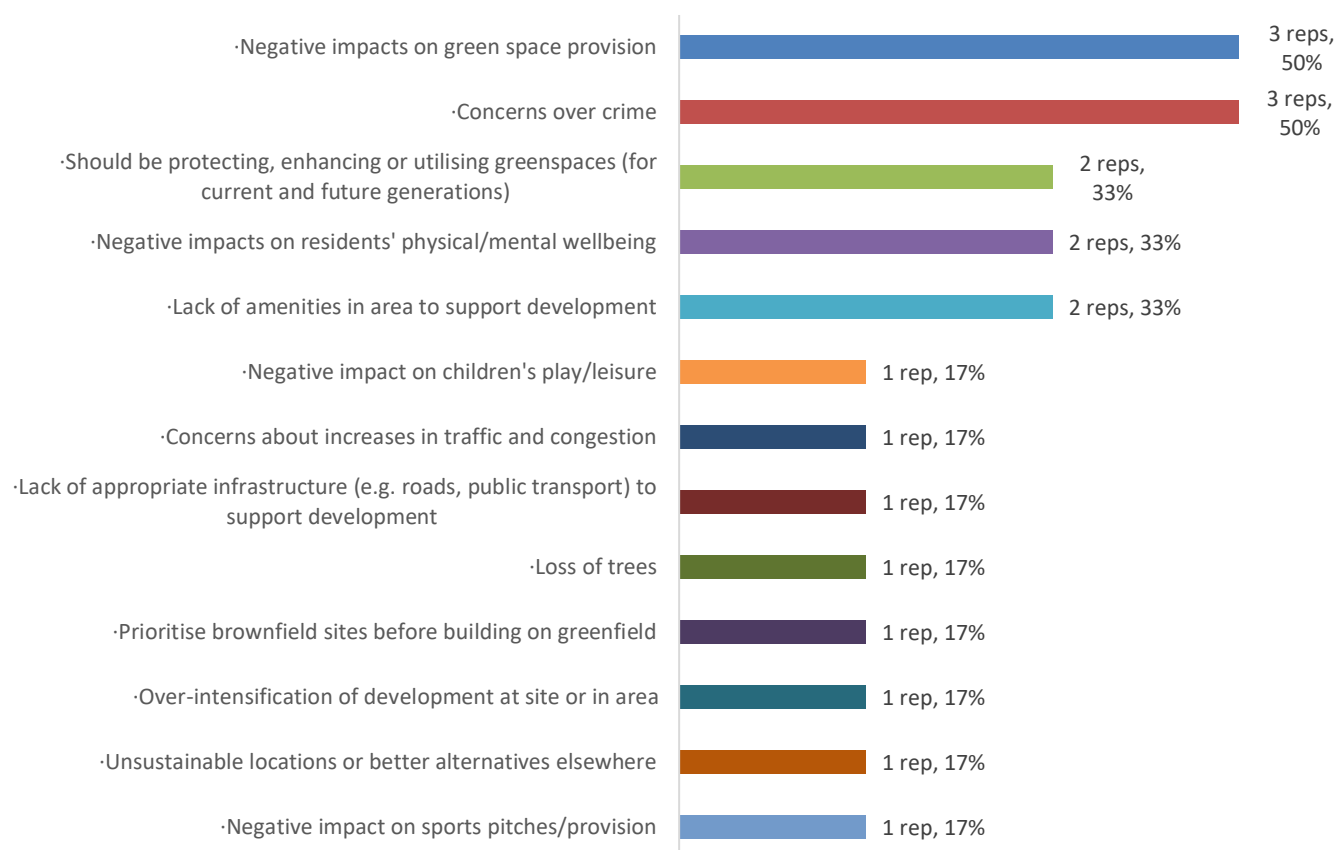
TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	3
STATUTORY CONSULTEE	1
BUSINESS / ORGANISATION	1
OTHER	1

OTHER ISSUES RAISED

- **Sport England** object, citing the loss of open space as there is no justification under NPPF and Sport England policy. The replacement of open space would need to be of the same quantity and quality

- **A local political party**, citing that the site was planned green space within the original development, is well used by residents, removal of the playing field and ball court would reduce the number of outdoor activities young people who use the Kingfisher Youth Centre can engage in, alternative green spaces suggested are unsuitable as they are surrounded by roadways and not safe areas for children to play in unsupervised, and the wider area is deprived – the city council should be seeking to invest resources in developing the playing field and youth centre to help divert young people away from anti-social activities. Ultimately, it advocates retention of the site as green space and planting it with fruit trees.

Site 627 - Issues raised in reps



Site 629 – Netherhall Road Open Space

Total Representations Received

Re Site 629

24 representations

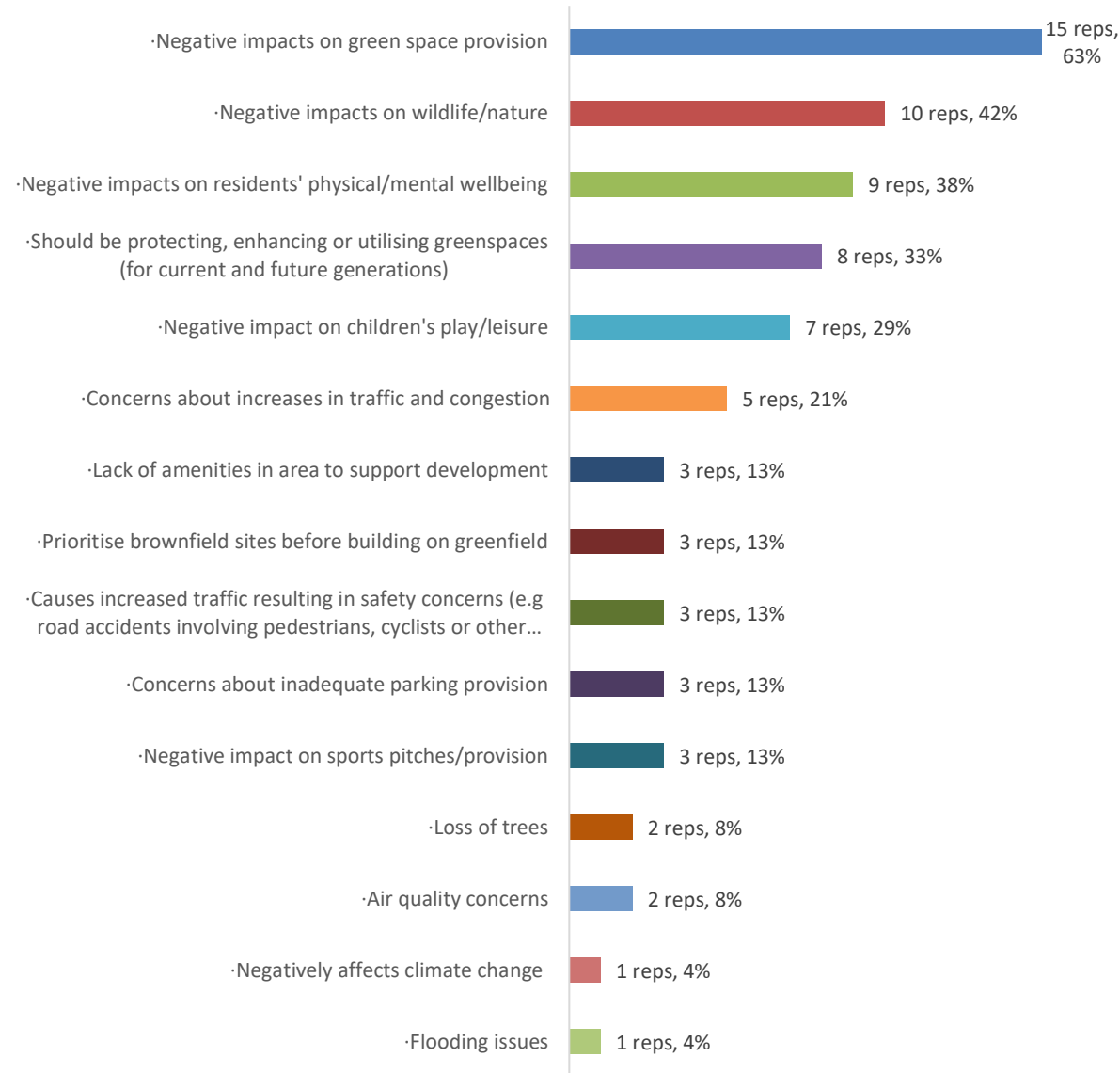
TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	17
ORGANISATION / BUSINESS	4
STATUTORY CONSULTEE	2
OTHER	1

OTHER ISSUES RAISED

Sport England comments that it will be necessary to ensure that the loss of open space is fully supported by overall health benefits / green infrastructure / open space principles and objectives of the draft local plan. It notes that the site is large and poses some queries: whether there is potential use for formal sport? Whether there should be partial retention? Whether site 631 should be retained instead? And which of sites 631 and 629 is best?

The Environment Agency (EA) notes that the Scraftoft Brook, a Main River of the Environment Agency, flows through the middle of the site East-West and is bordered by Flood Zones 2, 3a and 3b. It also notes there is an 8-metre easement which must be maintained from the top of the main riverbank and have vehicular access to provide safe access and egress to the Main River. According to the EA's records, the site has a 3rd party owned trash screen located on the Scraftoft Brook. The EA advises that any activity within 8 metres from the Scraftoft Brook may require an Environmental Permit, as it may be considered a flood risk activity. Further guidance in this regard can be found on the .gov website. Finally, the EA advises that as the site is considered undefended, the applicant must ensure floodplain compensation is provided for any loss of floodplain plus the appropriate climate change allowance. Floodplain compensation should be provided on a level by level and volume by volume basis.

Site 629 - Issues raised in reps



A planning agency, comments that an assessment will be necessary to clearly show that the open space is surplus to requirements. It also notes that the site is only suitable subject to the exception test for flood risk.

A local primary school sent 11 responses which objected to the proposed site allocation, primarily on the grounds of loss greenspace provision.

A Local Wildlife Group objects to allocation of the site as the original intention for the space was to be greenspace provision. The site is a wildlife habitat and so should be preserved as such.

OTHER ISSUES RAISED BY INDIVIDUALS

Concerns raised over the publicity and communication to residents. Some nearby residents heard by word of mouth and did not receive information on this site.

Allocation of the site would negatively affect house prices of current residents.

Building on a greenfield site would cause destruction of the heart of the community

Removal of the greenspace would limit access of the elderly and disabled to parks and green/open spaces.

Allocation of the site would exacerbate the deprivation of residents. Reducing greenspace in the area would mean the needs of the community as well as those of an additional 67 households would not be met.

Site 631 – Newlyn Parade/Crayford Way

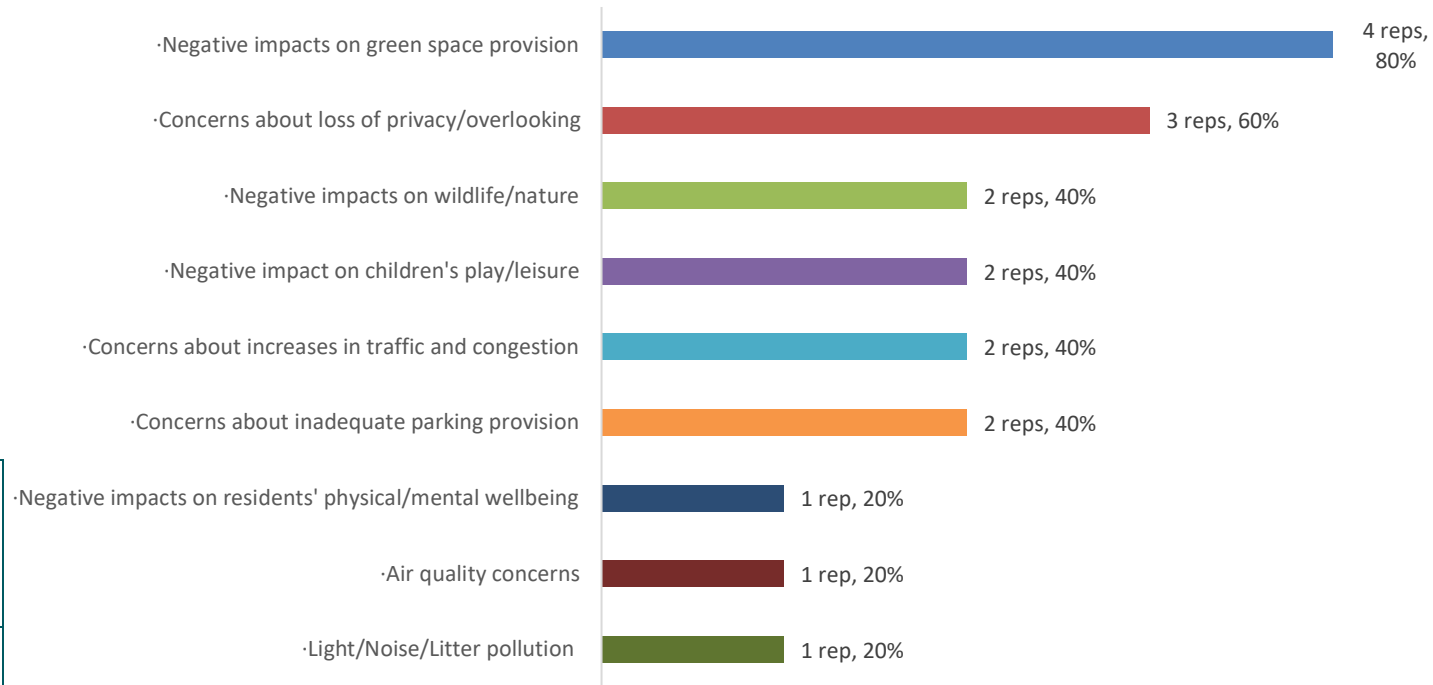
Total Representations Received Re Site 631 5 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	4
ORGANISATION / BUSINESS	1

OTHER ISSUES RAISED BY INDIVIDUALS

- Concerns that allocation of the site would have disproportionate negative impacts on disabled/chronically ill residents, such as dust during the construction phase and a lack of access to nearby greenspaces.
- Concerns that the consultation process was limited and that there is a general lack of awareness that the site is proposed to be allocated for housing.

Site 631 - Issues raised in reps



Site 646 - Issues raised in reps

Site 646 – Rancliffe Gardens

Total Representations Received Re Site 646 26 representations

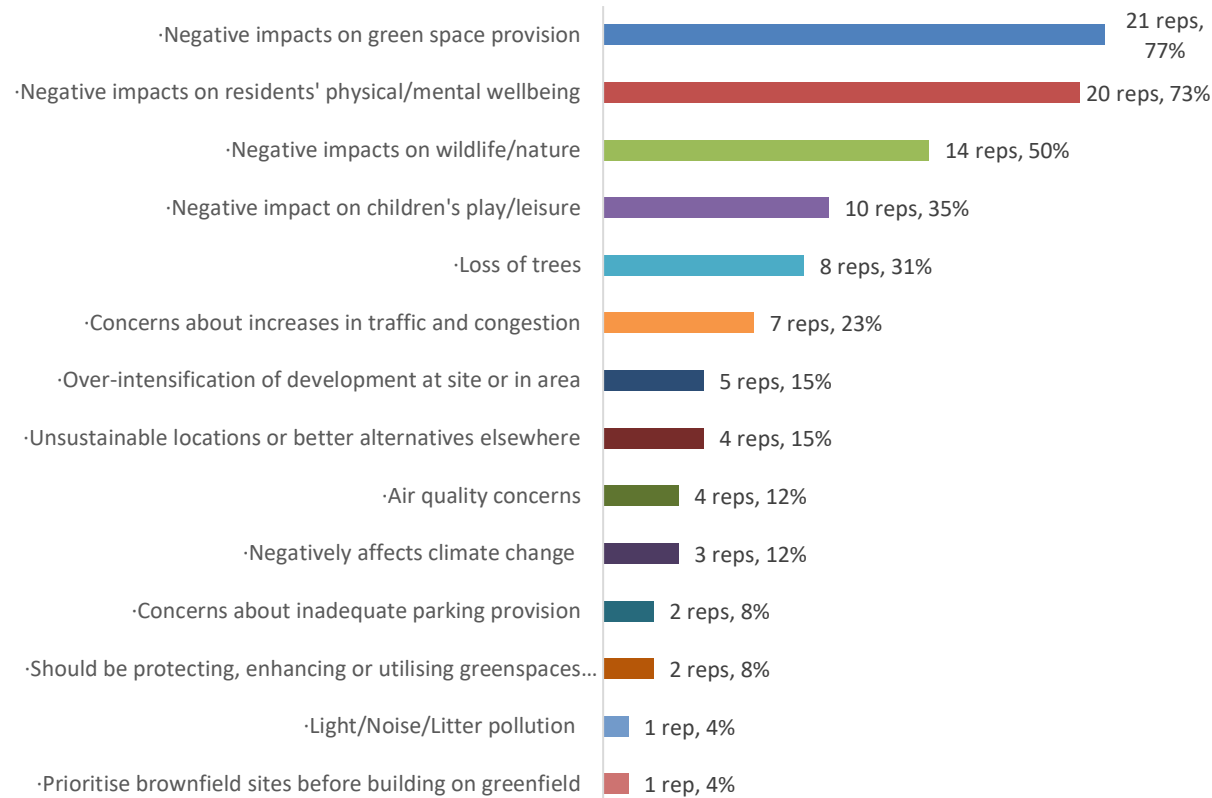
TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	24
MP	1
OTHER	1

OTHER ISSUES RAISED

- An MP highlights constituents' concerns which object to the proposed site allocation due to loss of green space and consequential negative impact on physical and mental health, loss of play area for children, loss of wildlife/nature habitat, additional traffic from new housing, impacts on air quality and disproportionate negative impacts on the elderly, especially the residents of Grey Ferrers Care home

OTHER ISSUES RAISED BY INDIVIDUALS

- Alternative green spaces are unsuitable due to levels of anti-social behaviour, vandalism, and poor maintenance and design	- There is a sewer easement running alongside gardens and the railway, which would prevent building being undertaken within that area
- There is a green corridor linking the allotments, Braunstone and Western Parks, and the railway embankment, which would be interrupted	- A reduction in green space would mean the needs of the existing community plus those of the additional households would not be met
- More houses would have negative impact on visual amenity of area	- Many respondents comment that the site is regularly used by residents of the Grey Ferrers care home



Site 647 – Ranworth Open Space

Total Representations Received Re Site 647 5 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	4
STATUTORY CONSULTEE	1

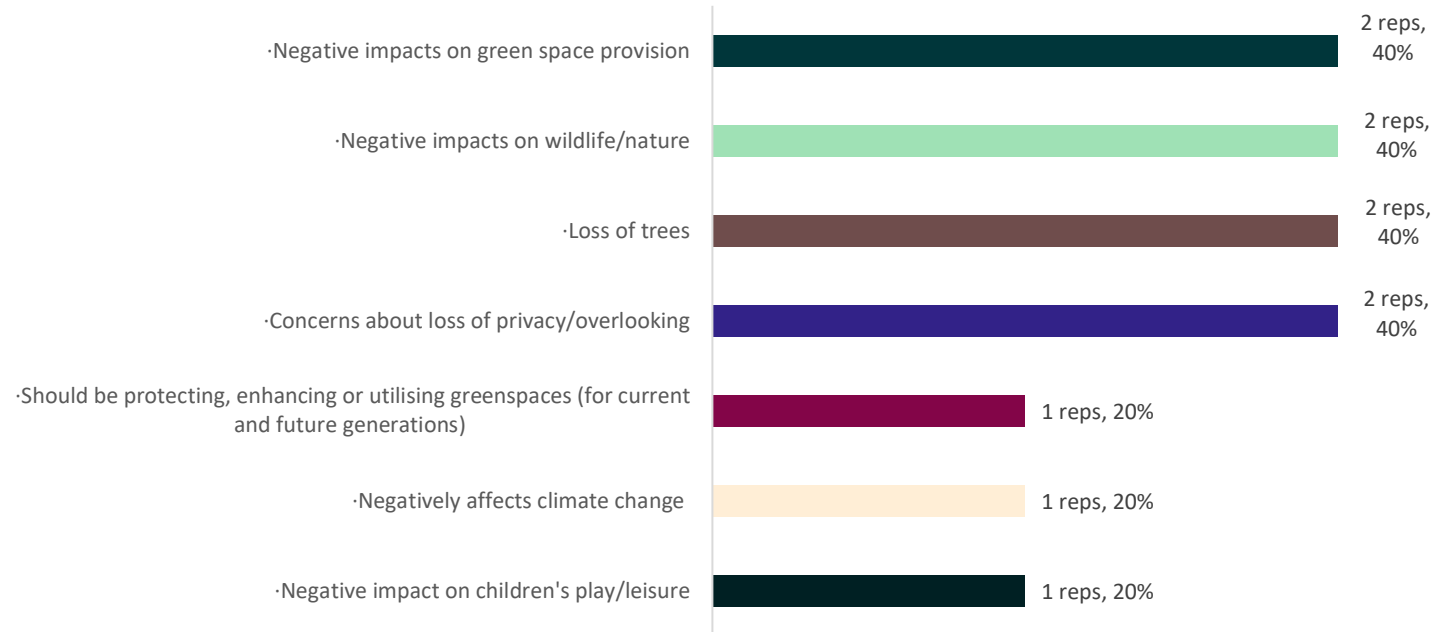
OTHER ISSUES RAISED

- **Sport England** comments that it would be necessary to ensure the loss of open space is fully supported by the overall health benefits / green infrastructure / open space principles and objectives of the draft local plan

OTHER ISSUES RAISED BY INDIVIDUALS

- Concerns that an area used for socialisation as well as a safe place for children to play will be lost
- Negative impacts on house prices of existing residents
- Alternative green spaces in the area are difficult for the elderly/disabled to access due to the hilly nature of the area
- The site provides needed sports and community facilities for local families

Site 647 - Issues raised in reps



Site 648 – Rayleigh Green

Total Representations Received Re Site 648 7 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	5
ORGANISATION / BUSINESS	1
STATUTORY CONSULTTEE	1

OTHER ISSUES RAISED

- **Sport England** comment that it will be necessary to ensure that the loss of open space is fully supported by overall health benefits / green infrastructure / open space principles and objectives of the draft local plan

OTHER ISSUES RAISED BY INDIVIDUALS

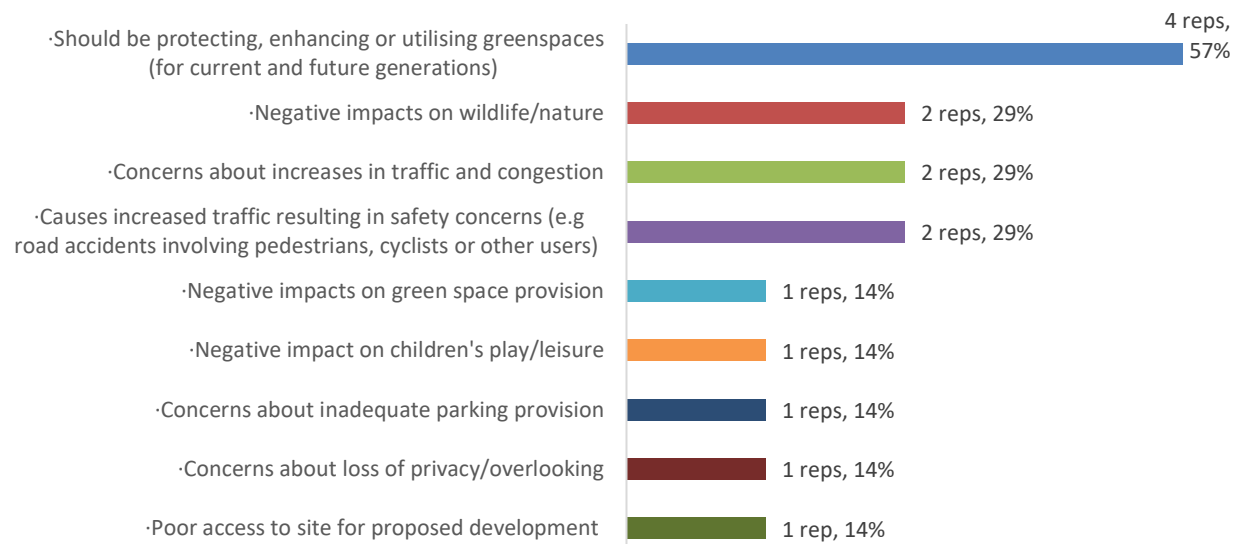
- Concerns about increased demand for parking and the consultation being undertaken with little interaction with residents. Overall, a feeling that residents are not being kept informed of changes and more engagement with the community will be required

- Loss of visual amenity over the greenspace

- Negative impacts on house values of existing residents

- Concern about existing insufficient parking and the risk it poses to emergency vehicle access. Allocation of site could exacerbate the situation

Site 648 - Issues raised in reps



Site 653 – Rowlatts Hill School Playing Fields

Total Representations Received Re Site 653

6 representations

TYPE OF RESPONDENT

NO. OF REPS RECEIVED

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	4
ORGANISATION / BUSINESS	1
STATUTORY CONSULTEE	1

KEY ISSUES RAISED

- **Sport England** notes that the site does not appear to have been part of the school playing fields for 20 years but impacts on both the playing fields and open space. The impact development could have will need to be fully considered.

- **Academy Trust** The plans submitted by the school involve the school fields which were red lined as part of the academy transfer, and therefore will require an ESFA consent as well as the Trust board. This will require legal representation; therefore, a cost will need to be agreed by the city council prior to any changes.

ISSUES RAISED BY INDIVIDUALS

- Concerns that allocation of the site will negatively impact on children, particularly in regard to their access to greenspace, their play/leisure and access to outside exercise space, and on their learning and development. Many children in the area do not have access to private garden space

- Comments that the space could become a 'forest school' where children could learn how to grow food, look after animals, and understand biodiversity.

Site 663 – Sedgebrook Road Open Space

Total Representations Received Re Site 663 45 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	41
STATUTORY CONSULTTEE	3
OTHER	1

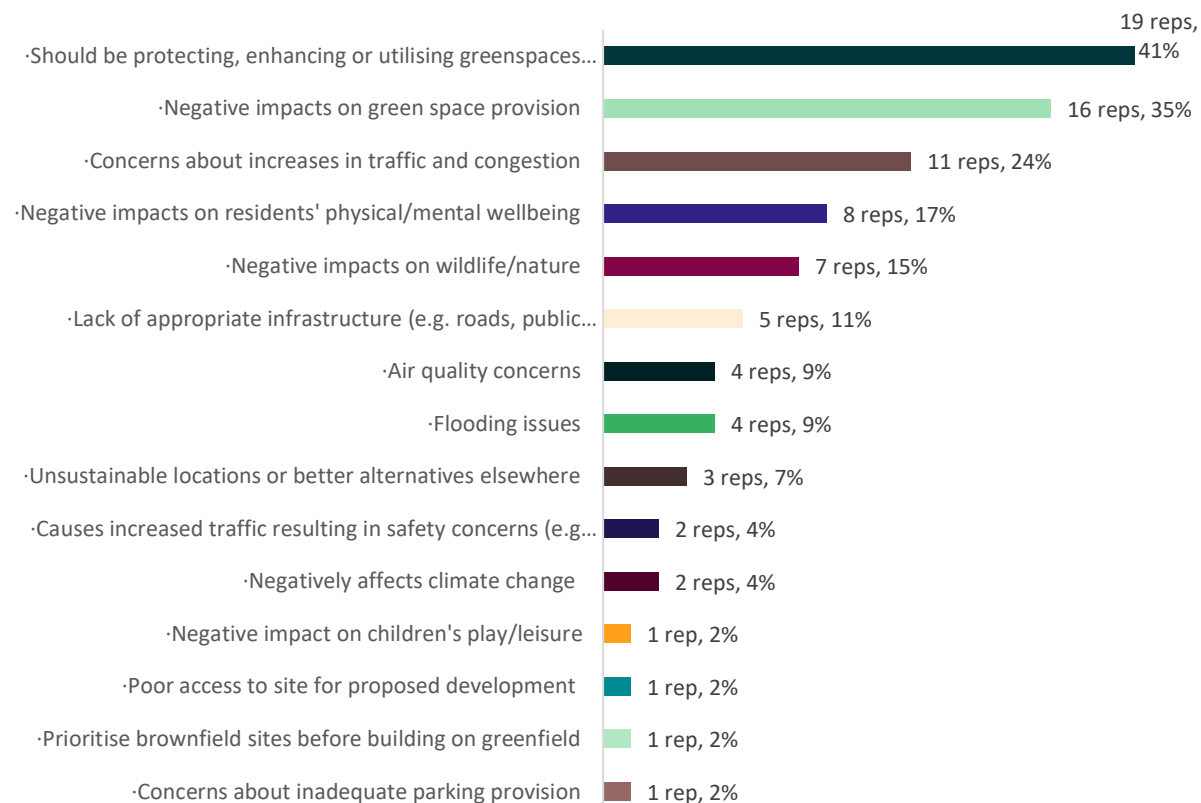
OTHER ISSUES RAISED

- **Sport England** comments that it will be necessary to ensure that the loss is fully supported by overall health benefits / green infrastructure / open space principles and objectives of the draft local plan

- **Historic England** comments that there is the potential for impact upon open views to the historic core of Thurnby Conservation Area

- **The Environment Agency (EA)** notes that Bushby Brook, a Main River of the EA, flows along the North-Eastern edge of the site and there are areas of Flood Zones 2, 3a and 3b which lie within the site associated with the River. It advises that an 8-metre easement must be maintained from the top of the main riverbank and have vehicular access to provide safe access and egress to the Main River. It also advises that any activity within 8 metres of Bushby Brook may require an Environmental Permit, as it may be considered a flood risk activity. Further guidance related to this can be found on the .gov website. Finally, EA advises that as the site is considered undefended, the applicant must ensure floodplain compensation is provided for any loss of floodplain plus the appropriate climate change allowance. Floodplain compensation should be provided on a level by level and volume by volume basis

Site 663 - Issues raised in reps



OTHER ISSUES RAISED BY INDIVIDUALS

- Friends of Evington commented that land should be preserved for green space, including community garden, native flowers, children’s play space, a cycle track and basketball courts
- The park is well used by locals and those from further afield. It is also a safe space to play for young children
- Allocation of the site would mean residents would have to travel further to alternative green spaces, likely by car
- Increased housing could lead to increased pressure on the local drainage and sewerage infrastructure
- Allocation of the site for housing would have negative impacts on the house values of current residents
- If site is allocated, the nearest family playground would be in Evington Village centre, which is a 20-minute walk away; therefore, allocation would adversely affect hundreds of families
- Allocation of the site is not consistent with the sustainable and green initiatives of the draft Local Plan. It is also contrary to UN climate change initiatives and calls by Prince Charles to increase the number of green pockets in cities
- Request for RAG criteria as the site has been assigned 21 RAG scores but the methodology has 22 RAG criteria. Concerns about whether the site has been evaluated effectively
- There is an increasing number of young families in the area as well as elderly persons who require local spaces for wellbeing
- The site has become more valuable due to the proposed development on the space adjacent to Evington Leisure Centre
- Retention of only half of the site as greenspace would be insufficient
- The greenspace is part of the original layout of the estate and so building on it would undermine those intentions
- The site is a previous runner-up for Evington-in-Bloom. The attributes that led to this would be removed by allocation of the site
- Those in support of the site allocation request that half the site be retained as greenspace and enhanced for wildlife
- Any housing on the site should be small dwellings
- Density of housing on the site should be high (70-100 dph)
- Any housing built on the site should be highly energy efficient

Site 665 – Sharmon Crescent Open Space

Total Representations Received Re Site 665 8 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	7
STATUTORY CONSULTTEE	1

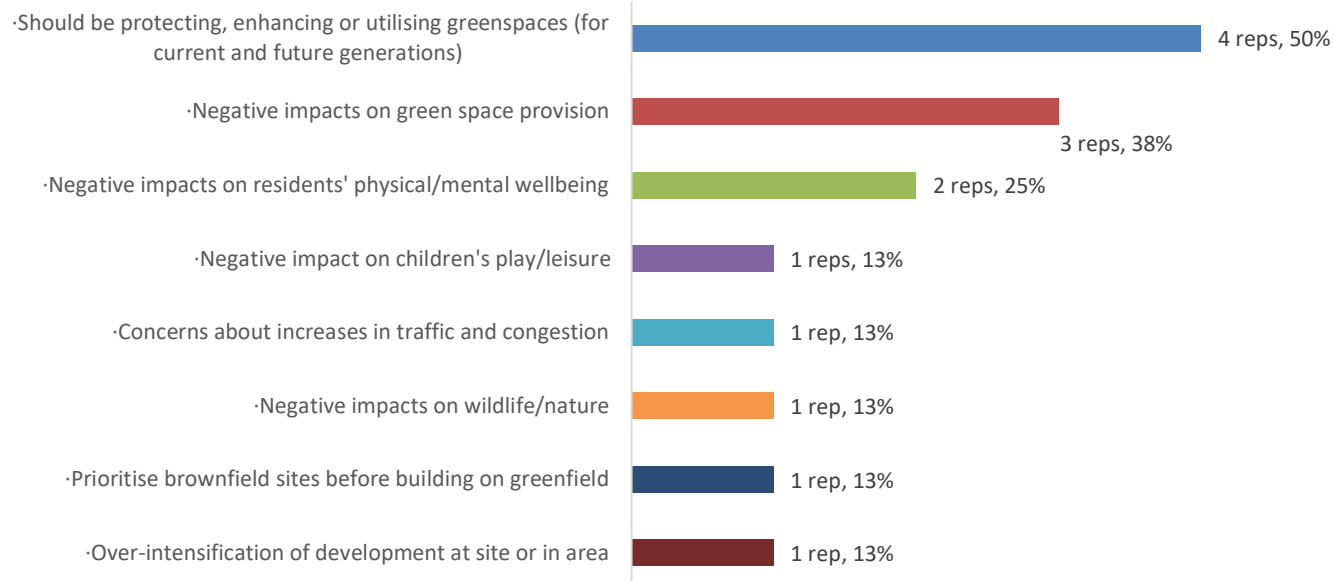
OTHER ISSUES RAISED

- **Sport England** comments that it will be necessary to ensure that the loss of open space is fully supported by overall health benefits / green infrastructure / open space principles and objectives of the draft local plan

OTHER ISSUES RAISED BY INDIVIDUALS

- Area is already highly dense with houses
- Elderly and disabled residents would be disadvantaged as many are unable to access Western Park as an alternative green space
- Negative impacts on residents' visual amenity
- Green space needed for exercise and fresh air
- The green space creates cooler conditions to help combat rising temperatures in the urban area
Area is often used for children's play

Site 665 - Issues raised in reps



Site 669 – Spendlow Gardens

Total Representations Received re Site 669

12 representations

TYPE OF RESPONDENT NO. OF REPS RECEIVED

INDIVIDUAL

12

OTHER ISSUES RAISED BY INDIVIDUALS

- Loss of the greenspace outweighs the small contribution allocation of the site would make to meeting the city's housing need

- Concerns that children will have to use the road space to play, causing safety issues

- People with medical issues need access to this space as some are unable to travel far.

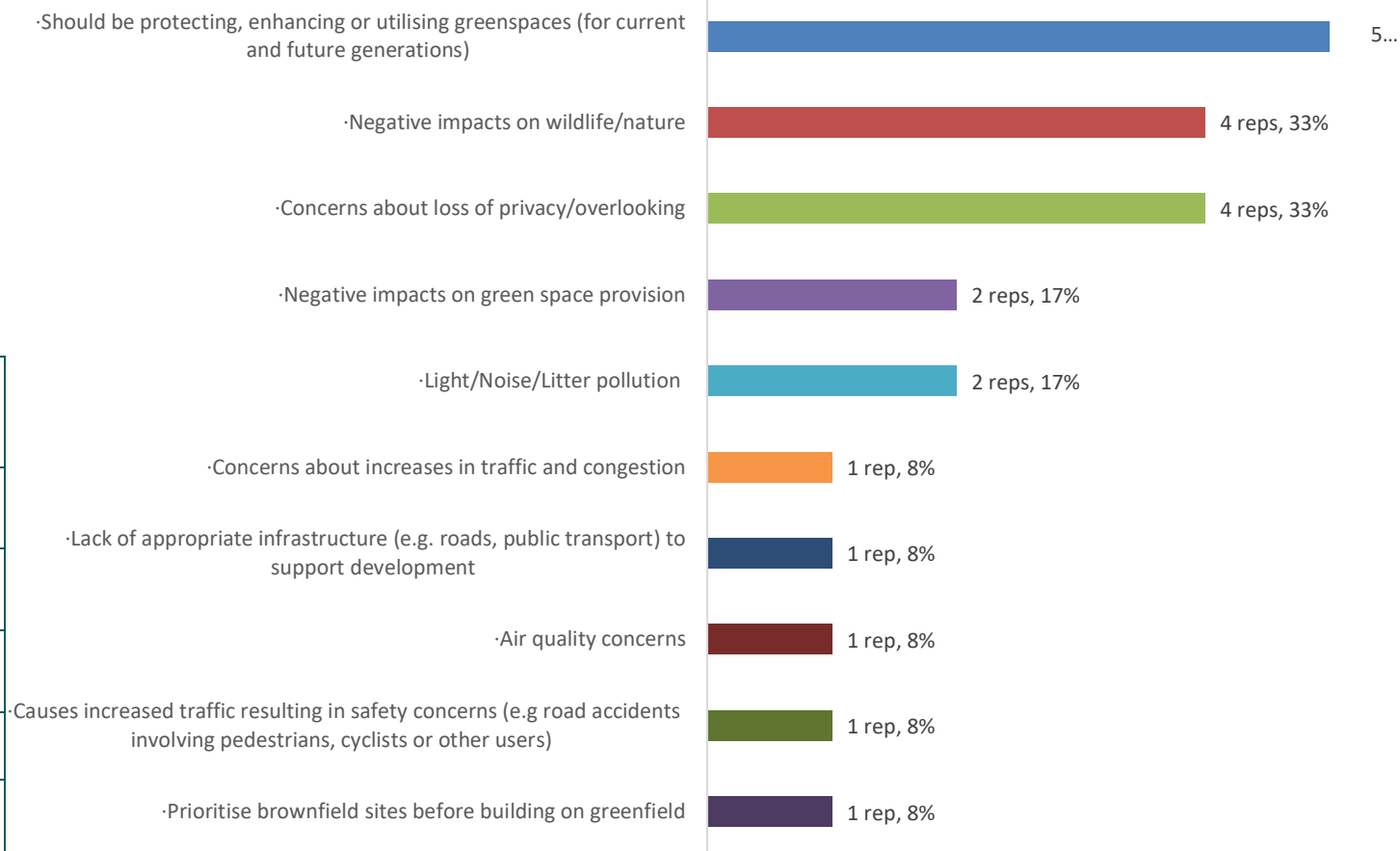
- Concerns over loss of privacy loss during construction phase

- Negative impacts on house values of residents

- Comments that the road needs to be widened to address current insufficient amount of parking

- Building 9 houses on the site cannot be justified due to the negative impacts on wildlife

Site 669 - Issues raised in reps



Site 673 – St Augustine’s

Total Representations Received
Re Site 673

2 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
STATUTORY CONSULTEE	2

KEY ISSUES RAISED BY RESPONDENTS

- **The Environment Agency (EA)** highlights that the site lies in Flood Zone 2, 3a and 3b. Development vulnerability classifications which are considered appropriate for:
- Flood Zone 3b – Essential Infrastructure*, Water Compatible.
 - Flood Zone 3a – Essential Infrastructure*, More Vulnerable*, Less Vulnerable, Water Compatible.
 - Flood Zone 2 – Essential Infrastructure, Highly Vulnerable*, More Vulnerable, Less Vulnerable, Water Compatible. *Subject to an exception test.
- EA advises that the developer must assess all flood risk posed to the site and ensure adequate flood mitigation measures are implemented. It also advises that an 8-metre easement must be maintained from the top of the main riverbank with vehicle access to provide safe access and egress to the main river.
- Environmental Permit – EA advises that any activity within 8 metres of the top of bank of the River Soar may require an Environmental Permit, as it may be considered a flood risk activity. Further guidance can be found on the .gov website.
- Floodplain Compensation – The site is considered undefended, as such floodplain compensation should be provided for any loss of floodplain, which includes the appropriate climate change allowances. Floodplain compensation must be provided on a level by level and volume by volume basis.
- Development of brownfield sites may require remediation works to ensure the protection of controlled waters. This development may benefit from a possible Flood Risk Management Scheme upstream of Leicester. We would encourage the developer to discuss with the EA possible options prior to the submission of a planning application
- **Historic England (HE)** comments that it is not clear how any impact on the Castle Conservation Area to the west has been considered or the SM on the opposite side of the river. It also comments that it is not clear how this will stitch in with the aspirations of the Riverside SPD. Furthermore, there is non-designated archaeology at the site and its surrounds including 19th century industrial heritage, railway terminus, canal network and a Medieval Friary, Iron Age and Roman settlement and cemetery. There is the potential for Paleo-environmental archaeology due to its riverside location. HE advises that should the site be pursued within the Plan an appropriate scheme of archaeological assessment and archaeological assessment to inform proposals would be required

Site 675 – St Helen’s Close Open Space

Total Representations Received Re Site 675

30 representations

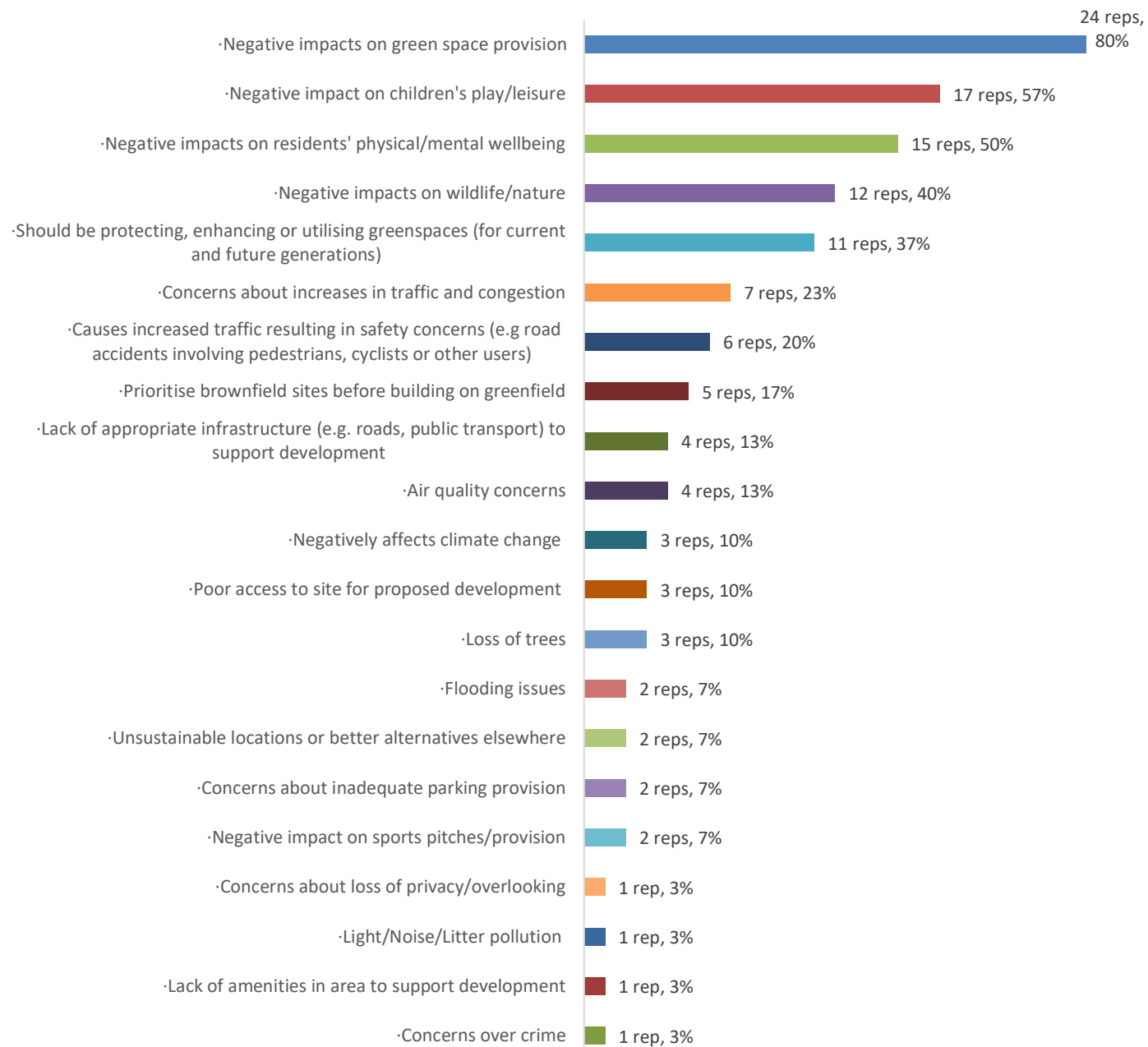
TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	28
COUNCILLOR	1
STATUTORY CONSULTEE	1

OTHER ISSUES RAISED

- **Sport England** comments that it will be necessary to ensure the loss of open space is fully supported by the overall health benefits / green infrastructure / open space principles and objectives of the draft local plan

- A **councillor** comments that there is consensus amongst residents that the entirety of the open space should be retained. He relays residents’ concerns that the site is unviable due to the poor variable ground conditions which have caused historic financial problems. The site is next to the entrance to the primary school and is used for outdoor activities. Finally, he says that allocation of the site would not contribute significantly to meeting the city’s housing need

Site 675 - Issues raised in reps



OTHER ISSUES RAISED BY INDIVIDUALS

- Space is important for families, dog walkers and nature. Concerns about the number of greenspaces that have disappeared over the past few years	- Concerns that possible water run-off resulting from paving of the site and its height above neighbouring properties could cause flooding issues
- Concerns that the area is depreciating due to financial cuts and that non-council areas are often overlooked	- Concerns over inadequate publicity as no site notices on two nearby roads and limited access to the internet for a few locals
- Provision of free entertainment will be lost through loss of space	- Site viability would need to be assessed due to issues with groundworks
- Dog walking can be more limited due to development and restrictions e.g., Gilroes Cemetery being closed to dogs. The increase in car journeys to other spaces increase pollution and parking problems	- There is a 100-year covenant stipulating that the space remains undeveloped for a century, i.e., from the 1960s until the 2060s
	- Proposed site allocation contrary to the vision set out in the Green Spaces SPD
- Proposal undermines stated development goals. Parks can be alternative spaces to indoor visiting, especially relevant in times of viruses, infections, etc	- Various wildlife species are present on the site. The Anstey Road side of the site should become a wildflower meadow
- The green space prevents the gathering of young people around local shops	- Jean Drive Open Space inadequate as an alternative due to the topography of the space which impacts on accessibility
- Proposed site allocation would have a disproportionate negative impact on the elderly/disabled	- Concerns that the site allocation is pursued for financial rather than housing need purposes
- Only accessible flat green area that allows landing of air ambulance	

Site 684 - Issues raised in reps

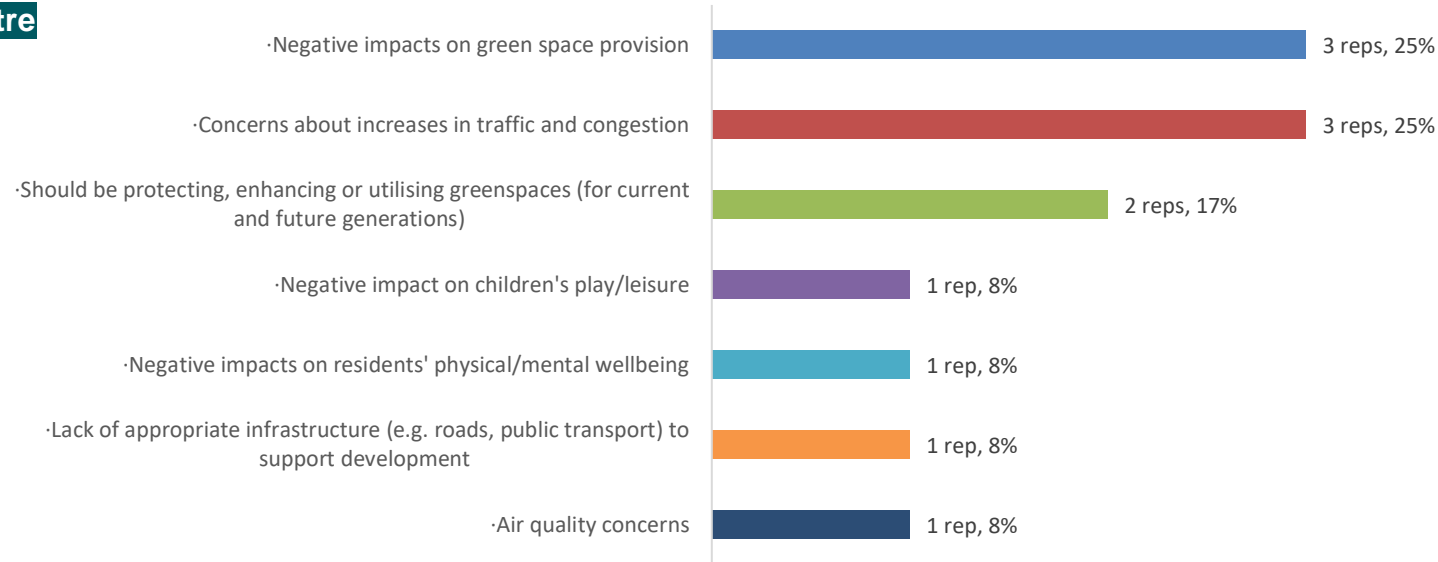
Site 684 – Land adjacent to Evington Leisure Centre

Total Representations Received Re Site 684 10 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	9
STATUTORY CONSULTEE	1

OTHER ISSUES RAISED

- **Sport England objects** as this is the only outdoor space associated with the Leisure Centre and should be protected for outdoor activities/sports associated with the centre.



OTHER ISSUES RAISED BY INDIVIDUALS

- The greenspace should be used as an alternative to gyms, etc. which some people cannot afford. Taking over the greenspace sends the wrong message to young people.	- Half of site should be retained as green space and enhanced for wildlife, e.g., tree planting, ponds, wildflowers
- Concerns over the lack of infrastructure and local services e.g., doctors' surgeries	- Housing on site should be small dwellings
- Poor air quality in the area, caused by increased congestion, will have a detrimental effect on school children.	- Support for green space and allotments allowance in proposal
- Support for housing on the site if the 6-8 houses are set back from the main road in a cul-de-sac. Site is currently frequented by travellers. Development of it would discourage its use by this community	- Any housing built on site should be highly energy efficient
- Already congested area with parking problems on nearby roads, parking a problem as the leisure centre is already being extended.	- Density of houses on site should be higher (70-100 dph)
- More suitable site for development than proposed site allocation 663	- Housing on site should be energy efficient
	- 1000-1200 children walk along the footpath next to the site to get to school daily

Site 687 – Thurcaston Road/Hadrian Road Open Space

Total Representations Received Re Site 687 6 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	2
ORGANISATION / BUSINESS	2
STATUTORY CONSULTEE	2

KEY ISSUES RAISED BY RESPONDENTS

- 50% of the respondents cited that the plan 'should be protecting, enhancing, or utilising greenspaces (for current and future generations)'
- One representation mentions that development would have a negative impact on children's play/leisure and physical and mental wellbeing.

OTHER ISSUES RAISED BY CONSULTEES/BUSINESSES

- Sport England objects, citing that the site is a playing field and is of a size which could but used as such in the future. Mitigation would be required which meets SE policy NPPF as stated
- The Environment Agency (EA) comments that the site is located to the East of a site regulated by the EA, and which has a history of amenity complaints (Biffa Waste Services, located at Hoods Close). It notes that the proposed development at Thurcaston Road is non-residential.
- Local community group objects, saying that it is unrealistic to expect the hundreds of community members to use Ledbury Green or Thurcaston Road Sports & Community Ground instead of this site. Many children see the site as a natural boundary to their mobility, and anything that takes that away will harm the many children (particularly the growing numbers with ADHD) who rely on that freedom for their mental health

OTHER ISSUES RAISED BY INDIVIDUALS

- Comment that the brownfield and industrial city centre sites should be developed first.
- Incorrectly named site caused confusion within consultation (Should be called Bewcastle Grove/Hadrian Road) - concerns that fewer comments made as a result.
- Concerns over the publishing of the site information due to isolation (so not being able to see lamppost notices) and the lack of internet use.

Site 715 - Issues raised in reps

Site 715 – Land North of Gartree Road

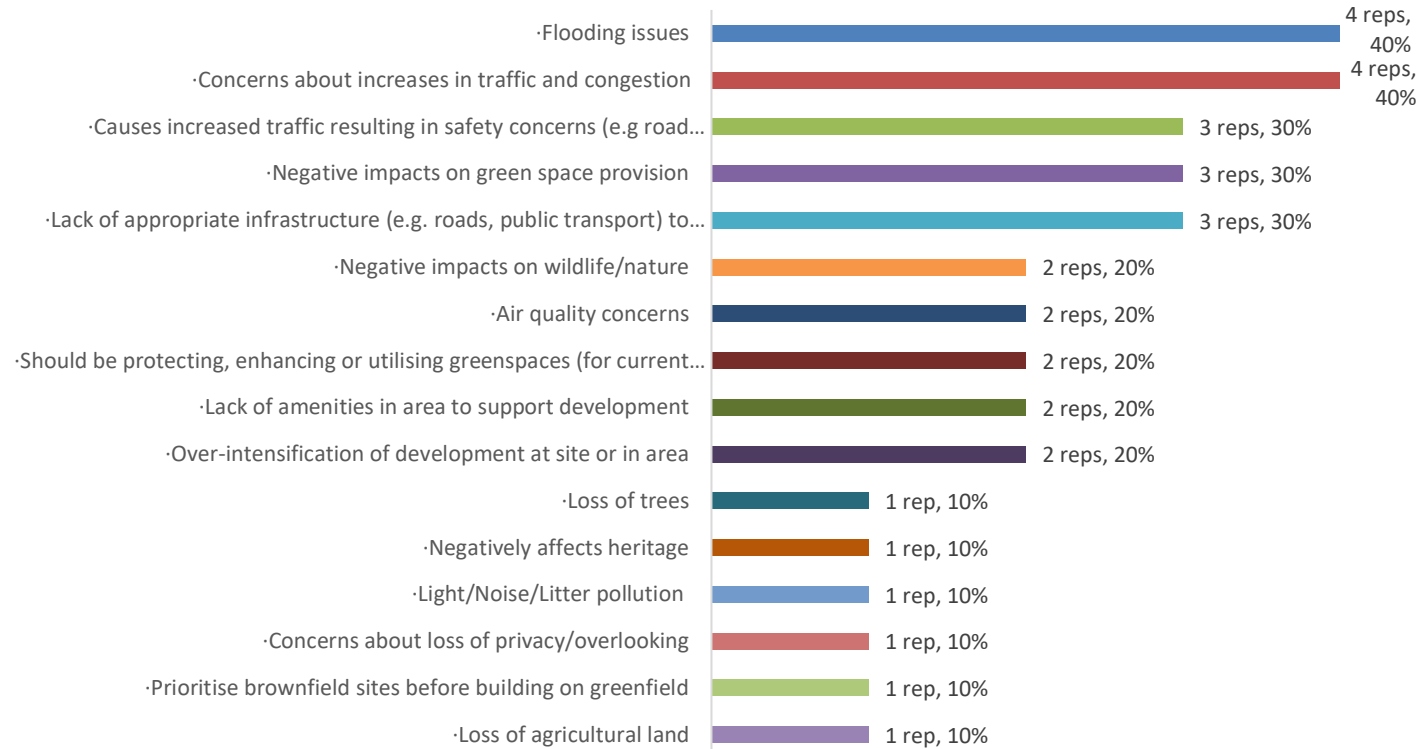
Total Representations Received Re Site 715 10 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	8
STATUTORY CONSULTEE	2

OTHER ISSUES RAISED

Oadby and Wigston Borough Council comment that the city council should work closely with the Borough Council. The site allocation in isolation is not expected to have a significant impact on the Borough area

Historic England comments that it is unclear how the setting of the SM Moated site to north has been considered. There is potential for nationally important archaeology at the site which is crossed by the Leicester to Huntingdon Roman Road



OTHER ISSUES RAISED BY INDIVIDUALS

Concerns about the visual integration of development into area – including style and design quality	BUPA hospital rejected site previously as unviable in terms of drainage and foundations
Support for small houses to be built on the site to allow current residents to downsize and free up family homes	Land at the urban fringe should be protected from speculative development proposals
Poor communication has been made to residents and not all nearby houses consulted	Concerns that the two separate authority areas may confuse which is charged with maintenance of services
Recommendation that the site be used for a tree planting scheme	RAG scores indicate that the site is inappropriate for development
Object to site allocation as it is of archaeological importance	Support for independent assessment of traffic and pollution on road
Support for protection as Local Wildlife site	Encroachment of the city into the countryside should be resisted

Site 956 – Site of 11 Old Barn Walk

Total Representations Received Re Site 956

2 representations

TYPE OF RESPONDENT

NO. OF REPS RECEIVED

ORGANISATION / BUSINESS

1

STATUTORY CONSULTEE

1

KEY ISSUES RAISED BY RESPONDENTS

- **Historic England** comments that it is unclear how the impact on Grade II Home Farm has been considered

- **A support group** expresses support for the site to be developed into community gardens. It volunteers to maintain the gardening equipment, clearing of vegetation/waste and access on behalf of communities. It states that it will fundraise for seeds/plants, tools/equipment, and any administrative duties. Group supports access to freshly grown vegetables; Improved healthy eating; Improved health and well-being; Improved community capacity; Reduction of poverty and improvement of local food bank supplies; Improved access to local spaces and community development

Site 960 – Land West of Bede Island Road (Braunstone Gate)

Total Representations Received Re Site 960

5 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	2
ORGANISATION / BUSINESS	2
STATUTORY CONSULTEE	1

KEY ISSUES RAISED

<p>An affordable home provider says that it is important to consider the neighbouring residents as this is a mental health care home. It expresses concerns about inadequate parking provision, increases in traffic/congestion, and potential noise increase</p>
<p>A housing, support and community related services provider expresses concerns about the potential to overlook current apartments. It also points out that the site doesn't currently have residential properties and any proposals would detract from general amenity of existing apartments</p>
<p>Historic England comment that it is not clear how the historic environment has been considered. In particular there is the potential to impact on the setting of the Castle Scheduled Monument</p>

KEY ISSUES RAISED BY INDIVIDUALS

<p>Concerns about negative impact on house values</p>
<p>Concerns about the future use of the site – previous plans were for mixed use arts and entertainment venues to be used by students to showcase to businesses. However, as the area has been derelict since 2000, this has been a wasted opportunity</p>

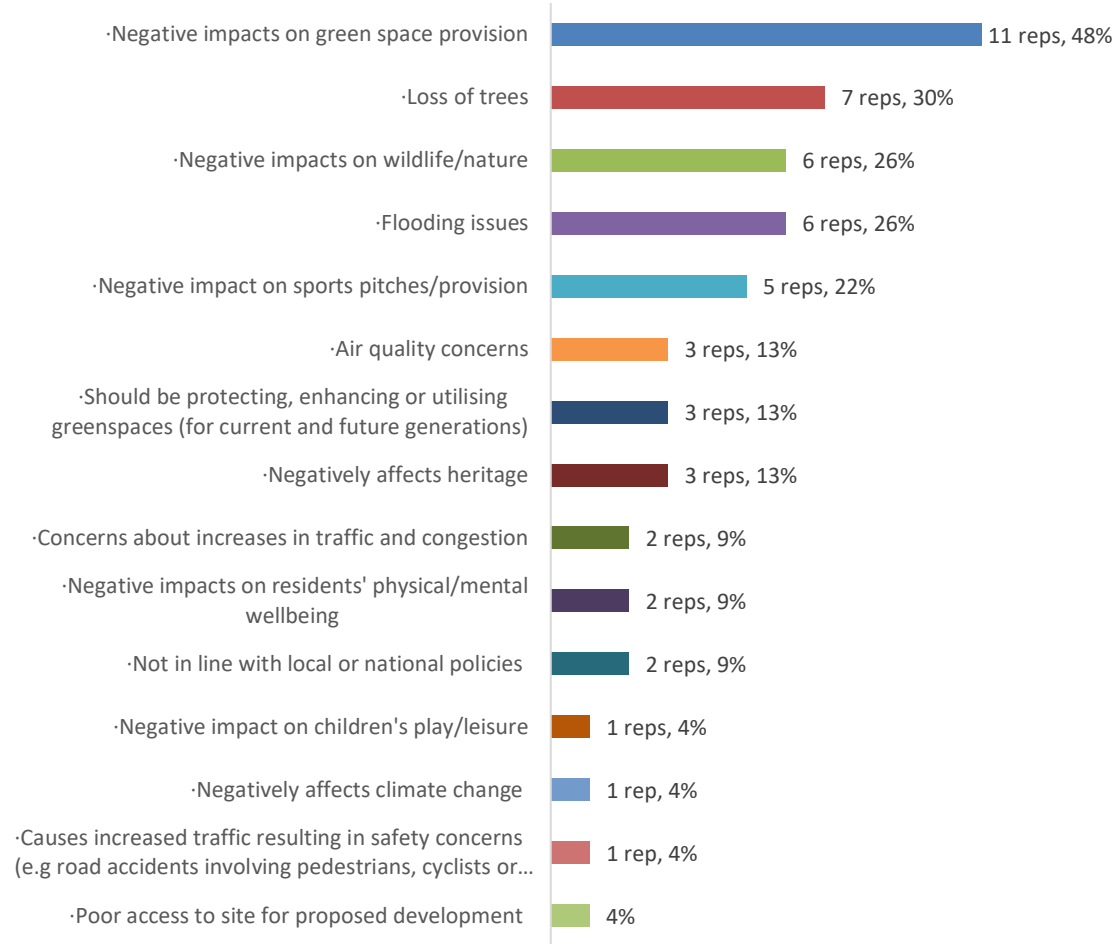
Site 961 – Welford Road Playing Fields

Total Representations Received Re Site 961	22 representations
TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	18
ORGANISATION / BUSINESS	3
STATUTORY CONSULTEE	2

OTHER ISSUES RAISED

Sport England (SE) objects in principle. The site was privately owned and used until at least 2016/17. SE would welcome discussion to retain the site. SE tried to support the previous sports club user to but the site. PPS references potential closure and indicates need to review the PPS.

The Environment Agency (EA) comments that the site lies within Flood Zones 2 and 3a. The Saffron Brook, a Main River of the EA, flows North-South on the Eastern edge of the site. There is an 8-metre easement which must be maintained from the top of the main riverbank and have vehicular access to provide safe access and egress to the Main River. Any activity within 8 metres of the Saffron Brook or Flood Defence Asset may require an Environmental Permit, as it may be considered a flood risk activity. The site is located immediately north of the Knighton Park Flood Storage Area, an EA maintained flood defence asset. The Earth Embankment extends along the entire southern redline boundary of the site. This embankment also provides an essential access route to the Saffron Brook and to the flood defence structure. The hydraulic modelling for the River Soar and Tributaries (2017) shows during the 1% Annual Exceedance Probability (AEP) Saffron Brook Flood Event, the spillway becomes active which results in flood water entering and flowing through the site to the gardens at the back of South Kingmeads Road. As such, the site is considered to be undefended due to it flooding during this scenario. The flow route is from the spillway to the Saffron Brook and a minimum easement of 8 metres must be maintained. During the 1% AEP Flood Event plus 50% Climate Change Allowance, this flow route may result in



property flooding until the flood water returns to the Saffron Brook along Woodbank Road.

Any future development will need to consider the impact that the development may have on this flow route within the floodplain. There could be an opportunity to reduce the flood risk posed to South Kingsmead Road during the 1% AEP Saffron Brook Flood Event plus 50% Climate Change Allowance.

The developer will also need to consider the residual risk of a breach flood event (1% AEP Saffron Brook Flood Event plus 30% Climate Change Allowance) of the Flood Storage Area's embankment and the risk this poses to the site. We would advise the developer sets up a meeting with the EA, East Midlands, Partnership Strategic Overview Team, to discuss the above points further. As the site is considered undefended, the applicant must ensure floodplain compensation is provided for any loss of floodplain plus the appropriate climate change allowance. Floodplain compensation should be provided on a level by level and volume by volume basis

A planning consultancy supports increase of the development area of the site to 0.8ha to make a suitably sized site and optimise investment opportunities as it notes there are TROs along the road which may constrain the proposed development site's developable area. It also advocates amending the Proposed Use from 'Residential and Playing Fields' to 'Playing Fields and Residential or Class E Uses, including retail' to maximise the site's development potential and enable delivery of non-residential development

A planning consultancy, note the site is a logical and sustainable location for development and will contribute towards meeting the Council's housing needs. It believes the site is capable of being delivered between 2-5 years and the potential yield is considered to be greater than previously estimated; potentially 56 dwellings on approximately 1.72ha of developable area. It notes the site is subject to some constraints including a no-build buffer to the northern boundary with the Golf Course, a surface water drain, and a gas main; both of which have associated easements. It states the site does not warrant protection from development under the Leicestershire Golf Course and Adjacent Sites Local Wildlife Site

A neighbourhood forum express concerns that the local plan is only available in English which limits participation by the entire Leicester population. It does not object to the site proposal, but a re-provision of sports pitched required on the remainder of the allocation.

OTHER ISSUES RAISED BY INDIVIDUALS

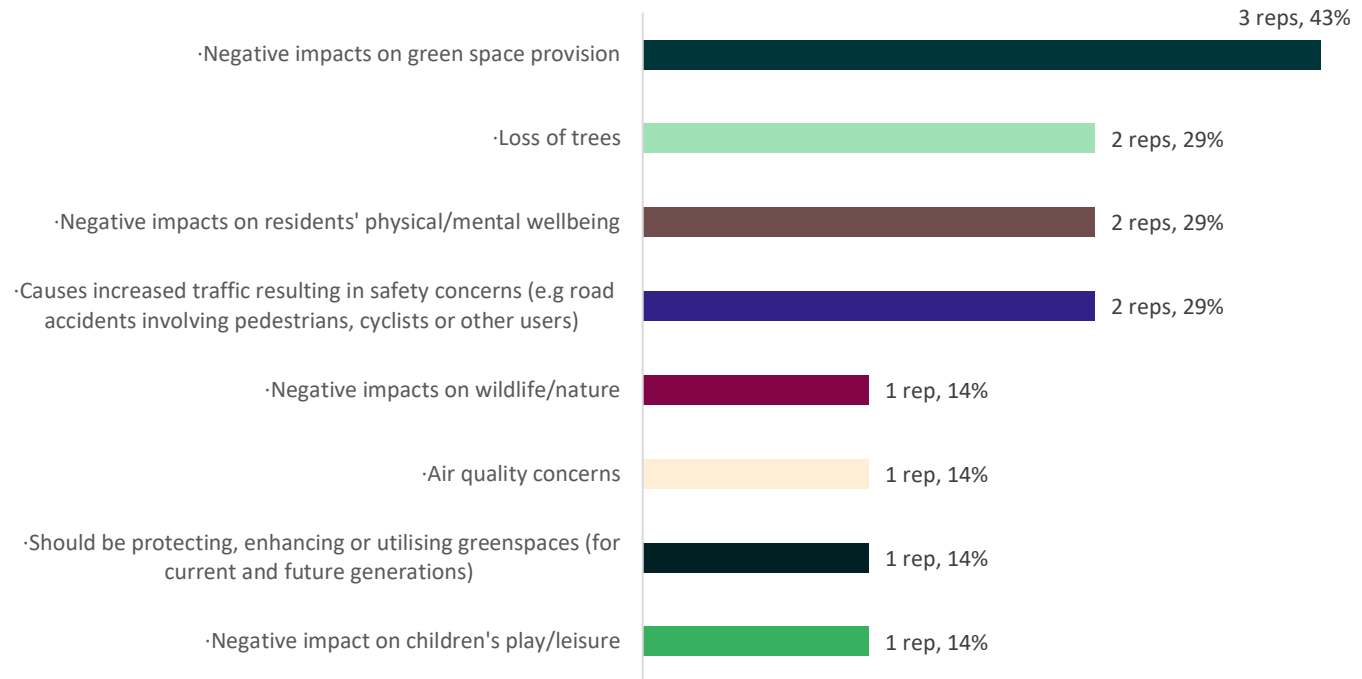
Green wedge designation should be amended so that the area to the rear of the development is retained as green wedge.	Concern over the number of houses proposed, which is inconsistent across documents
Objects to the development affecting lime trees lining Welford Road	Clarification needed on the proportion used for affordable housing
Houses built should reflect the character of the existing area	Renovation of playing pitches and upkeep of pavilion more important
Concerns over parking provision at sports facilities	Site is set lower than the road with a steep incline
Suggestion that part of the site could be designated as a nature reserve	Concerns that development will devalue greenspace and set a precedent for other developments to encroach on greenspaces
Concerns over the access to the site, confirming that this needs to be safe	
Confirmation needed whether front of the site from Welford Road to the rear boundary of the properties (614) facing out onto Welford Road will be developed	The sale of the land to a private company causes concern that building development and possibly road access/lighting of pitches could be changed as part of any recreation proposal
Concerns over the merging of Wigston with the city centre, as there will be no green space to separate the two	Neighbouring houses have gardens that back onto the land proposed for allocation

Site 962 – Amenity land between Coleman Road and Goodwood Road (east of Hazelnut Close and Ellwood Close)

**Total Representations Received
Re Site 962** 7 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	7

Site 962 - Issues raised in reps



OTHER ISSUES RAISED BY INDIVIDUALS

The site is too small for the proposed development
Concerns about the cumulative loss of green space across the built-up area, and not just on this site

**Site 963 – Southfields Infant School and
Newry Specialist Learning Centre**

Total Representations Received Re Site 963 2 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	2

KEY ISSUES RAISED BY INDIVIDUALS

- | |
|--|
| - Objections to allocation of the site for housing; a school/sixth form would be a better use |
| - Objections to building on land as school grounds are good place for urban science enquiries and should be protected for that purpose |
| - Concerns that allocation of the site for housing could negatively impact on opportunities to explore the outside for students |

Site 992 – Woodstock Road

Total Representations Received Re Site 992 0 representations

Site 1001– Phillips Crescent

Total Representations Received Re Site 1001 6 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	5
ORGANISATION / BUSINESS	0
STATUTORY CONSULTEE	1

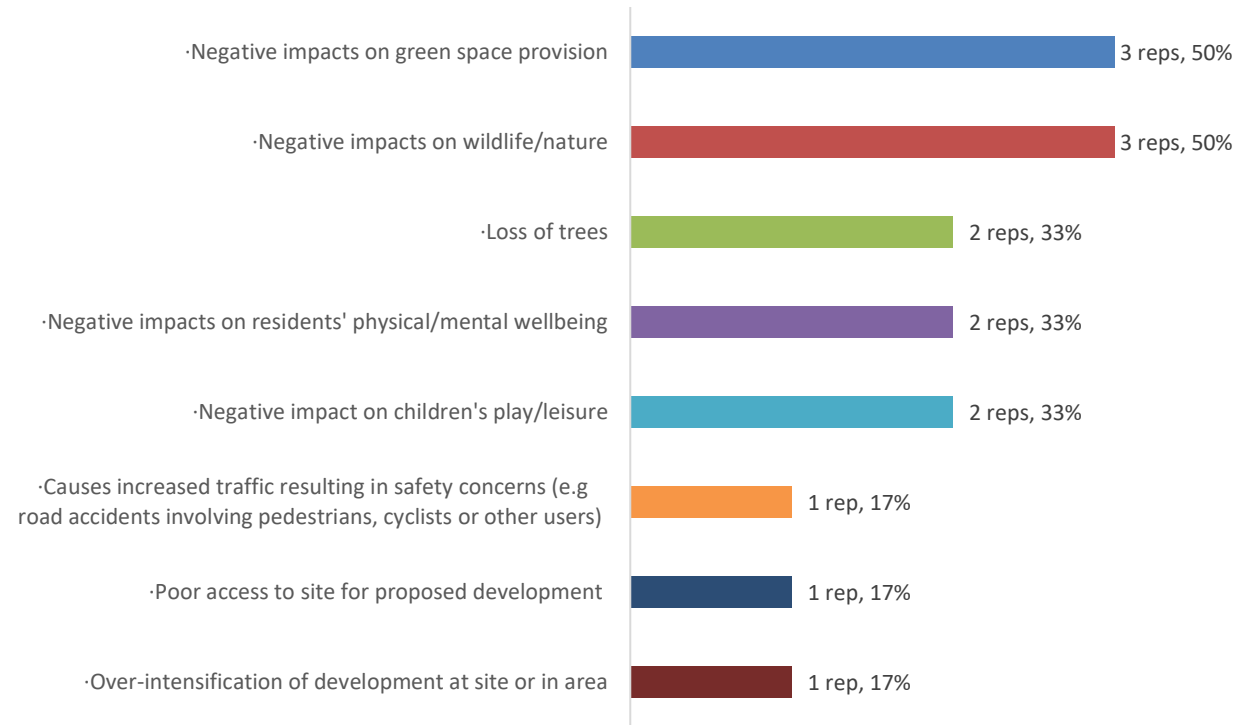
OTHER ISSUES RAISED

- **The Environment Agency (EA)** points out that the site is located within 500 metres of two sites regulated by the EA whose processes include the treatment and processing of animal or vegetable raw materials (Walkers and Sons and Walkers Snacks Food)

OTHER ISSUES RAISED BY INDIVIDUALS

- Concerns over poor communication to residents – consultation telephone line not answered and no availability of documents in the library
- Inadequate drainage provision already on the site

Site 1001 - Issues raised in reps



Site 1006 – Kingscliffe Crescent Open Space

Total Representations Received Re Site 1006 28 representations

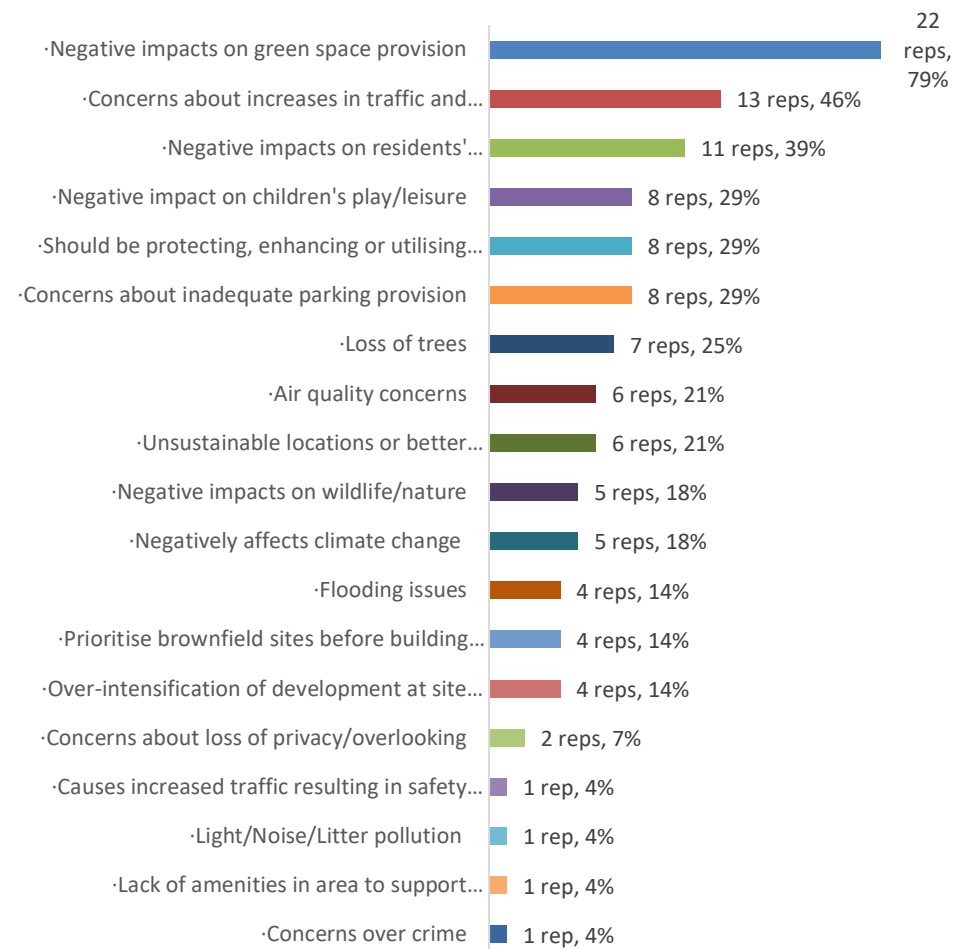
TYPE OF RESPONDENT NO. OF REPS RECEIVED

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	27 (including a petition with 298 signatures)
STATUTORY CONSULTEE	1

KEY ISSUES RAISED IN PETITION OF 298 SIGNATURES

Overall strong objection to the site allocation for the reasons listed below:
Loss of green space in the local area - Important to local communities, for both physical and mental wellbeing, and for both young and old. These green spaces need to be protected and preserved for future generations to come as echoed by the mayor
Adverse Effect on Mental & Physical Health – Objection as well utilised space for exercise and an area with a sense of belonging. Insufficient to suggest that residents should use Sedgebrook Road green space as an alternative. Concerns over accessibility to space for elderly and less mobile residents. Contradictory to the objectives of Leicester City Council's 'Health and Wellbeing Strategy'.
Flood risk – Measures have been put in place to reduce flooding; however, an underground stream is believed to be below the green. Loss of any trees and green space will only further increase flood risk.
Damage to the wildlife and loss of trees – Loss of trees because of development would result in a loss of vital biodiverse habitat. Concerns that this would be lost forever.
Increase to traffic congestion & pollution –Concerns that the addition of any new dwellings will put further strain on the infrastructure, parking provision and congestion. Effects on health caused by increasing air pollution.
Alternative options –Concerns that this site would generate minimal capital receipts/s106 contributions. Consideration must be given to this land as a valuable amenity for the local community. Supports the change of use of commercial premises/empty properties into housing within the city centre to solve housing demands initially.

Site 1006 - Issues raised in reps



Consultation process – Concerns over the way in which the consultation process itself has taken place. Language barriers and no internet access has restricted residents' access to information and ways of expressing their views.

OTHER ISSUES RAISED

- **Sport England** comments that it is necessary to ensure need to ensure that the loss of open space is fully supported by overall health benefits / green infrastructure / open space principles and objectives of the draft local plan

OTHER ISSUES RAISED BY INDIVIDUALS

- Concerns about poor communication to residents
- Concerns about the visual integration of the development into the area
- Hold the view that the negative impacts of allocation of the site for housing would outweigh the contribution it would make to meeting the city's housing need
- Consultation should be extended or made more flexible due to Covid pandemic
- Concerns that this will have a negative effect on residents' sense of belonging and identity
- Prioritisation should be given for land that is vacant/underdeveloped rural areas before considering greenspaces for development

Site 1007 – Glazebrook Square

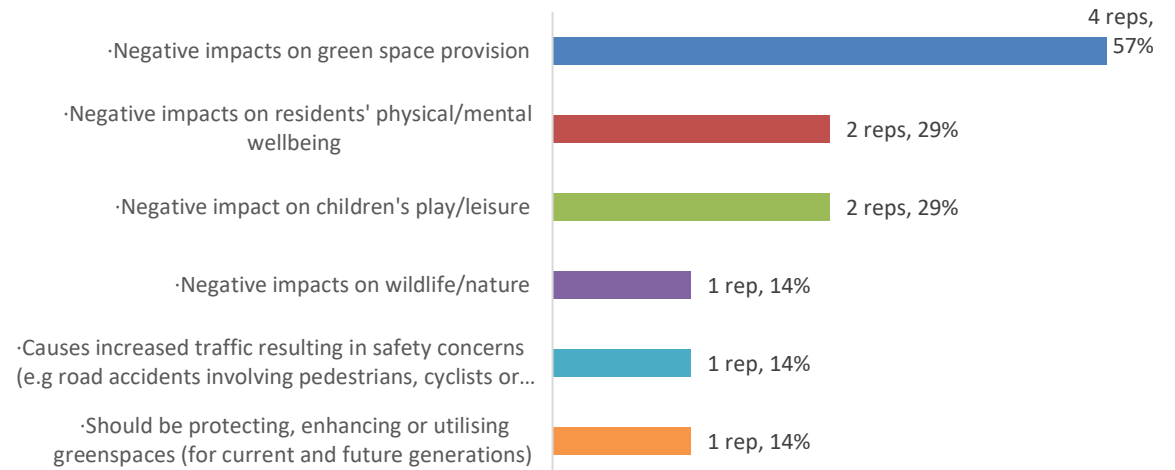
Total Representations Received Re Site 1007 7 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	6
STATUTORY CONSULTEE	1

OTHER ISSUES RAISED

- **Sport England** comments that allocation of the site would result in loss of open space. There is need to ensure that the loss is fully supported by overall health benefits/green infrastructure/open space, principles, and objectives of the draft local plan

Site 1007 Glazebrook Square - Issues raised in reps



Site 1021 – Sunbury Green

Total Representations Received Re Site 1021

11 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	10 (including a petition with 60 signatures)
ORGANISATION / BUSINESS	0
STATUTORY CONSULTEE	1

OTHER ISSUES RAISED

- **Sport England** - Understood the former playing field has been replaced.

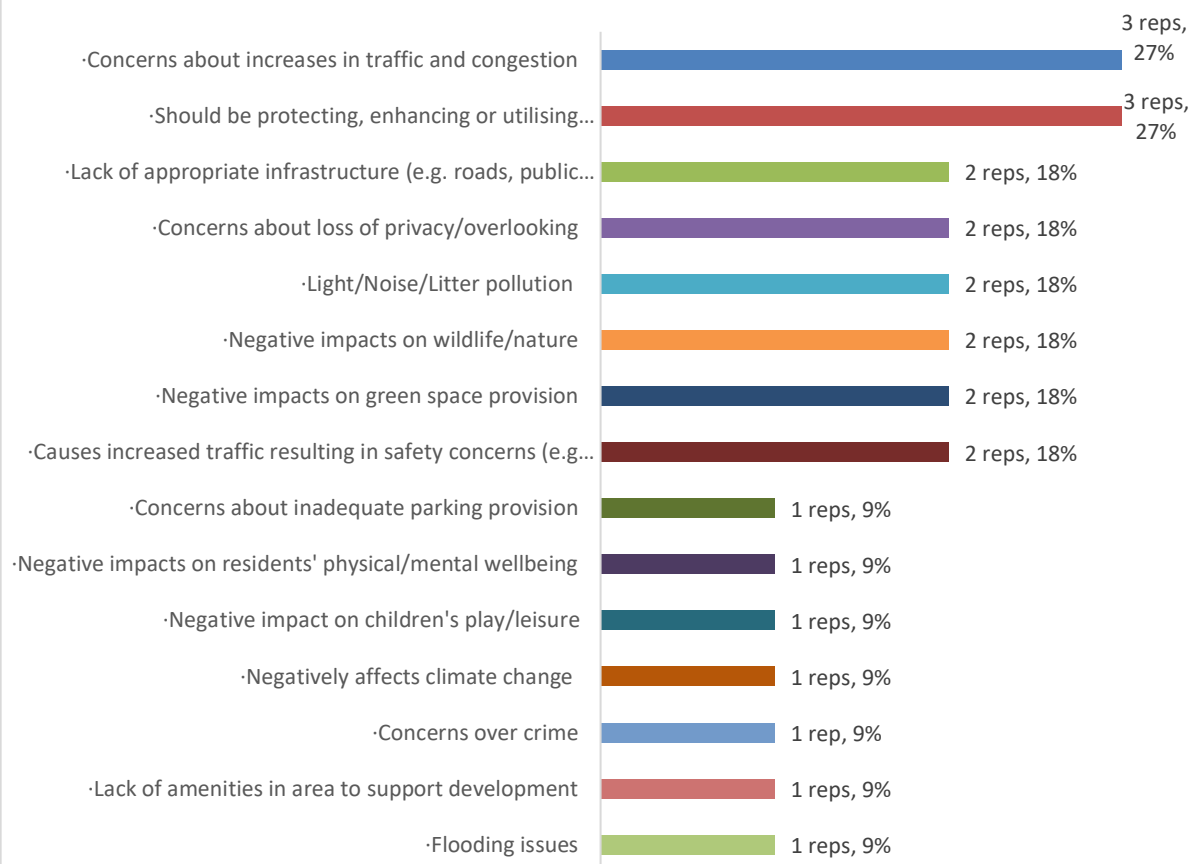
- OTHER ISSUES RAISED BY INDIVIDUALS

- Concerns over inadequate parking particularly for people with disabilities.
- Negative impacts on the social space for children and to families. Comments that any loss of open space needs to have overall health benefits to the space.
- Comments that an increase in traffic and loss of green surroundings will have a detrimental effect on air quality, thus contributing to climate control challenges.
- The development erases the past memories and prevents future memories of people using the green.
- Too many houses proposed on a small site.

OTHER ISSUES RAISED IN PETITION SIGNED BY 60 PEOPLE

- Concerns that the development would be on top of a natural spring
- Substandard access to the green and major parking issues
- Concerns that this will promote overcrowding and antisocial behaviour

Site 1021 - Sunbury Green - Issues raised in Reps



Site 1030 – Dysart Way

Total Representations Received Re Site 1030

4 representations

TYPE OF RESPONDENT

NO. OF REPS RECEIVED

INDIVIDUAL	3
STATUTORY CONSULTEE	1

KEY ISSUES RAISED BY RESPONDENTS

- Respondent mentions that development of the site would cause access issues to the children's internal play area and the associated affects to health and development
- Increase in traffic will contribute to increasing pollution in the area, causing concerns over air quality.
- The proposed number of houses would be overdevelopment of the site and negatively impact on the wider area
- Development of the greenspace would erase families' past memories and prevent future memories being created of enjoying use of the greenspace
- Negative impacts on residents' physical and mental wellbeing
- There are many families with small children in the area who make use of the greenspace

OTHER ISSUES RAISED BY RESPONDENTS

- **The Environment Agency (EA)** comments that the site is situated within 500m of two sites regulated by the EA. Consideration needs to be made to the processes including the processing of animal or vegetable raw materials at the Walkers Deli & Sausage Co. site and the processing of organic chemicals and plastic materials at the Polymer Plant.

Site 1034 – Forest Lodge Education Centre, Charnor Road

Total Representations Received Re Site 1034

1 representation

TYPE OF RESPONDENT

NO. OF REPS RECEIVED

INDIVIDUAL

1

KEY ISSUES RAISED BY RESPONDENT

Concerns about noise from the demolition works and vehicle movements, which would have an impact on school exams

Issues raised about safety concerns from the shared vehicular access to the site, particularly from an increase in construction vehicles

Decreasing availability of parking spaces on the site could relate to an increase in parking on the nearby streets. This could have a detrimental impact on disabled access

The demolition of the education centre would leave an open boundary which could be a safety issue for pupils using the fields daily

Site 1035 – VRRE/Gipsy Lane

Total Representations Received Re Site 1035

2 representations

TYPE OF RESPONDENT

NO. OF REPS RECEIVED

INDIVIDUAL

1

ORGANISATION / BUSINESS

1

KEY ISSUES RAISED

- A **community group** comments that it is part of the local community and opposite the proposed site allocation. It points out that there is the potential for noise impacts on future housing on the site when the centre hosts events

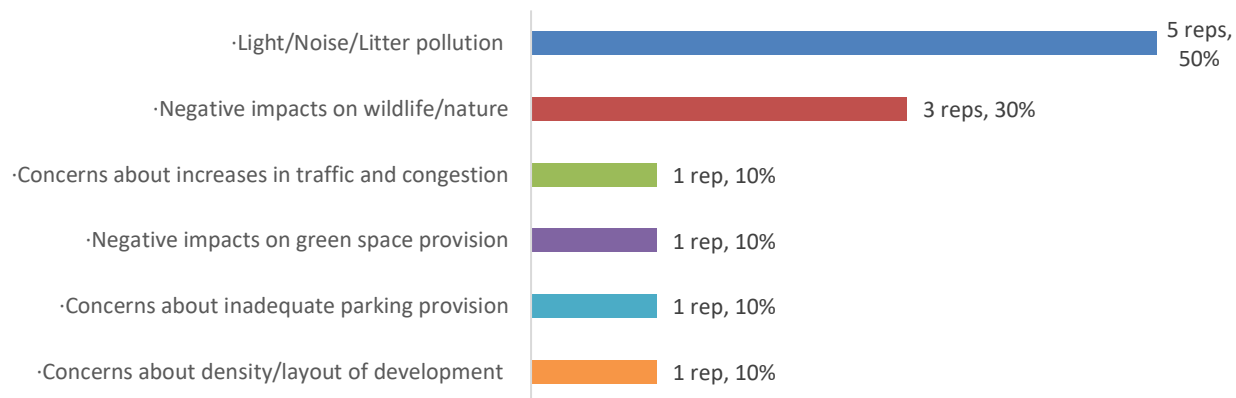
- More details of the plan including layouts and design, etc. are required. Concerns expressed with regard to noise levels, as well as light and litter pollution if the plans go ahead

Site 1037 – Spence Street

Total Representations Received Re Site 1037 10 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	9
STATUTORY CONSULTEE	1

Site 1037 - Issues raised in reps



OTHER ISSUES RAISED BY RESPONDENTS

The Environment Agency (EA) advises that the site lies within Flood Zones 2, 3a and 3b. The Bushby Brook, a Main River of the EA flows through the site.

Easement - An 8-metre easement must be maintained from the top of the main riverbank and have vehicular access. This is to provide safe access and egress to the Main River.

Environmental Permit - Any activity within 8 metres from the Bushby Brook may require an Environmental Permit, as it may be considered a flood risk activity.

The EA advises it has a policy against the culverting of watercourses forming part of new developments. The site is known to have a potentially contaminative previous use. The site is underlain by Aquifer and adjacent to surface waters and is therefore sensitive from the perspective of protection of controlled waters. Any redevelopment of the site must not pose a pollution risk to the water environment.

The area is already overpopulated and has associated noise and litter pollution issues
Concerns that elderly and disabled will be disturbed by building works
The area has a need for more open space, not more houses
There is a lack of parking in the area resulting in dangerous parking occurring
Concerns that allocation of the site will have negative impacts on house values
Belief that the site belongs to a school and only school related development may take place
Concerns that the proposed site allocation is being used for financial incentives
Supports for developing community facilities, such as a youth centre, at site
Placement of just one site notice is insufficient

Site 1039 – Bisley Street/Western Road

Total Representations Received Re Site 1039

3 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	2
STATUTORY CONSULTEE	1

KEY ISSUES RAISED

- **The Environment Agency** comments that the site is known to have a potentially contaminative previous use. It is underlain by Aquifer and is therefore sensitive from the perspective of protection of controlled waters. Any redevelopment of the site must not pose a pollution risk to the water environment

ISSUES RAISED BY INDIVIDUALS

- The site is currently in a commercial use and therefore provides jobs, which would be lost if the site is allocated for housing

- Concerns about loss of light to neighbouring houses if the development houses are two storeys or higher

Site 1040 – Mountain Road

Total Representations Received Re Site 1040 3 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	1
ORGANISATION / BUSINESS	1
STATUTORY CONSULTEE	1

ISSUES RAISED BY INDIVIDUALS

- Concerns about negative impacts on wildlife, including cranes and birds of prey
- Concerns over the new industrial unit's proximity to the neighbouring houses
- Concerns over the noise from the factory and pollution from traffic coming onto the site in the local area

KEY ISSUES RAISED

- **The Environment Agency (EA)** comments that the Melton Brook, a Main River of the EA flows on the North-Western boundary of the site. There is Flood Zone 2, 3a and 3b associated with the Main River within the site boundary. The site also contains a significant amount of Flood Zone 2. Easement - An 8-metre easement must be maintained from the top of the main riverbank and have vehicular access. This is to provide safe access and egress to the Main River. Environmental Permit - Any activity within 8 metres from the Melton Brook may require an Environmental Permit, as it may be considered a flood risk activity. Floodplain Compensation – As the site is considered undefended, the applicant must ensure floodplain compensation is provided for any loss of floodplain plus the appropriate climate change allowance. Floodplain compensation should be provided on a level by level and volume by volume basis. The development of this site may benefit from a possible Flood Risk Management Scheme upstream of Leicester. We would encourage the developer to discuss with the Environment Agency possible options prior to the submission of a planning application
- A local business, wishes to register its interest in purchasing the site. It wishes to purchase the land to expand its factory to add room for additional product. It highlights that it employs a local staff, the majority of whom have been with the company for 10 years or more. It also points to the lack of commercial property available in the city as a reason for its interest in this site

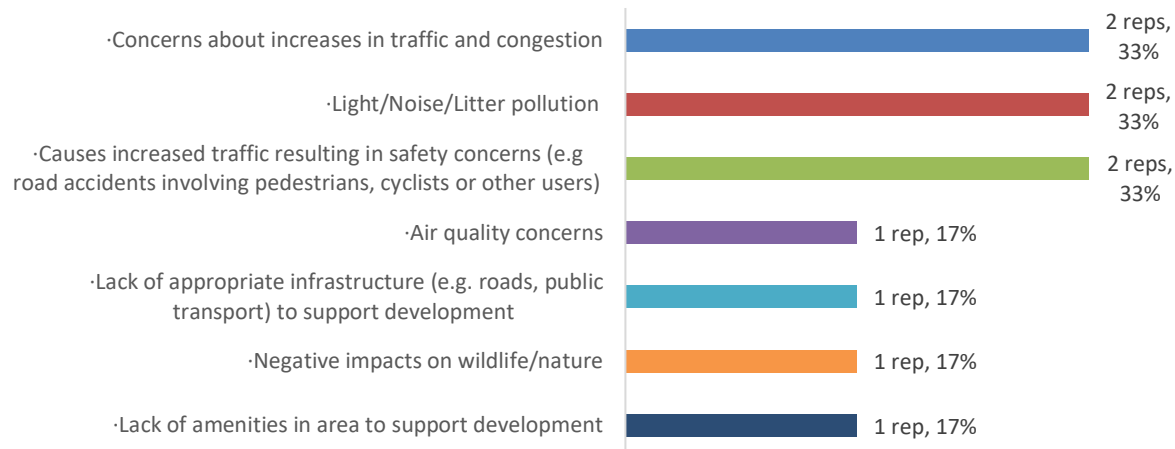
Site 1041 – Land off Hazeldene Road adjacent to Kestrel’s Field Primary School

Total Representations Received Re Site 1041

6 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	5
PETITION	1 petition received with 23 signatures

Site 1041 - Issues raised in reps



The issues raised in the petition, which had 23 signatures, included:

- The need for more houses must be fully proven and independently scrutinised
- Concerns over the integration of flats with the existing streetscape, which is made up of predominantly family homes
- Preference for site to be used as green space
- Do not want further disruption from 5-year building programme when building work has been continuous
- Concerns over loss of sunlight to existing properties
- Perception that residents have been misled, as they had been told the site couldn't be developed

OTHER ISSUES RAISED

Concerns that construction will cause damage to existing road, dust nuisance and be detrimental to health
New houses behind may block sunlight needed for existing solar panels
Concerns about loss of privacy
The site is on a wildlife corridor so, if site allocation proceeds, it is important to retain hedgerow
Concerns that allocation of the site would result negatively impact on house values

Site 1042 – Land off Heacham Drive (former playing fields)

Total Representations Received Re Site 1042 3 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	1
STATUTORY CONSULTEE	1
ORGANISATION OR BUSINESS	1

KEY ISSUES RAISED

- **Sport England** states that it understands the former playing field has been replaced.

- **A property development company** object to the proposed site capacity of 45 dwellings, stating it should be up to 128 dwellings, in accordance with NPPF paras. 117, 122, and 123. They argue a capacity of 128 dwellings would be more in keeping with the amount tested on Phase 1 of the Development, through Planning Permissions 20160871 and 20172015 and associated Transport Assessment.

They also object to the proposed delivery timeframe of 6-10 years, stating that this is under-optimistic and should be 1-5 years. The site should become a 'second' Phase of Development following on from Phase 1 taking place on adjoining land.

The site is developable and deliverable with Barratt David Wilson Homes ready to progress development. Barratt David Wilson Homes intend to progress an application for the land during 2021 as part of what they propose to be Phase 2 of development on the adjoining site.

ISSUES RAISED BY INDIVIDUALS

- Existing green space does not currently function well but still needs to be retained. The greenspace should be enhanced and protected for future generations

- Allocation of site would have negative impacts on wildlife, including badgers which are present on the site

Site 1047 – Land at Groby Road/Fosse Road North

Total Representations Received Re Site 1047

5 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
ORGANISATION / BUSINESS	1
INDIVIDUAL	4

ISSUES RAISED

A residents' association objects to the proposal of a secondary school on Fosse Road North/Groby Road as the site is liable to flooding

ISSUES RAISED BY INDIVIDUALS

The site should be protecting, enhancing, or utilising greenspaces (for current and future generations)
Concerns about an increase in traffic and congestion
Concerns over the increase in noise, air, and traffic pollution
Development of the site would have a negative impact on people's physical and mental wellbeing
The site is too busy and cramped with three schools within close proximity
The site is important for wildlife with deer, foxes and badger seen on site
Queries about whether the trees on Groby Road will be retained
Concerns about parking provision for parents
Queries about where the location of the main vehicular entrance to the school will be
Queries about whether it is intended to have a primary or a secondary school on the site
Concerns over the health and wellbeing effects to the local students. Loss of opportunities for environmental study in school grounds School embraces if diversity in all aspects of the curriculum.

Site 1049 – Land at Manor Farm/Collis Crescent

Total Representations Received Re Site 1049 1 representation

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
STATUTORY CONSULTEE	1

KEY ISSUES RAISED BY RESPONDENTS

Historic England comments that It is not clear how the impact on the Old Humberstone Conservation Area has been considered as part of the Plan process. There is also the potential for non-designated archaeology. Ridge and Furrow is evident in the southern half of the site and this may contribute to the setting of the Conservation Area

Site 1051 – Gilmorton Community Rooms/Hopyard Close shops

Total Representations Received Re Site 1051 2 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	2

KEY ISSUES RAISED BY RESPONDENTS

City should be protecting, enhancing, and utilising greenspaces (for current and future generations)
Allocation of the site for housing would have a negative impact on sports facilities (i.e., the basketball court and playground). If site is allocated, they should be retained and incorporated into the development
Allocation of the site would have negative impacts on residents' physical and mental wellbeing
Site would be better suited to a low-rise shop and community centre and not for housing
A better bus service along Gilmorton is needed to meet commuter and students' needs
No development should be permitted at the lower end of Gilmorton Avenue. The meadows should be preserved
Support for construction of a tunnel or bridge for traffic so the nature reserve remains undisturbed
Disproportionate negative impact on elderly community in area who use the shop
Allotments provide a social outlet for residents and boosts their wellbeing. Therefore, these should not be built on

Site 1052 – Railway station, former sorting office and station car park, Campbell Street

Total Representations Received Re Site 1052 2 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
STATUTORY CONSULTEE	1
ORGANISATIONS/BUSINESSES	1

KEY ISSUES RAISED BY RESPONDENTS

Historic England comments that it is not clear how the impact on Granby Street and St George’s Conservation Areas or other heritage assets, including the Grade II Railway station, has been considered. The Grade II gate piers to the former Midland Railway Station appear to be within the site. This is an important gateway site and specific policy criterion relating to scale and form would likely be appropriate

A planning agency, citing that proposing to allocate 40,000 sqm of office space at sites 1052 and 1053 means that only 5,000 sqm of office space is left to be allocated at other sites across the city. This latter figure is too small and will undermine competition and delivery of Grade A offices on other sustainable sites

Site 1053 – Land at Midland Street, Southampton Street, Nicholas Street and Queen Street

Total Representations Received Re Site 1053 5 representations

TYPE OF RESPONDENT	NO. OF REPS RECEIVED
INDIVIDUAL	1
ORGANISATION / BUSINESS	2
STATUTORY CONSULTEE	2

KEY ISSUES RAISED

The Environment Agency comments that this site is known to have a potentially contaminative previous use. The site is underlain by Aquifer and is therefore sensitive from the perspective of protection of controlled waters. Any redevelopment of the site must not pose a pollution risk to the water environment

Historic England comments that there is the potential to impact upon heritage assets: St George's Conservation Area, the Grade II* Listed Church of St George II* and other heritage assets are to the west. It says that it is not clear how any impact has been considered as part of the Plan process. Specific policy criterion relating to scale and form would likely be appropriate should the site be pursued

A planning agency, objects citing that proposing to allocate 40,000 sqm of office space at sites 1052 and 1053 means that only 5,000 sqm of office space is left to be allocated at other sites across the city. This latter figure is too small and will undermine competition and delivery of Grade A offices on other sustainable sites.

A local business does not object to the principle of allocation of the site, but states that new development on the site should provide cultural venue/workspace as a condition. A cultural use partner should be involved from the beginning. It further advocates that rents/rates on units should be capped / subsidised to ensure they are filled. New developments in Cultural Quarter should be obligated to provide cultural space and that any new developments should be subject to Agent of Change legislation

OTHER ISSUES RAISED BY INDIVIDUALS

Support for pedestrianisation of Midland Street and Nichols Street which would contribute to improved active travel options

Support for redevelopment of the Phoenix to improve the area