

STRATEGIC SITES PROPOSED FOR ALLOCATION IN THE DRAFT LEICESTER LOCAL PLAN (2022)

Introduction

Paragraph 23 of the NPPF states that broad locations for development should be indicated on a key diagram and that land use designations and allocations should be identified on a policies map.

This document sets out the proposed strategic site allocations; an accompanying document sets out the proposed non-strategic site allocations. This document should be read alongside the Local Plan and the Policies Map.

The proposed CDA has the potential to accommodate around 6,200 new homes and 3.92 hectares of land for office development. This is a key component of the draft Local Plan's spatial strategy for the City's growth over the plan period. The 5 strategic allocations (4 housing sites and 1 employment site) proposed in the draft Local Plan and set out in this document collectively make provision for 1,838 new homes over the plan period. They also make provision for 18.94 hectares of land for employment uses and for one new school.

Site Selection and Information

The proposed strategic allocations set out in this document were selected by Council officers having regard to:

- Leicester's Sites Methodology document;
- Sustainability Appraisal; and
- 'Level 2' Strategic Flood Risk Assessment (and 2022 update)

A fuller explanation of the site selection process is provided in a separate topic paper.

For each strategic allocation in this document there is a map extract, on an Ordnance Survey base, identifying the subject strategic allocation in the centre of the map with the relevant individual site number(s), and showing the extent of the proposed allocation in pink (denoting that the whole of the site is proposed for development¹).

Below each map there is a table of explanatory information, as follows:

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| Site No: | the site's unique reference number |
| Site Address: | the name/address by which the site is known |

¹ Except for site 464, where a development area has been defined and the remainder proposed as enhances open space.

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| Ward/Area: | the Council ward name (and OSSR ² area) |
| Site Area (ha): | the site area, in hectares |
| Category: | either brownfield or greenfield ³ |
| Proposed Uses: | the development uses proposed by the allocation |
| Capacity (Residential): | the number of dwellings proposed by the allocation |
| Capacity (Employment): | the area in hectares and floorspace in square metres for employment uses |
| Capacity (Other): | the area in hectares or floorspace in square metres for any other uses |
| Suitability Summary: | a summary of Council officers' findings of the site's suitability and the site-specific issues likely to need particular attention when the site is brought forward for development |
| Suggested Mitigations: | Any development coming forward would have to consider constraints listed within the suitability summary. |
| Notes: | Whether the site is wholly or only partially suitable for development; any other pertinent information. |
| Ownership: | either City Council or privately owned |
| Delivery Timeframe: | when the site is likely to be developed |
| Sustainability Typology: | the site's score from the Sustainability Appraisal (Red, Amber, or Green) |
| RAG Score: | the number of <u>R</u> eds, <u>A</u> mbers, and <u>G</u> reens (RAG) scored as a result of initial assessment, following the Sites Methodology, by Council officers |

Next Steps and Timeframes

² The Open Spaces, Sports and Recreation (OSSR) Study 2017. The OSSR identifies open space planning areas within the City as: North-East, South-East, South, West, North-West, and Inner.

³ Brownfield means land which is previously developed, greenfield means land which is not previously developed.

The sites contained within this document are within the final version of the Local Plan. To view the draft Local Plan and to make your views known about any of the proposed site allocations please click here:

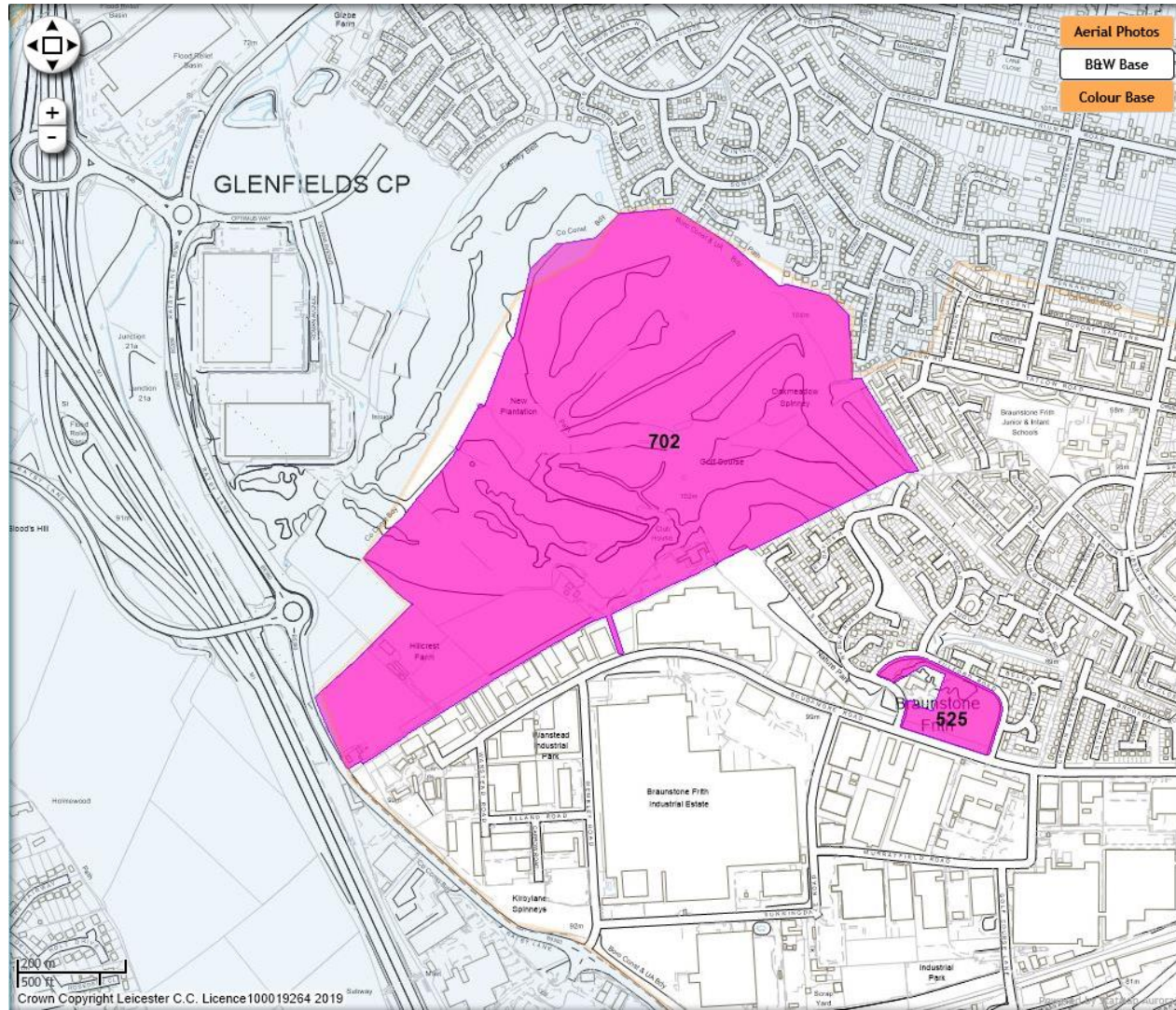
consultations.leicester.gov.uk

The Council has reviewed all comments received as part of the 2020 consultation and has taken these into consideration when deciding the final list of sites that it wishes to be included in the Local Plan for submission for Examination in Public. The upcoming consultation will give the opportunity to review the soundness of the Local Plan and provide any final comments. The Council has engaged with stakeholders, including site owners/promoters. New sites submitted during the previous consultation have been considered for inclusion in the final list for the Local Plan.

Summary List of Strategic Sites

| Strategic Site | Strategic policy no. | Site Address | Pages |
|---------------------------------|-----------------------------|--|--------------|
| Western Golf Course | SL02 | Western Golf Course (Site 702) | 4-6 |
| Ashton Green East | SL03 | Land to East of Leicester Road Adj Ashton Green (Site 262) Land north of Birstall Golf Course (Site 579) | 7-10 |
| Land North of A46 | SL04 | Land to North of A46 Western Bypass Adj Thurcaston (Site 261) | 11-13 |
| Land West of Anstey Lane | SL05 | Land North of Billesdon Close (Site 309) The Paddock, Glenfield Hospital, Hallgate Drive (Site 718) Land West of Anstey Lane/South of Gorse Hill Hospital (Site 1054) | 14-18 |
| Beaumont Park | SL06 | Beaumont Park (Site 464) | 19-21 |

Strategic Site SL02: WESTERN GOLF COURSE



Summary

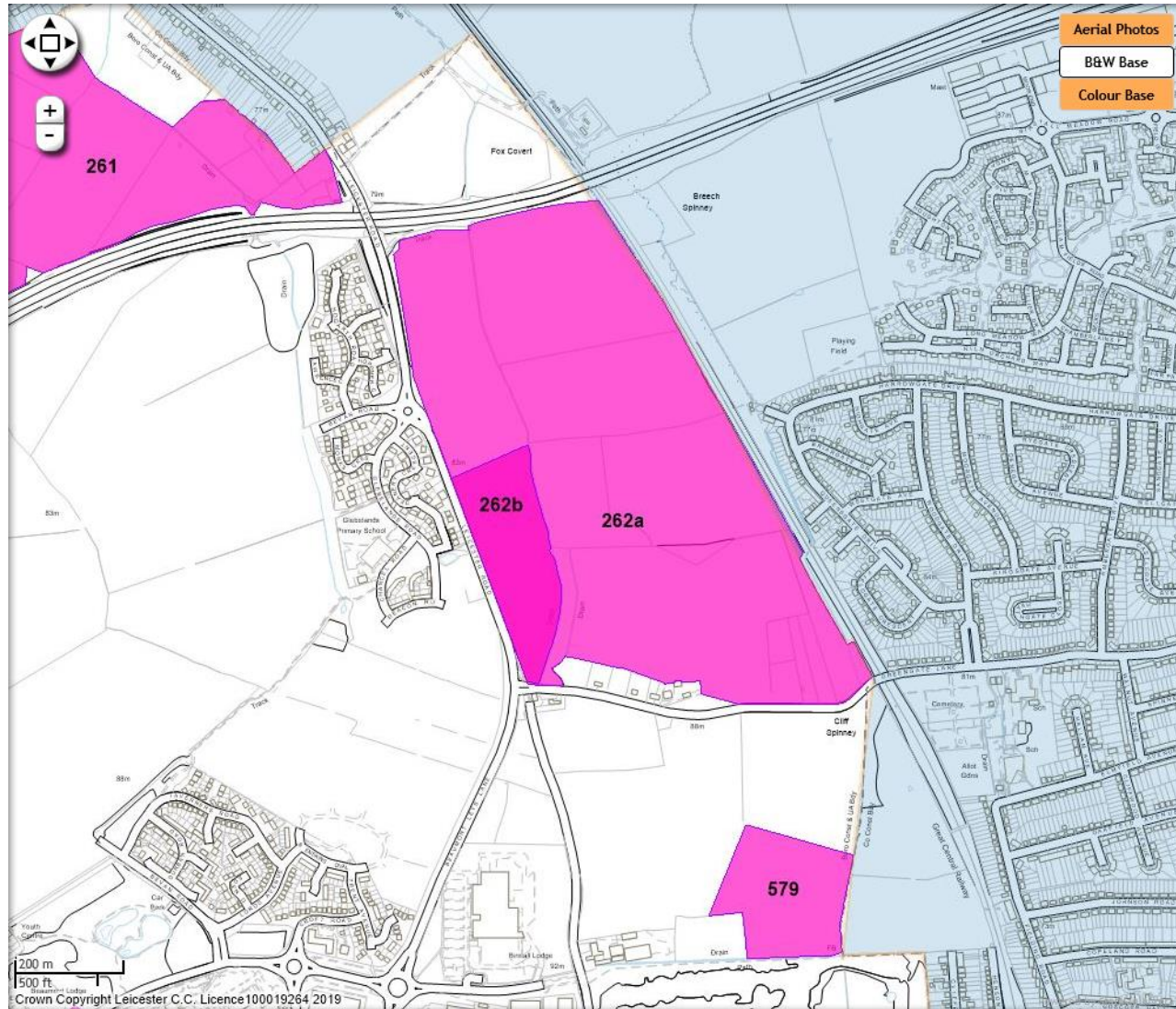
This strategic opportunity comprises the majority land area of a former golf course (Site 702). The site is within a high-scoring portion of Green Wedge land. The draft allocation leads to the loss of the Green Wedge but is outweighed by the strategic opportunity of the site, as a natural extension of the existing residential estate served by Ryder Road and the industrial estate served by Scudamore Road, to help meet the City's housing and employment needs over the Plan period. The strategic opportunity of the former golf course extends beyond the City boundary to the north-west on land (also within Leicester City Council's ownership) within the administrative area of Blaby District Council. Whilst the site is considered suitable primarily for housing (including the provision of some plots for custom & self-build dwellings) and employment development, with provision made also for new public open space, the site is also suitable to accommodate the City's need for 7 permanent pitches for Gypsies & Travellers. The wider strategic opportunity, beyond the City boundary, may also make provision for supporting/ancillary retail and/or food and drink uses.

In terms of sustainability, the SA finds that the site (Site 702) performs poorly (red). This is partly attributable to the site's existing Green Wedge designation. Mitigations for identified sustainability issues should include: archaeological investigation; ecological protection and enhancement; and retention of on-site ponds.

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| Site No: | 702 |
| Site Address: | Western Golf Course |
| Ward/Area: | Western (West) |
| Site Area (ha): | 52.1 |
| Category: | Greenfield |
| Proposed Uses: | Residential, Employment (E(g), B2 & B8 Uses), Gypsy & Traveller Permanent Pitches and Public Open Space, Household Waste Recovery Centre |
| Capacity (Residential): | 412 (including some provision for custom & self-build plots) |
| Capacity (Employment): | 9.74 hectares for class E(g), B2 & B8 uses) |
| Capacity (Other): | Gypsy and Traveller Pitches (7 Permanent Pitches) |
| Suitability Summary: | Greenfield site within Green Wedge (GW score 4). Subject to protection of Local Wildlife Site (LWS) and comprehensive highways access for this and adjoining land in Blaby, site is suitable for mixed use development including Gypsy & Traveller pitches. In addition to usual planning |

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| | requirements development will need to address: flooding; ecology; trees and hedgerows; archaeology; heritage; air quality; traffic noise; highways access; and sport provision. |
| Suggested Mitigations: | Drainage Strategy; Flood Risk Assessment; BNG required; Ecological Assessment; Archaeological Assessment required; Air Quality Management Assessment; Transport Assessment |
| Notes: | Whole site suitable for development (but land to be made available within the site for 7 Gypsy & Traveller permanent pitches). Scope for comprehensive release with adjoining land in Blaby to form westward extension of the urban extent up to Ratby Lane/Optimus Point. |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 10 yrs and above |
| Sustainability Typology: | RED – Mitigations as suggested above |
| RAG Score: | 7 Red; 6 Amber; 11 Green |

Strategic Site SL03: ASHTON GREEN EAST



Summary

This strategic opportunity comprises two sites: one north of Greengate Lane (Site 262) and one south of Greengate Lane (Site 579). Both are within a moderately-scoring portion of Green Wedge land. The draft allocation leads to the loss of the Green Wedge but is outweighed by the strategic opportunity of the two sites, as a natural extension of the already approved and partially delivered main Ashton Green development, to help meet the City's housing and employment needs over the Plan period. Site 262 is considered suitable primarily for housing development (including the provision of some plots for custom & self-build dwellings) but with provision made also for new public open space and a new secondary school. The part of the site considered suitable for housing and new public open space is shown as 262a. The part of the site considered suitable for a new secondary school is shown as 262b. Site 579 is considered suitable for employment in view of its relationship with adjacent land upon which employment uses are also to be delivered as part of the approved main Ashton Green development.

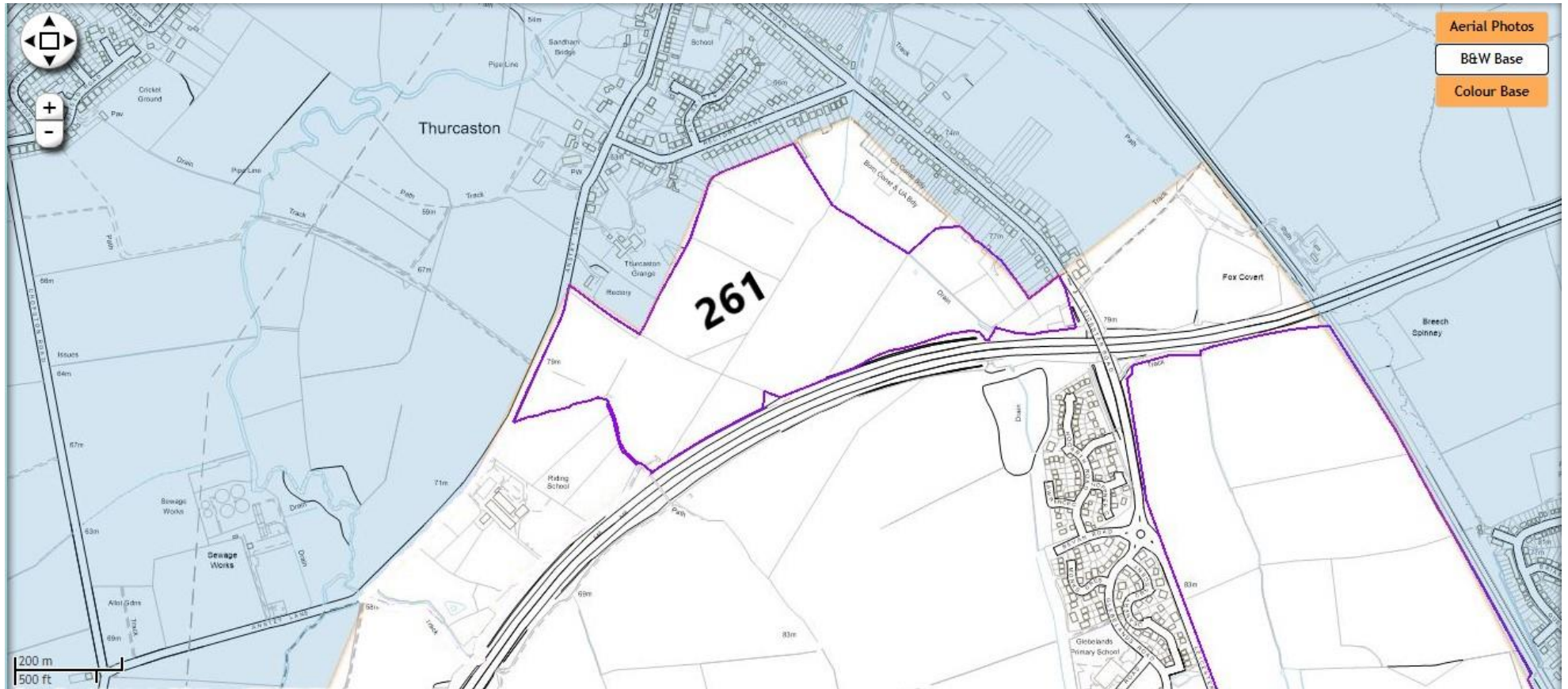
In terms of sustainability, the SA finds that both Site 262 and Site 579 perform poorly (red). This is partly attributable to the sites' existing Green Wedge designation and relative remoteness in public transport terms. Mitigations for identified sustainability issues should include: measures to ensure good public transport accessibility; archaeological investigation and heritage protection; retention of broadleaf woodland; ecological protection and enhancement; and retention of existing boundary hedges and ditches where feasible.

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| Site No: | 262 a + b | Site No: | 579 |
| Site Address: | Land to East of Leicester Road Adj Ashton Green | Site Address: | Land north of Birstall Golf Course |
| Ward/Area: | Beaumont Leys (North-West) | Ward/Area: | Beaumont Leys (North-West) |
| Site Area (ha): | 47.33 | Site Area (ha): | 4.6 |
| Category: | Greenfield | Category: | Greenfield |
| Proposed Uses: | Residential and Public Open Space (262a) and Education (262b) | Proposed Uses: | Employment (B1, B2 & B8 Uses) |
| Capacity (Residential): | 670 (including some provision for custom & self-build plots) | Capacity (Residential): | N/A |
| Capacity (Employment): | N/A | Capacity (Employment): | 1.67 hectares / 7,463 sq. m |
| Capacity (Other): | Secondary School (1,200 students) | Capacity (Other): | N/A |

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| | Public Open Space (4.94 hectares) | | |
| Suitability Summary: | Greenfield site within Green Wedge (GW score 2.75). Scope for comprehensive release with land to south and Ashton Green development to west to form eastward extension of the urban extent beyond Ashton Green Road/Leicester Road up to the former Great Central Railway. Suitable for housing. In addition to usual planning requirements development will need to address: easement of ordinary watercourse; archaeology; heritage; air quality; traffic noise; and sport provision; Biodiversity Enhancement site; site access | Suitability Summary: | Greenfield site within Green Wedge (GW score 2.75). Scope for development in conjunction with (and access through) consented Ashton Green development to south of Greengate Lane and to east of Thurcaston Road. Suitable for employment. In addition to usual planning requirements development will need to address: easement of ordinary watercourse; ecology; and highways access. |
| Mitigations suggested | Drainage strategy including SuDs; Flood Risk Assessment; BNG; archaeology field evaluation; transport assessment. | | Drainage strategy required, including SuDs and design for exceedance; Flood Risk Assessment; Requirement for BNG; Archaeological field evaluation; transport assessment. |
| Notes: | Whole site suitable for development (but land to be made available within the site for a secondary school and 4.94 hectares of public open space). | Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council | Ownership: | Leicester City Council |

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| Delivery Timeframe: | 6-10 yrs Secondary School: within 5 years | Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | RED | Sustainability Typology: | RED |
| RAG Score: | 5 Red; 11 Amber; 8 Green | RAG Score: | 5 Red; 6 Amber; 13 Green |

Strategic Site SL04: LAND NORTH OF A46



Summary

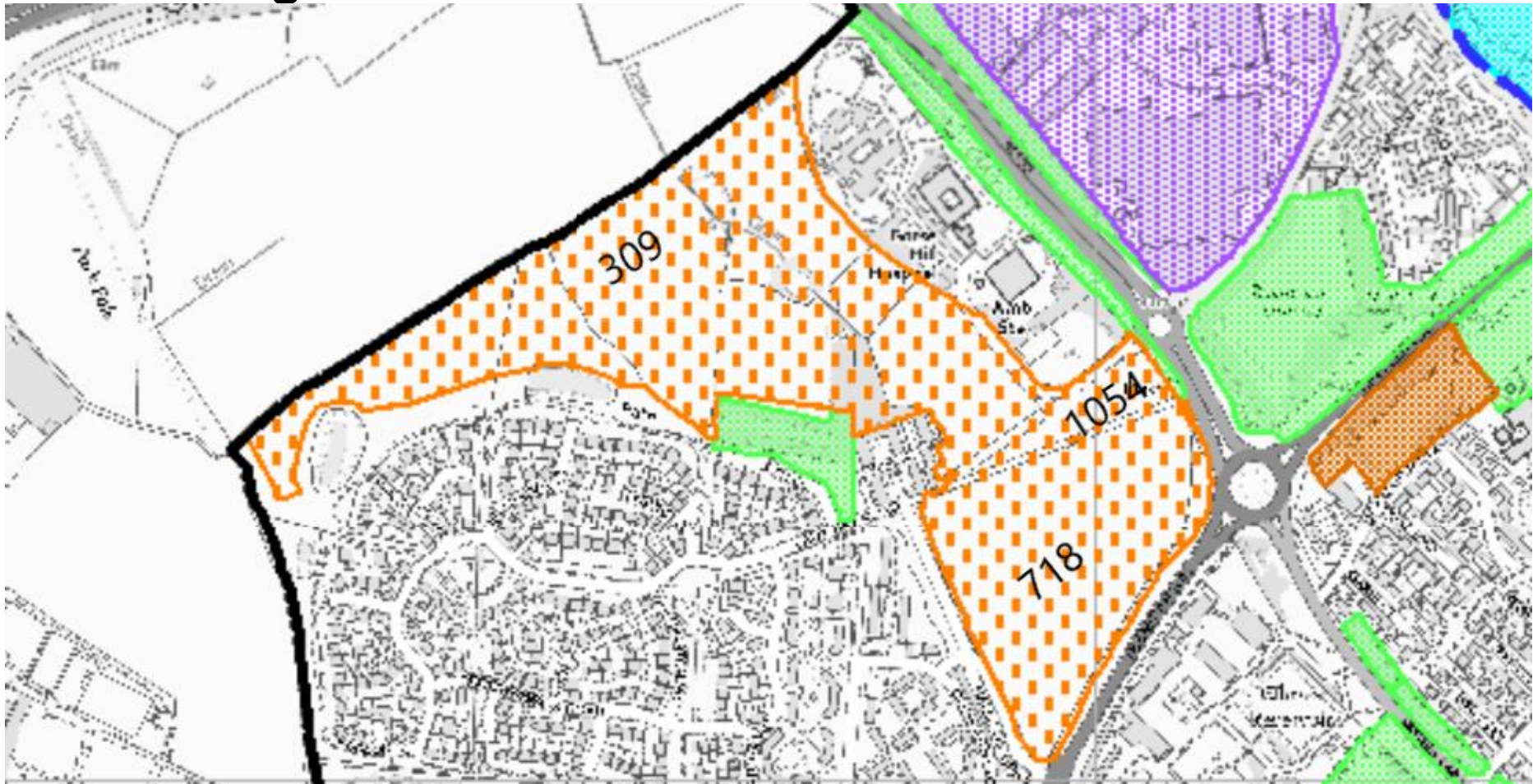
This strategic opportunity comprises a site to the south of Thurcaston village (Site 261). It is within a high-scoring portion of Green Wedge land. The draft allocation leads to the loss of the Green Wedge but is outweighed by the strategic opportunity of the site, as a northward extension of the urban extent of the City beyond the A46 (in conjunction with the consented Ashton Green development), to help meet the City's housing needs during the Local Plan period. The site is considered suitable primarily for housing development, but with provision made also for new public open space, giving a potential capacity of 420 dwellings.

In terms of sustainability, the SA finds that the site (Site 261) performs poorly (red). This is partly attributable to the site's existing Green Wedge designation and relative remoteness in public transport terms. Mitigations for identified sustainability issues should include: measures to ensure good public transport accessibility; archaeological investigation; ecological protection and enhancement; flood risk management.

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| Site No: | 261 |
| Site Address: | Land to North of A46 Western Bypass Adj Thurcaston |
| Ward/Area: | Beaumont Leys (North-West) |
| Site Area (ha): | 21.95 |
| Category: | Greenfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 420 |
| Capacity (Employment): | N/A |
| Capacity (Other): | Public Open Space |
| Suitability Summary: | Greenfield site within Green Wedge (GW score 3). Site is suitable for housing. In addition to usual planning requirements development will need to address: easement of ordinary watercourse; flooding issues; Biodiversity Enhancement Site; ecology; trees and hedgerows; archaeology; heritage; air quality; traffic noise; highways access; and sport provision. |
| Suggested Mitigations: | Drainage Strategy; Flood Risk Assessment; BNG required; Ecological Assessment; Heritage Impact Assessment; Archaeological Assessment; Transport Assessment in consultation with highways. |

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| | Scope for addressing infrastructure issues alongside major developments nearby. |
| Notes: | Whole site suitable for development |
| Ownership: | Private |
| Delivery Timeframe: | Within 10 years |
| Sustainability Typology: | RED – Mitigations as suggested above |
| RAG Score: | 5 Red; 11 Amber; 8 Green |

Strategic Site SL05: LAND WEST OF ANSTEY LANE



Summary

This strategic opportunity comprises three sites: one north of Billesdon Close (Site 309), one east of Hallgate Drive (Site 718), and one south of Gorse Hill Hospital (Site 1054). All are within a high-scoring portion of Green Wedge land. The draft allocation leads to the loss of the Green Wedge but is outweighed by the strategic opportunity of the three sites, as a natural extension of the existing residential estate served by Hallgate Drive and Lady Hay Road, to help meet the City's housing needs during the Local Plan period. The strategic opportunity extends to the north and west on land (in separate ownership) within the administrative areas of both Charnwood Borough Council and Blaby District Council. All parcels are considered suitable primarily for housing development, but with provision made also for new public open space, giving a combined potential capacity of 336 dwellings (not including the potential capacity of land beyond the City boundary).

In terms of sustainability, the SA finds that Site 309 performs poorly (red) whilst Sites 718 and 1054 are found to perform moderately (amber). This is partly attributable to the sites' existing Green Wedge designation and relative remoteness in public transport terms. Mitigations for identified sustainability issues should include: measures to ensure good public transport accessibility; archaeological investigation and heritage protection; retention of broadleaf woodland; ecological protection and enhancement; retention of existing drainage/flood relief basins; and retention of existing boundary hedges where feasible.

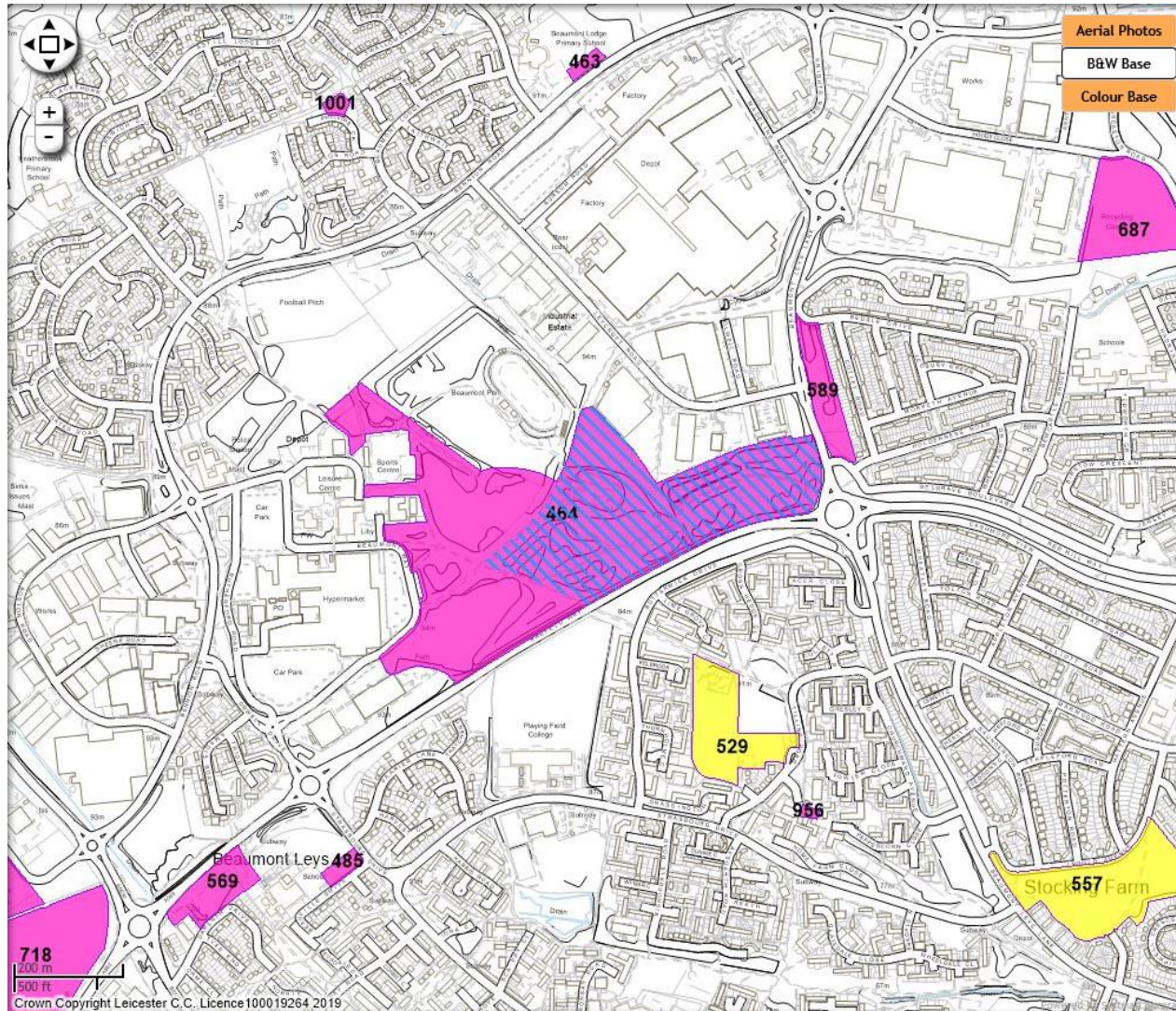
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| Site No: | 309 | Site No: | 718 | Site No: | 1054 |
| Site Address: | Land North of Billesdon Close | Site Address: | The Paddock, Glenfield Hospital, Hallgate Drive | Site Address: | Land West of Anstey Lane/South of Gorse Hill Hospital |
| Ward/Area: | Beaumont Leys (North-West) | Ward/Area: | Beaumont Leys (North-West) | Ward/Area: | Beaumont Leys (North-West) |
| Site Area (ha): | 12.8 | Site Area (ha): | 4.5 | Site Area (ha): | 0.5 |
| Category: | Greenfield | Category: | Greenfield | Category: | Greenfield |
| Proposed Uses: | Residential and Public Open Space | Proposed Uses: | Residential and Public Open Space | Proposed Uses: | Residential and Public Open Space |
| Capacity (Residential): | 240 | Capacity (Residential): | 84 | Capacity (Residential): | 12 |

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| Capacity (Employment): | N/A | Capacity (Employment): | N/A | Capacity (Employment): | N/A |
| Capacity (Other): | N/A | Capacity (Other): | N/A | Capacity (Other): | N/A |
| Suitability Summary: | Greenfield site within Green Wedge (GW score 3.25). Scope for comprehensive release with Site 718 and Site 1054 and adjacent Green Wedge land in Charnwood/Blaby to form north-western extension of the urban extent beyond Glenfrith Way/Anstey Lane to A46 and Gynsill Lane. Subject to comprehensive access solution, site is suitable for housing. In addition to usual planning requirements development will need to address: easement of ordinary watercourse and retention of | Suitability Summary: | Greenfield site within Green Wedge (GW score 3.25). Scope for comprehensive release with Site 309 and Site 1054 and adjacent Green Wedge land in Charnwood/Blaby to form north-western extension of the urban extent beyond Glenfrith Way/Anstey Lane to A46 and Gynsill Lane. Subject to comprehensive access solution, site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; Biodiversity Enhancement Site; trees and | Suitability Summary: | Greenfield site within Green Wedge (GW score 3.25). Scope for comprehensive release with Site 309 and Site 718 and adjacent Green Wedge land in Charnwood/Blaby to form north-western extension of the urban extent beyond Glenfrith Way/Anstey Lane to A46 and Gynsill Lane. Subject to comprehensive access solution, site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; Biodiversity Enhancement Site; trees and |

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| | attenuation features; ecology; Biodiversity Enhancement Site; trees and hedgerows; archaeology; heritage; air quality; and highways access. | | hedgerows; archaeology; heritage; Public Right of Way along western boundary; air quality; and highways access. | | hedgerows; archaeology; heritage |
| Suggested Mitigations: | Drainage strategy required, with SuDS and design for exceedance. FRA required; Requirement for BNG; Ecological Assessment required Design layout to allow for retention of Tree Protection Order trees; Archaeological field evaluation; Air Quality Management Assessment required; Comprehensive design to be jointly agreed upon with neighbouring | Suggested Mitigations: | Requirement for BNG; Ecological Assessment required Drainage strategy required, with SuDS and design for exceedance. FRA required; Archaeological field evaluation; Air Quality Management Assessment required; Design to take Public Right of Way into account; Comprehensive design to be jointly agreed upon with neighbouring authorities, highways, and | Suggested Mitigations: | Drainage strategy required, with SuDS and design for exceedance; Requirement for BNG; Ecological Assessment required; Archaeological field evaluation; Comprehensive design to be jointly agreed upon with neighbouring authorities, highways, and landowners. School requirement to be considered jointly with neighbouring districts and Education. |

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| | authorities, highways, and landowners. School requirement to be considered jointly with neighbouring districts and Education. | | landowners. School requirement to be considered jointly with neighbouring districts and Education. | | |
| Notes: | Whole site suitable for development. | Notes: | Whole site suitable for development. | Notes: | Whole site suitable for development |
| Ownership: | Private | Ownership: | Private | Ownership: | Private |
| Delivery Timeframe: | 6-10 yrs | Delivery Timeframe: | 6-10 yrs | Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | RED – Mitigations as suggested above | Sustainability Typology: | AMBER | Sustainability Typology: | AMBER |
| RAG Score: | 4 Red; 9 Amber; 11 Green | RAG Score: | 4 Red; 8 Amber; 12 Green | RAG Score: | 5 Red; 5 Amber; 14 Green |

Strategic Site SL06: BEAUMONT PARK



Summary

This strategic opportunity comprises part of the land area of Beaumont Park (Site 464). The site is designated Green Space. The proposed loss of Green Space is regrettable but would be outweighed by the strategic opportunity of the site, located between Beaumont Leys Town Centre and the industrial estate served by Leycroft Road, to help meet the City's employment needs during the Local Plan period.

In terms of sustainability, the SA finds that the site (Site 464) performs moderately (amber). This is partly attributable to the loss of public open space. Mitigations for identified sustainability issues should include: sports provision; and ecological protection and enhancement. As the land is known to be contaminated, remediation to a standard appropriate for employment use will be required.

*NB: Other parts of Beaumont Park are included in the OSSR as children & young people's playspace and as outdoor sports space.

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| Site No: | 464 |
| Site Address: | Beaumont Park |
| Ward/Area: | Beaumont Leys (North-West) |
| Site Area (ha): | 20.7 |
| Category: | Greenfield |
| Proposed Uses: | Employment (E(g), B2 & B8 Uses) |
| Capacity (Residential): | N/A |
| Capacity (Employment): | 7.14 hectares / 25,000 sq. m |
| Capacity (Other): | 12 Gypsy & Traveller transit pitches |
| Suitability Summary: | Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Astill Lodge Park (Site 452) and Heard Walk Open Space (Site 544) provide alternative nearby provision. Site is suitable for employment use. In addition to usual planning requirements development will need to address: flooding; ecology; trees; land contamination; air quality; and sports provision. |
| Suggested Mitigations: | Drainage Strategy; Flood Risk Assessment; Ground Investigation Works report; BNG required; Ecological Assessment; Land contamination investigations; Air Quality Management Assessment; consultation with Sports re playing pitches. |

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| Notes: | Approx. 7.14ha suitable for development. Remainder to be retained and enhanced as green space. |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 10 yrs and over |
| Sustainability Typology: | AMBER – Mitigations as suggested above |
| RAG Score: | 2 Red; 11 Amber; 11 Green |

Glossary

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| AQMA | Air Quality Management Area |
| BNG | Biodiversity Net Gain |
| CDA | Central Development Area |
| EDDR | Eastern District Distributor Road |
| FRA | Flood Risk Assessment |
| LAAPC | Local Authority Air Pollution Control |
| LNR | Local Nature Reserve |
| LWS/pLWS | Local Wildlife Site/potential Local Wildlife Site |
| NPPF | National Planning Policy Framework (2021) |
| NPPG | National Planning Practice Guidance |
| OSSR | Open Space, Sports, and Recreation Study (2017) |
| Plan Period | The time period covered by the draft Local Plan (2020-2036) |
| PROW | Public Right of Way |
| SA | Sustainability Appraisal |
| SFRA | Strategic Flood Risk Assessment |
| SuDS | Sustainable Drainage System |
| TPO | Tree Preservation Order |