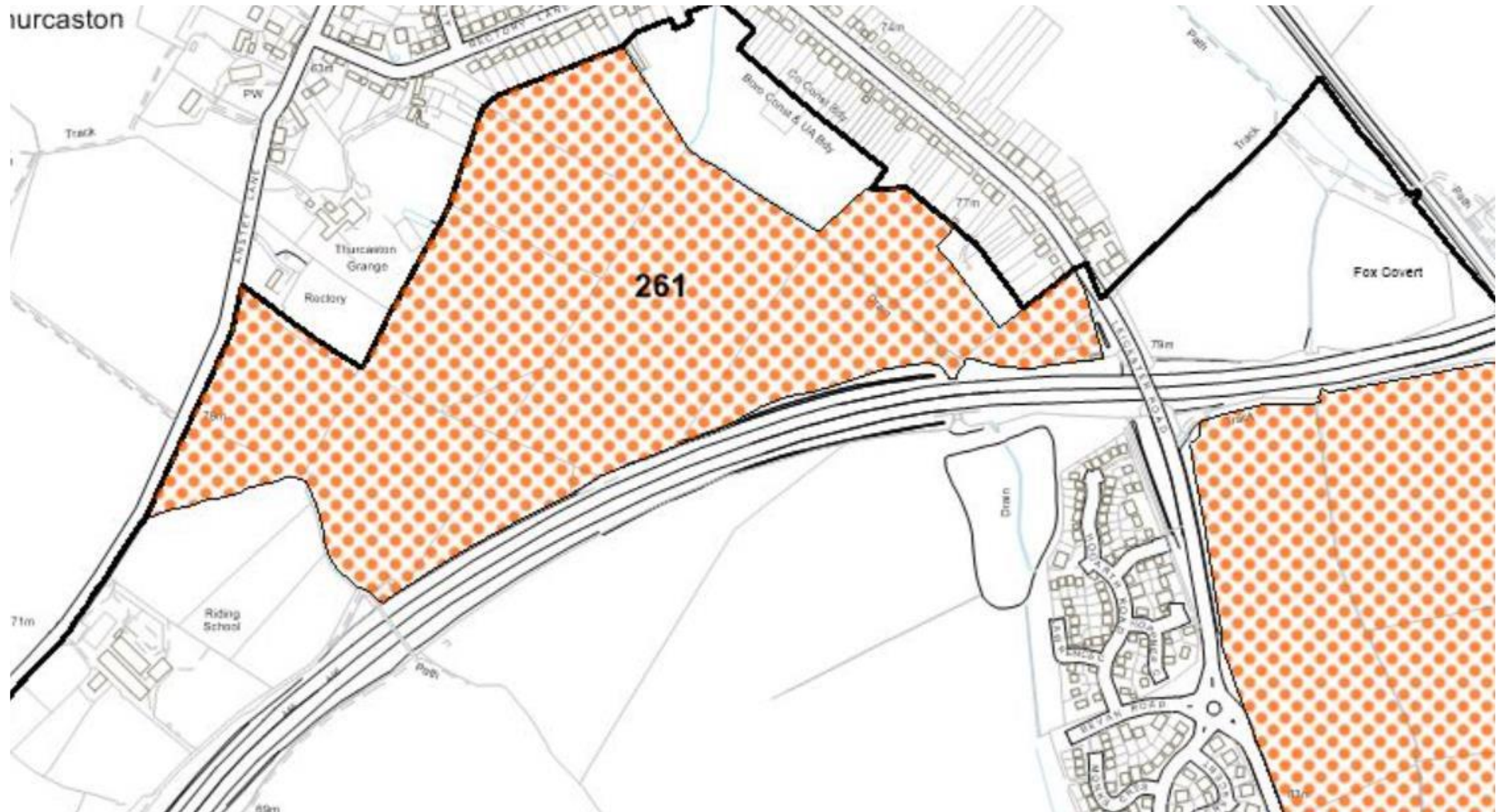



Leicester Local Plan: Action 4

# **Sustainability Appraisal of Strategic Sites: SL04 Land North of A46**

# Strategic Site SL04 Land North of A46 Bypass



# EXAM 21 B: SA 2024 Update Appendix B (Local Plan Site Appraisal)

261 Land to north of A46 Western Bypass adj Thurcaston					
Gross area	21.95	Net area	13.72	Net housing	420
					
Distance to GP (m)	1398	Sufficient quantity of green space in ward. Leased to riding stable.			
Parks quantity/quality	No part of site is a playing pitch				
Sports	Site is green wedge				
Distance to Green Wedge (m)	2670				
Distance to allotments (m)	>2km	Across road			
Distance to SSSI	BES adjacent to (but partially outside of) the east of the site. Site is mainly arable fields but contains 2 spinneys which should be retained. Hedgerows mainly species-poor but contain notable trees with bat roost potential.				
Distance to Local Wildlife Site (m)	Fieldwork at Ashton Green, along the A46 and Thurcaston demonstrates that this area will need evaluation prior to development				
Biodiversity comments	No heritage assets on site; new development may impact on the long views onto the Scheduled Monument of preceptory, boundary, two mounds, fishpond and dam at Beaumont Leys (approx. 650m south-west)				
Archaeology comments	No				
Heritage comments	No				
In Conservation Area	No				
In Air Quality Management Area	No				
Distance to water body	Drain on site				
Flood zone	1				
Previously developed land	Greenfield				
Distance to train station (m)	>2km				
Distance to primary school (m)	794				
Index of multiple deprivation	>3				
Mitigation needed for	Green Wedge Adjacent local wildlife site Archaeological and heritage assets Drain on site re. runoff, contamination Remote site, likely to be car-based				



# EXAM 21: SA 2024 Update Appendix E (Mitigation)

Recommendation fully integrated into the policy
Recommendation mostly integrated into the policy
Recommendation partly integrated into the policy, plus commentary from the planning team
No changes made to the policy or supporting text, plus commentary from the planning team

Policy	SA suggestion to improve sustainability	Changes made to policy
SLO4	<p>This policy does not provide enough detail to allow it to be appraised. However, based on the site appraisals, the following should be considered for inclusion in the policy:</p> <ul style="list-style-type: none"> <li>Biodiversity net gain (possibly offsite) for the hedgerow, pond, mature trees, possible bats etc.</li> <li>Protection of impacts to the adjacent Local Wildlife Site</li> <li>Visual and biodiversity links to the wider countryside, to partly mitigate for the loss of the Green Wedge</li> <li>Protection of the pond on site from runoff and contamination</li> <li>Avoidance of development on the north-east part of the site that is flood zone 3b</li> <li>Full assessment and mitigation of archaeological finds at the site site.</li> <li>Requirements re. improvement of public transport to the site</li> <li>Provision of amenities on site to reduce the need to travel. GP, school and allotments are all far away.</li> <li>Provision of alternative site for riding school?</li> </ul>	<p>Policy includes “retention of the on-site pond” though not protection from runoff etc.</p> <p>Supporting text addresses the character of the surrounding area and the Green Wedge. Otherwise not addressed. Could be addressed in supporting text such as that of SLO5 and SLO6.</p>
SLO5	<p>This policy does not provide enough detail to allow it to be appraised. However, based on the site appraisals, the following should be considered for inclusion in the policy:</p> <ul style="list-style-type: none"> <li>Biodiversity net gain (possibly offsite) for the hedgerow, woodland, badgers, bats, swallows, swifts, possible Great Crested Newts (will not be easy to do this)</li> <li>Visual and biodiversity links to the wider countryside, to partly mitigate for the loss of the Green Wedge</li> <li>Protection of the flood relief basin/SUDS on site from runoff and contamination</li> <li>Protection of TPO trees</li> <li>Assessment and mitigation of archaeological finds at the site site, including ridge and furrow.</li> <li>Protection of former Leicester Frith Farm and Gilroes Cemetery from impact of development</li> <li>Requirements re. improvement of public transport to the site</li> <li>Provision of amenities on site to reduce the need to travel. GP, school and allotments are all far away.</li> </ul>	<p>The supporting text notes “In addition to the usual planning requirements development will need to address: easement of ordinary watercourse and retention of attenuation features; ecology: trees and hedgerows; archaeology; heritage; air quality; and highways access”. The supporting text also mentions the character of the surrounding area and the Green Wedge.</p> <p>No mention made of biodiversity net gain, public transport, and provision of amenities on site.</p>
SLO6	<p>This policy does not provide enough detail to allow it to be appraised. However, based on the site appraisals, the following should be considered for inclusion in the policy:</p> <ul style="list-style-type: none"> <li>Biodiversity net gain (possibly offsite) for the species-rich grassland, mature trees, possible bat roosts.</li> <li>Protection of adjacent Evington Park from impacts of development.</li> <li>Protection of listed buildings on site and nearby conservation area.</li> <li>Consideration of flooding (there are multiple areas of modelled surface water flooding t the site).</li> </ul>	<p>The supporting text notes “In addition to usual planning requirements development will need to address: surface water flood risk; ecology; heritage; archaeology; trees; air quality; and highways mitigation”</p>

# SD18: Strategic Sites Document

## 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.

<b>Site No:</b>	261
<b>Site Address:</b>	Land to North of A46 Western Bypass Adj Thurcaston
<b>Ward/Area:</b>	Beaumont Leys (North-West)
<b>Site Area (ha):</b>	21.95
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	420
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	Public Open Space
<b>Suitability Summary:</b>	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.
<b>Suggested Mitigations:</b>	Drainage Strategy; Flood Risk Assessment; BNG required; Ecological Assessment; Heritage Impact Assessment; Archaeological Assessment; Transport Assessment in consultation with highways.

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