

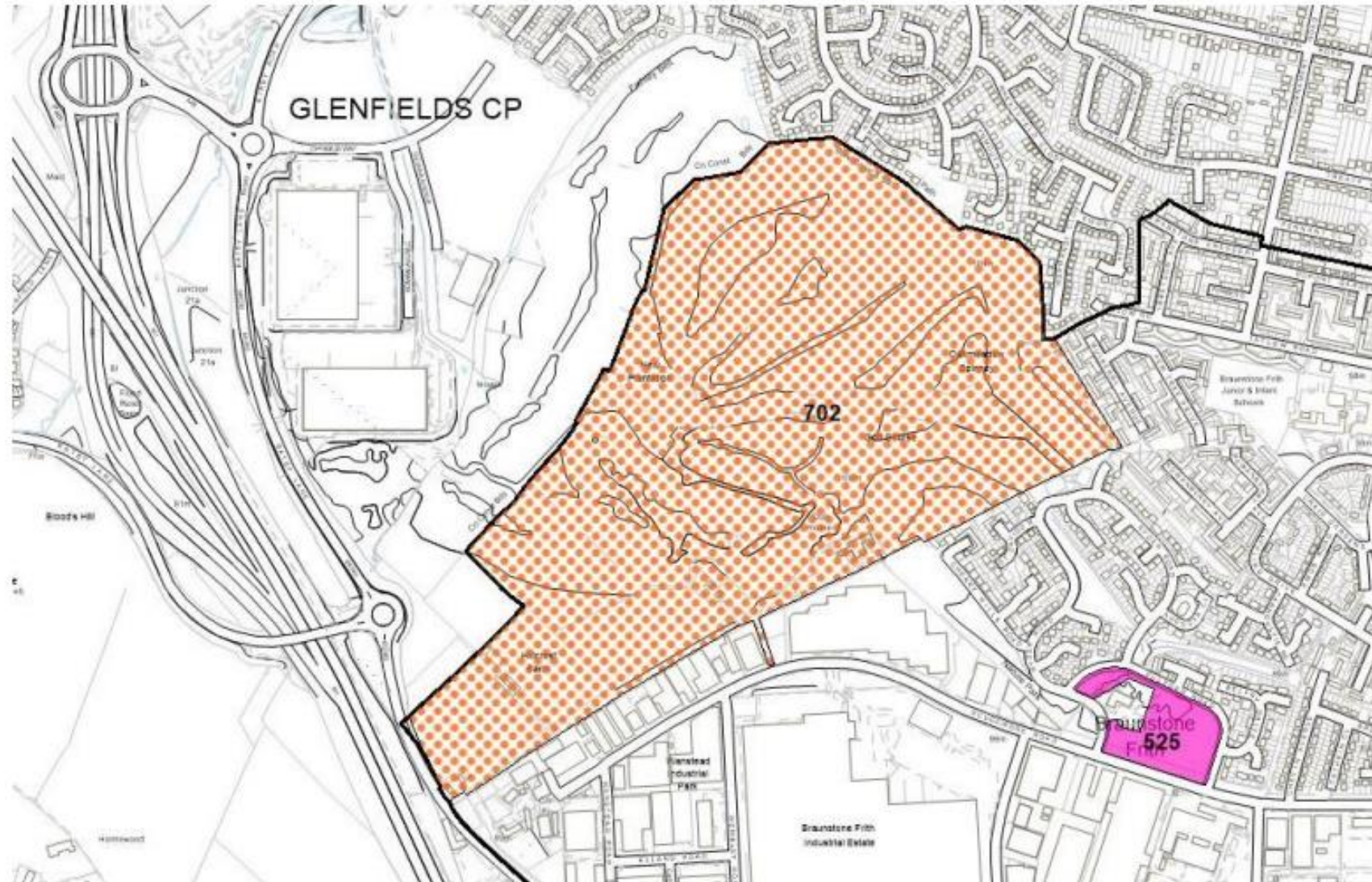
Leicester Local Plan: Action 4

Sustainability Appraisal of Strategic Sites

SLO2 Former Western Park Golf Course

SL03 Land East of Ashton Green

Strategic Site SL02: FORMER WESTERN PARK GOLF COURSE



EXAM 21 B

SA 2024 Update

Appendix B

Local Plan Site Appraisal

| 702 Western Golf Course | |
|-------------------------------------|--|
| Gross area | 52.62 |
| Net area | 26.3 |
| Net housing | 412 |
| | |
| Distance to GP (m) | 539 |
| Parks quantity/quality | Area and ward have surplus. If left as public nature area/open space, extensive annual resource for maintenance and management would be required, beyond all budget capacity at present. |
| Sports | No loss of sports pitches. Golf club closed. |
| Distance to Green Wedge (m) | Site is Green Wedge |
| Distance to allotments (m) | 1240 |
| Distance to SSSI | >2km |
| Distance to Local Wildlife Site (m) | Most of site is Local Wildlife Site |
| Biodiversity comments | LWS with broadleaf woodland, field ponds, veteran trees, mature hedgerows and marsh grassland. Great Crested Newts, bats, badgers etc present. |
| Archaeology comments | Archaeological potential identified. |
| Heritage comments | No comments |
| In Conservation Area | No |
| In Air Quality Management Area | No |
| Distance to water body | Ponds on site |
| Flood zone | 1 |
| Previously developed land | Greenfield |
| Distance to train station (m) | >2km |
| Distance to primary school (m) | 816 |
| Index of multiple deprivation | 2 |
| Mitigation needed for | Green Wedge Local Wildlife Site, biodiversity Archaeological potential Ponds re. runoff, contamination |

EXAM 21

SA 2024 Update

Table 6.1 Site Appraisals

| Site no | Net new housing | Distance to GP | Open space | Sports provision | Green Wedge | Allotments | Distance to SSSI | Distance to Local Wildlife Site | Biodiversity comments | Archaeology comments | Heritage comments | In Conservation Area | In AQMA | Distance to water body | Flood zone | Previously developed land | Distance to train station | Distance to primary school | Index of Multiple Deprivation | Site proposed for employment |
|---------|-----------------|----------------|------------|------------------|-------------|------------|------------------|---------------------------------|-----------------------|----------------------|-------------------|----------------------|---------|------------------------|------------|---------------------------|---------------------------|----------------------------|-------------------------------|------------------------------|
| 688 | Green | Green | Green | Green | Green | Yellow | Green | Green | Brown | Red | Yellow | Red | Green | Red | Green | Red | Red | Green | Grey | |
| 690 | Green | Green | Red | Green | Yellow | Yellow | Green | Green | Yellow | Red | Green | Green | Green | Green | Green | Red | Red | Green | | |
| 692 | Green | Green | Red | Green | Green | Red | Green | Green | Yellow | Yellow | Green | Green | Yellow | Green | Yellow | Red | Red | Green | Grey | |
| 695 | Green | Green | Red | Green | Yellow | Red | Green | Yellow | Yellow | Yellow | Green | Green | Green | Green | Green | Red | Red | Green | Light Grey | |
| 696 | Green | Yellow | Red | Green | Brown | Red | Green | Green | Yellow | Green | Green | Green | Green | Green | Green | Red | Red | Green | Light Grey | |
| 699 | Green | Green | Red | Green | Green | Red | Green | Green | Yellow | Yellow | Yellow | Green | Yellow | Red | Brown | Red | Red | Green | Light Grey | Yellow |
| 702* | Green | Green | Green | Green | Red | Yellow | Green | Red | Red | Red | Green | Green | Green | Red | Green | Red | Red | Yellow | Dark Green | Yellow |
| 704 | Green | Green | Green | Red | Brown | Yellow | Green | Yellow | Green | Red | Green | Green | Yellow | Green | Green | Red | Red | Green | Dark Green | Yellow |

EXAM 21
SA 2024 Update
Appendix E Mitigation

Appendix E. Recommended mitigation measures and their implementation in the plan

The table below shows the 2020 *and* 2022 SA recommendations on how the sustainability of the plan could be improved, and information about whether any changes were made to the plan in response to these suggestions. The following colour coding was used for the last column:

| |
|--|
| 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 |
|----------------------------------|---|--|
| 4. Strategy for Leicester | | |
| VL01 | - | |
| SL01 | <ul style="list-style-type: none"> The numbers in red in the policy do not add up to 100%. Explain where the rest will come from? Should the 'Employment' section be part of this policy? It sounds more like supporting text. Remove? | Supporting text amended |
| SL02 | <p>This policy does not provide enough detail to allow it to be appraised. However, based on the site appraisal, the following should be considered for inclusion in the policy:</p> <ul style="list-style-type: none"> Biodiversity net gain (possibly offsite) for the Local Wildlife Site, woodland, ponds etc. Visual and biodiversity links to the wider countryside, to partly mitigate for the loss of the Green Wedge Archaeological studies to check archaeological potential, and possibly recording or other measures if archaeological finds existing on site. Protection of the ponds on site and any ditches/streams from runoff and contamination | 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 SL05 and SL06. |
| SL03 | <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"> Biodiversity net gain (possibly offsite) for the woodland, ditch, hedgerow, badger setts, Great Crested Newts etc. Visual and biodiversity links to the wider countryside, to partly mitigate for the loss of the Green Wedge Recording or other measures of dealing with archaeological finds at the site site. Protection of the drain adjacent to site 579 re. runoff and contamination Requirements re. improvement of public transport to the site Provision of amenities on site to reduce the need to travel. GP, school and allotments are comparatively far away. | 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 SL05 and SL06. |
| SL04 | <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> | Policy includes "retention of the on-site pond" though not protection from runoff etc. |

SD18

Strategic Sites Document

Mitigation highlighted

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.

| | |
|--------------------------------|---|
| Site No: | 702 |
| Site Address: | Former Western Park 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 and Recycling 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 |

| | |
|---------------------------------|---|
| | 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: LAND TO THE EAST OF ASHTON GREEN



EXAM 21 B

SA 2024 Update

Appendix B Local Plan Appraisal

| 262 Land to East of Leicester Road adj Ashton Green | | | | | |
|---|---|----------|-------|-------------|-----|
| Gross area | 47.33 | Net area | 18.84 | Net housing | 670 |
| | | | | | |
| Distance to GP (m) | 1393 | | | | |
| Parks quantity/quality | Part of a natural greenspace (Greengate Lane woodland). Surplus open space in the area and ward. | | | | |
| Sports | No playing pitches | | | | |
| Distance to Green Wedge (m) | Site is Green Wedge | | | | |
| Distance to allotments (m) | 1765 | | | | |
| Distance to SSSI | >2km | | | | |
| Distance to Local Wildlife Site (m) | 490 | | | | |
| Biodiversity comments | BES within the site. Contains a small spinney but this could be retained. Broadleaf woodland priority habitat and mature oaks (NERC Act). Mature hedgerow with ditch to west boundary (pLWS). Badger setts within woodland. | | | | |
| Archaeology comments | Fieldwork at Ashton Green and north of Bradgate Bakery has revealed Bronze Age to Iron Age activity. | | | | |
| Heritage comments | Locally listed Crabtree Cottages immediately to south. | | | | |
| In Conservation Area | No | | | | |
| In Air Quality Management Area | No | | | | |
| Distance to water body | Drains on site | | | | |
| Flood zone | 1 | | | | |
| Previously developed land | Greenfield | | | | |
| Distance to train station (m) | >2km | | | | |
| Distance to primary school (m) | 1441 | | | | |
| Index of multiple deprivation | >3 | | | | |
| Mitigation needed for | Green Wedge Biodiversity constraints Archaeology Adjacent Crabtree Cottage Drains on site re. runoff, contamination Remote site, likely to be car-based | | | | |

EXAM 21

SA 2024 Update

Table 6.1 Site Appraisals

Table 6.1 Site appraisals

| Site no | Net new housing | Distance to Gp | Open space | Sports provision | Green Wedge | Allotments | Distance to SSSI | Distance to Local Wildlife Site | Biodiversity comments | Archaeology comments | Heritage comments | In Conservation Area | In AQMA | Distance to water body | Flood zone | Previously developed land | Distance to train station | Distance to primary school | Index of Multiple Deprivation | Site proposed for employment |
|---------|-----------------|----------------|------------|------------------|-------------|------------|------------------|---------------------------------|-----------------------|----------------------|-------------------|----------------------|---------|------------------------|------------|---------------------------|---------------------------|----------------------------|-------------------------------|------------------------------|
| 15* | Green | Green | Green | Green | Brown | Yellow | Green | Red | Green | Red | Yellow | Green | Red | Red | Brown | Green | Yellow | Green | Grey | |
| 19* | Green | Green | Green | Green | Green | Yellow | Green | Brown | Green | Green | Green | Green | Yellow | Green | Green | Green | Red | Green | Grey | |
| 149 | Green | Green | Green | Red | Yellow | Green | Green | Green | Green | Green | Green | Green | Green | Green | Green | Red | Red | Green | Grey | |
| 190* | Green | Green | Yellow | Green | Yellow | Green | Green | Red | Red | Yellow | Green | Green | Green | Red | Yellow | Red | Red | Green | Grey | |
| 219* | Green | Green | Green | Green | Yellow | Yellow | Green | Green | Yellow | Green | Green | Green | Green | Green | Green | Red | Red | Green | Grey | |
| 222* | Green | Green | Green | Green | Brown | Green | Green | Green | Green | Yellow | Red | Green | Green | Green | Green | Red | Red | Green | Grey | |
| 240* | Green | Green | Green | Green | Yellow | Yellow | Green | Red | Yellow | Green | Yellow | Green | Green | Red | Yellow | Green | Red | Green | Grey | |
| 261* | Green | Yellow | Yellow | Green | Red | Red | Green | Brown | Yellow | Yellow | Yellow | Green | Green | Red | Green | Red | Red | Green | | |
| 262* | Green | Yellow | Green | Green | Red | Red | Green | Green | Yellow | Yellow | Yellow | Green | Green | Red | Green | Red | Red | Yellow | Yellow | Yellow |
| 263* | Green | Green | Green | Green | Yellow | Yellow | Green | Yellow | Green | Green | Green | Green | Green | Green | Green | Green | Red | Green | Grey | |

EXAM 21

SA 2024 Update

Appendix E Mitigation

Appendix E. Recommended mitigation measures and their implementation in the plan

The table below shows the 2020 *and* 2022 SA recommendations on how the sustainability of the plan could be improved, and information about whether any changes were made to the plan in response to these suggestions. The following colour coding was used for the last column:

| |
|--|
| 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 |
|----------------------------------|---|--|
| 4. Strategy for Leicester | | |
| VL01 | - | |
| SL01 | <ul style="list-style-type: none"> The numbers in red in the policy do not add up to 100%. Explain where the rest will come from? Should the 'Employment' section be part of this policy? It sounds more like supporting text. Remove? | Supporting text amended |
| SL02 | <p>This policy does not provide enough detail to allow it to be appraised. However, based on the site appraisal, the following should be considered for inclusion in the policy:</p> <ul style="list-style-type: none"> Biodiversity net gain (possibly offsite) for the Local Wildlife Site, woodland, ponds etc. Visual and biodiversity links to the wider countryside, to partly mitigate for the loss of the Green Wedge Archaeological studies to check archaeological potential, and possibly recording or other measures if archaeological finds existing on site. Protection of the ponds on site and any ditches/streams from runoff and contamination | 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 SL05 and SL06. |
| SL03 | <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"> Biodiversity net gain (possibly offsite) for the woodland, ditch, hedgerow, badger setts, Great Crested Newts etc. Visual and biodiversity links to the wider countryside, to partly mitigate for the loss of the Green Wedge Recording or other measures of dealing with archaeological finds at the site site. Protection of the drain adjacent to site 579 re. runoff and contamination Requirements re. improvement of public transport to the site Provision of amenities on site to reduce the need to travel. GP, school and allotments are comparatively far away. | 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 SL05 and SL06. |
| SL04 | <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> | Policy includes "retention of the on-site pond" though not protection from runoff etc. |

Strategic Sites Document

Mitigation highlighted

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. 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.

| | | | |
|--------------------------------|--|--------------------------------|------------------------------------|
| 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): | 49.85 | Site Area (ha): | 4.55 |
| Category: | Greenfield | Category: | Greenfield |
| Proposed Uses: | Residential and Public Open Space and Education | 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): | 2.4 hectares / approx. 7,500sq.m |
| Capacity (Other): | Secondary School (1,200 students) | Capacity (Other): | N/A |

R

| | | | |
|------------------------------|--|-----------------------------|--|
| | 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 |

9

| | | | |
|---------------------------------|--|---------------------------------|--------------------------|
| Ownership: | Leicester City Council | Ownership: | Leicester City Council |
| 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 |