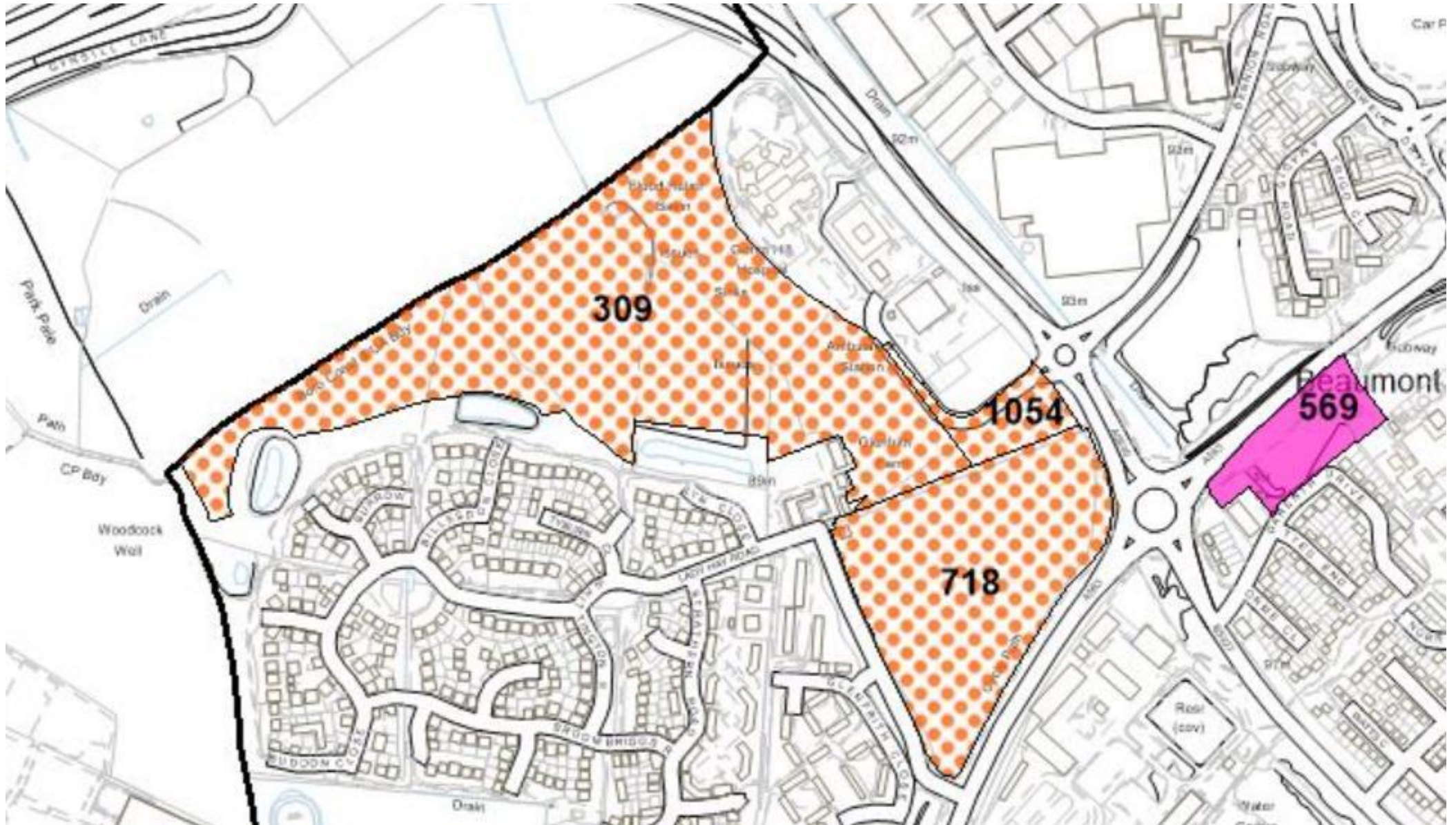


Leicester Local Plan: Action 4


Sustainability Appraisal of Strategic Sites: SL05 Land West of Anstey Lane

Strategic Site SL05


Land West of Anstey Lane



EXAM 21 B: SA 2024 Update Appendix B (Local Plan Site 309 Appraisal)

309 Land north of Billesdon Close			
Gross area	12. 8	Net area	8
		Nethousing	240
			
Distance to GP (m)	1544	Not publicly accessible based on OSSR. However consultee comments indicate that the site is accessible. Part of original estate open space?	
Parks quantity/quality	No part of site is a playing pitch Site is Green Wedge		
Sports			
Distance to Green Wedge (m)	1609		
Distance to allotments (m)	>2km		
Distance to SSSI	366	Most of site BES. Numerous TPOs.	
Distance to Local Wildlife Site (m)	This area includes extant ridge and furrow, heritage hedges and an ancient boundary. To the north is a triple ditch and bank identified as a medieval park pale, which may also be prehistoric in origin		
Biodiversity comments	Locally Listed Former Leicester Frith Farm, c. 130m from the Locally Listed Gilroes Cemetery		
Archaeology comments			
Heritage 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)	1031		
Index of multiple deprivation	3		
Mitigation needed for	Remote site, far from many services Green Wedge Biodiversity: hedgerows, woodland, badgers, bats, swallows, swifts Archaeological assets Adjacent locally listed asset		

EXAM 21 B: SA 2024 Update Appendix B (Local Plan Site 718 Appraisal)

718 The Paddock, Glenfield Hospital, Hallgate Drive					
Gross area	4.5	Net area	2.8	Net housing	84
					
Distance to GP (m)	936	Not in OSSR			
Parks quantity/quality	No playing pitch visible on aerial imagery.				
Sports	Site is Green Wedge				
Distance to Green Wedge (m)	1170				
Distance to allotments (m)	>2km				
Distance to SSSI	214				
Distance to Local Wildlife Site (m)	BES. Some boundary trees but no TPOs, but this doesn't mean that they don't have a significant positive impact on biodiversity.				
Biodiversity comments	Ridge and furrow				
Archaeology comments	Includes part of the Locally Listed Former Leicester Frith Farm, c. 130 metres from the Locally Listed Gilroes Cemetery				
Heritage comments	No				
In Conservation Area	No				
In Air Quality Management Area	No				
Distance to water body	93 (pond)				
Flood zone	1				
Previously developed land	Greenfield				
Distance to train station (m)	>2km				
Distance to primary school (m)	454				
Index of multiple deprivation	3				
Mitigation needed for	Green Wedge Tree Preservation Order trees Ridge and furrow, poss. other archaeological assets Leicester Frith Farm				

EXAM 21 B: SA 2024 Update Appendix B (Local Plan Site 1054 Appraisal)

1054 Land west of Anstey Lane – additional NHS parcel					
Gross area	0.5	Net area	0.41	Net housing	14
Distance to GP (m)	885				
Parks quantity/quality	No impact on open space. No sport pitches on site.				
Sports	In Green Wedge				
Distance to Green Wedge (m)	595				
Distance to allotments (m)	>2km				
Distance to SSSI	365				
Distance to Local Wildlife Site (m)					
Biodiversity comments	Biodiversity Enhancement Site, part of Anstey Lane Green Wedge used for agriculture and pasture. Further assessment needed to determine value of species-richness and diversity of grassland. Mature hedgerow and standard trees, between Local Nature Reserve and Local Wildlife Site. Concern about severance of Green Infrastructure.				
Archaeology comments	Roman Road and Park Pale, DBA and field evaluation needed. Site close to 'Former Leicester Frith Farm', a local heritage asset.				
Heritage comments	No				
In Conservation Area	no				
In Air Quality Management Area	57 drain				
Distance to water body	1				
Flood zone	Greenfield				
Previously developed land	>2km				
Distance to train station (m)	377				
Distance to primary school (m)	3				
Index of multiple deprivation					
Mitigation needed for	Green Wedge Biodiversity issues, including severance of Green Infrastructure Archaeological assessment needed				

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
309*	Green	Red	Green	Green	Red	Green	Green	Yellow	Yellow	Red	Yellow	Green	Green	Red	Green	Red	Red	Green		
718*	Green	Yellow	Green	Green	Red	Yellow	Green	Yellow	Yellow	Yellow	Yellow	Green	Green	Green	Green	Red	Red	Green		
1054*	Light Green	Yellow	Green	Green	Red	Green	Green	Yellow	Red	Yellow	Yellow	Green	Green	Green	Green	Red	Red	Green	Grey	

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
SL04	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:	Policy includes “retention of the on-site pond” though not protection from runoff etc.
SL05	<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 hedgerow, woodland, badgers, bats, swallows, swifts, possible Great Crested Newts (will not be easy to do this) Visual and biodiversity links to the wider countryside, to partly mitigate for the loss of the Green Wedge Protection of the flood relief basin/SUDS on site from runoff and contamination Protection of TPO trees Assessment and mitigation of archaeological finds at the site, including ridge and furrow. Protection of former Leicester Frith Farm and Gilroes Cemetery from impact of development 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 all far away. 	<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>
SL06	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:	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”
	<ul style="list-style-type: none"> Biodiversity net gain (possibly offsite) for the species-rich grassland, mature trees, possible bat roosts. Protection of adjacent Evington Park from impacts of development. Protection of listed buildings on site and nearby conservation area. Consideration of flooding (there are multiple areas of modelled surface water flooding t the site). 	

SD18: Strategic Sites Document

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.

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

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	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;	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;

	retention of attenuation features; ecology; Biodiversity Enhancement Site; trees and hedgerows; archaeology; heritage; air quality; and highways access.		trees and hedgerows; archaeology; heritage; Public Right of Way along western boundary; air quality; and highways access.		trees and 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	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	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

	agreed upon with neighbouring authorities, highways, and landowners. School requirement to be considered jointly with neighbouring districts and Education.		authorities, highways, and landowners. School requirement to be considered jointly with neighbouring districts and Education.		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

