

CABINET

25th February 2002

Gipsy Lane Brickworks, Site Development Guidance

Report Of the Director of Environment, Development & Commercial Services

1 Purpose of report

The Gipsy Lane Brickworks area includes former clay pits (last worked in the 1980's), a scheduled Site of Special Scientific Interest (SSSI), an area formerly part of the golf course land and under-occupied allotments off Barkby Road. The site is just under 20 hectares and represents a major development opportunity. Guidance is needed to inform existing landowners and potential developers of the land uses and form of new development that will be appropriate. Once adopted the guidance will be a material consideration in the determination of planning applications on the site.

2 Summary

Planning & Transportation Committee

The former Planning & Transportation Committee approved the Gipsy Lane Site Development Guidance for public consultation at its meeting on 1ST December 1999.

Public Consultation

Public Consultation took place between 7th December 1999 and January 21st January 2000. 300 community consultation leaflets, summarising the guidance were sent out to local residents, local ward councillors and other interested parties. 12 replies were received with comments on the following areas:

Nature Conservation
Drainage
Landfill gas
Land uses
Impact on local residents
Northfields Employment Initiative
Traffic

Detailed comments and responses are set out in the Supporting Information document. A number of relatively minor changes to the guidance have been made. These are explained in the Supporting Information document and are included in the latest version of the guidance attached.

Further consultation has taken place with Chief Officers and with local elected Members.

Since 2000, uncertainty over the alignment of The Victoria Road East Extension (VREE) has meant that the Site Development Guidance for Gipsy Lane Brick-works has been 'on hold'. This uncertainty has recently been significantly reduced as a result of the owners of the Brickworks, Hamilton Trustees and the City Council working towards providing the VREE on the original alignment as shown in the Site Development Guidance. It is therefore appropriate, in light of this and renewed development interest which may result in planning applications being made in the near future, that the Site Development Guidance is now adopted.

To ensure that the guidance has remained up to date, further internal consultation has been undertaken. Copies of the guidance have also been sent to the local elected members for consideration. No material changes have been necessary as a result.

3 Recommendations

Members are recommended to ADOPT the Gipsy Lane Site Development Guidance as Supplementary Planning Guidance to the City of Leicester Local Plan.

4 Financial and legal Implications

There are no direct financial or legal implications for the City Council.

5 Elderly / People on Low Income

There are no implications for elderly/ people on low incomes

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