

APPENDIX 5

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

THIS DOCUMENT IS STILL BEING UPDATED

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.

A growth diagram was published with the draft Local Plan consultation in 2020. The growth diagram portrayed the extent of the proposed new Central Development Area (CDA) and showed indicatively the locations of strategic components of the draft Local Plan. A policies map will be published with the Local Plan for the next round of consultation, which will form part of the Local Plan when adopted.

As part of the draft Local Plan, the Council showed proposed land use designation changes to the adopted Local Plan proposals map in the document entitled *Atlas of proposed changes to the Policies Map*. This document sets out the proposed non-strategic site allocations; an accompanying document sets out the proposed strategic site allocations. Both of these documents will be updated prior to the next consultation and will be supported by 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 20.42 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 the Sites Methodology document referred-to above.

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:

Site No:	the site's unique reference number
Site Address:	the name/address by which the site is known
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
Notes:	whether the site is wholly or only partially suitable for development

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

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.

Ownership:	either City Council or privately owned
Delivery Timeframe:	when the site is likely to be developed (years from 2020)
Sustainability Typology:	the site's score from the Sustainability Appraisal (Red, Amber or Clear)
Initial 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

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 have 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 have engaged with other interested parties including site owners/promoters, neighbouring local authorities and the County Council, utilities providers and others. 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	Site Address	Pages
Ashton Green East	Land to East of Leicester Road Adj Ashton Green (Site 262) Land north of Birstall Golf Course (Site 579)	5-8
Land West of Anstey Lane	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)	9-11
Land North of A46	Land to North of A46 Western Bypass Adj Thurcaston (Site 261) Land north of Castle Hill Country Park (Site 580)	12-14
Western Golf Course	Western Golf Course (Site 702)	15-17
General Hospital	Land at Leicester General Hospital (Site 1044)	18-20
Beaumont Park	Beaumont Park (Site 464)	21-23

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.

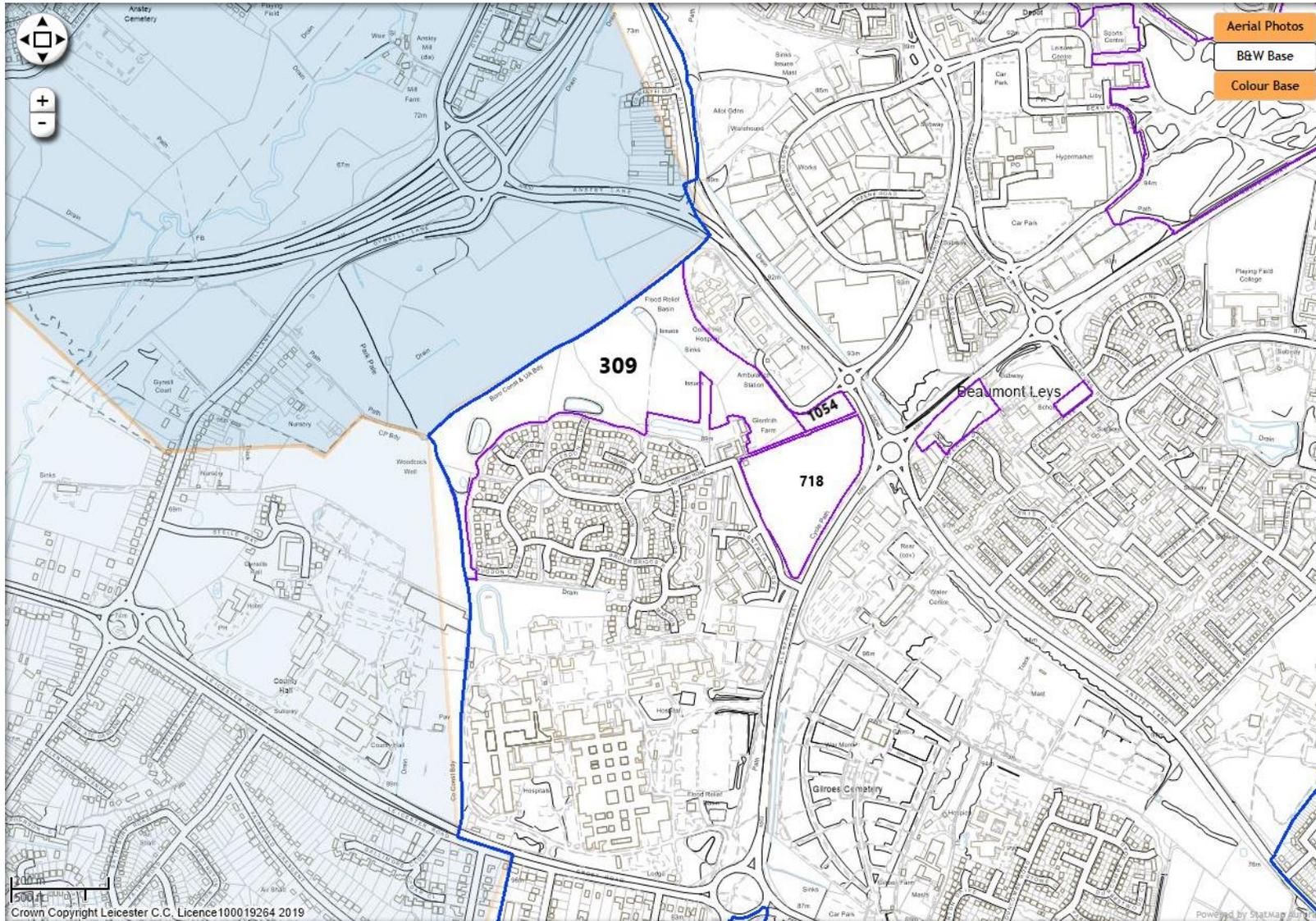
In terms of sustainability, the SA finds that Site 262 and Site 579 both perform poorly (red). This is partly attributable to the sites' existing Green Wedge designation and relative remoteness in public transport terms. Mitigations for identified sustainability issues should include: measures to ensure 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):	48.10	Site Area (ha):	4.86
Category:	Greenfield	Category:	Greenfield
Proposed Uses:	Residential and Public Open Space (262a) and Education (262b)	Proposed Uses:	Employment (B1, B2 & B8 Uses)
Capacity (Residential):	660 (including some provision for custom & self-build plots)	Capacity (Residential):	N/A
Capacity (Employment):	N/A	Capacity (Employment):	4.86 hectares / 19,440 sq. m

Capacity (Other):	Secondary School (1,200 students) Public Open Space (4.94 hectares)	Capacity (Other):	N/A
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; ecology; trees and hedgerows; archaeology; heritage; air quality; traffic noise; and sport provision.	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.
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

Delivery Timeframe:	6-10 yrs and 11-15 yrs Secondary School: 2023	Delivery Timeframe:	6-10 yrs
Sustainability Typology:	RED	Sustainability Typology:	AMBER
Initial RAG Score:	5 Red; 7 Amber; 10 Green	Initial RAG Score:	5 Red; 4 Amber; 12 Green

Strategic Site: 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 a third to the west of Anstey Lane/South of Gorse Hill Hospital (Site 1054). All three 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 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. Sites 309, 718 and 1054 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).

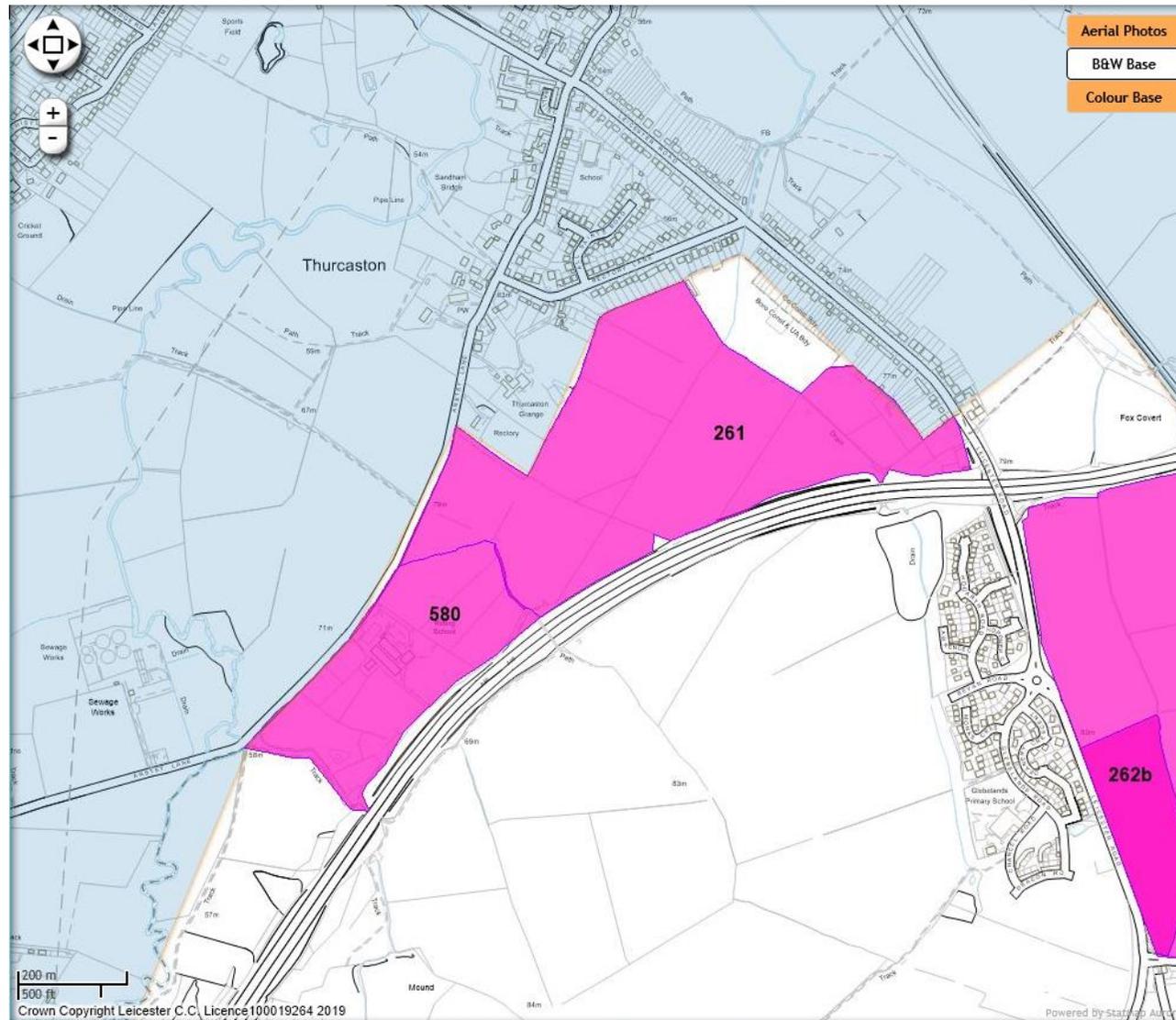
In terms of sustainability, the SA finds that Site 309 performs poorly (red) whilst Site 718 and site 1054 are found to be neutral (amber). This is partly attributable to the sites' existing Green Wedge designation and relative remoteness in public transport terms. Mitigations for identified sustainability 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):	85	Capacity (Residential):	12

Capacity (Employment):	N/A	Capacity (Employment):	N/A	Capacity (Employment):	N/A
Capacity (Other):	Public Open Space (2.43 hectares across sites 309 & 718)	Capacity (Other):	Public Open Space (2.43 hectares across sites 309 & 718)	Capacity (Other):	Public Open Space (2.43 hectares across sites 309 & 718)
Suitability Summary:	Greenfield site within Green Wedge (GW score 3.25). Scope for comprehensive release with 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:	Suitability Summary:	Greenfield site within Green Wedge (GW score 3.25). Scope for comprehensive release with Site 309 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:	Suitability Summary:	TBC

	easement of ordinary watercourse and retention of attenuation features; ecology; trees and hedgerows; archaeology; heritage; air quality; and highways access.		ecology; trees and hedgerows; archaeology; heritage; air quality; and highways access.		
Notes:	Whole site suitable for development (but land to be made available across sites 309 & 718 for 2.43 hectares of public open space).	Notes:	Whole site suitable for development (but land to be made available across sites 309 & 718 for 2.43 hectares of public open space).	Notes:	TBC
Ownership:	Private	Ownership:	Private	Ownership:	Private
Delivery Timeframe:	11-15 yrs and 16-17 yrs	Delivery Timeframe:	11-15 yrs and 16-17 yrs	Delivery Timeframe:	TBC
Sustainability Typology:	RED	Sustainability Typology:	CLEAR	Sustainability Typology:	Amber
Initial RAG Score:	4 Red; 9 Amber; 8 Green	Initial RAG Score:	4 Red; 4 Amber; 13 Green	Initial RAG Score:	5 Red; 5 Amber; 15 Green

Strategic Site: LAND NORTH OF A46



Summary

This strategic opportunity comprises of one site to the south of Thurcaston village (Site 261), site 580 has been dropped from this site allocation. Site 261 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 (in conjunction with the consented Ashton Green development) urban extent of the City beyond the A46, to help meet the City's housing needs during the Local Plan period. There are existing uses on part of this strategic opportunity which will need to be retained or for which a relocation will need to be facilitated, to the satisfaction of the existing user, by the site promotor. Subject to this, the site has been considered as suitable primarily for housing development, but with provision made also for new public open space, giving a combined potential capacity of 420 dwellings.

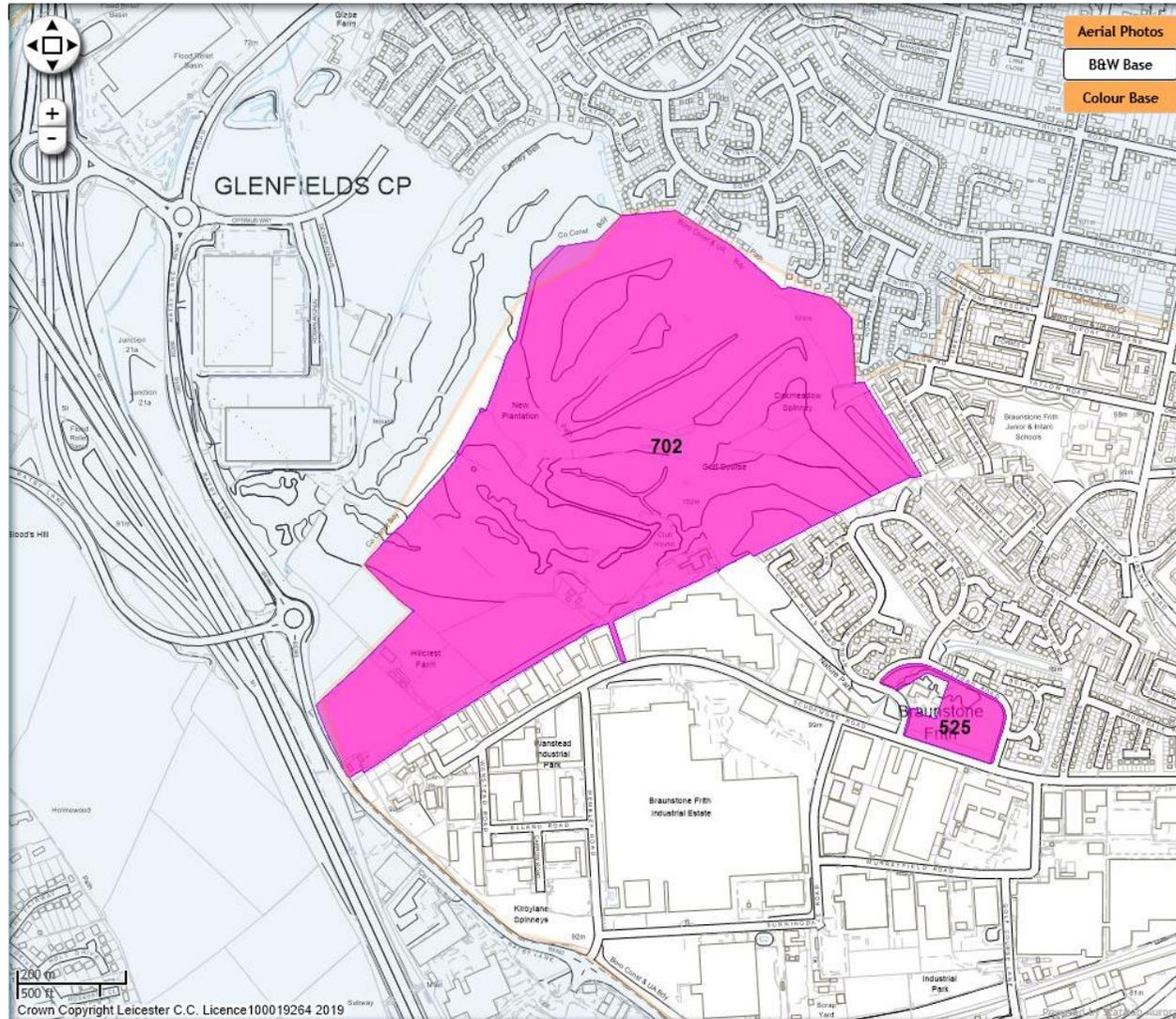
In terms of sustainability, the SA finds that site 261 perform poorly (red). This is partly attributable to the sites' existing Green Wedge designation and relative remoteness in public transport terms. Mitigations for identified sustainability issues should include: measures to ensure good public transport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

Site No:	261	Site No:	580
Site Address:	Land to North of A46 Western Bypass Adj Thurcaston	Site Address:	Land north of Castle Hill Country Park
Ward/Area:	Beaumont Leys (North-West)	Ward/Area:	Beaumont Leys (North-West)
Site Area (ha):	21.95	Site Area (ha):	10.6
Category:	Greenfield	Category:	Greenfield
Proposed Uses:	Residential	Proposed Uses:	Residential
Capacity (Residential):	412	Capacity (Residential):	199
Capacity (Employment):	N/A	Capacity (Employment):	N/A
Capacity (Other):	Public Open Space (4.57 hectares across sites 261 & 580)	Capacity (Other):	Public Open Space (4.57 hectares across sites 261 & 580)
Suitability Summary:	Greenfield site within Green Wedge (GW score 3). Scope	Suitability Summary:	Greenfield site within Green Wedge (score 3). Scope for

	for comprehensive release with Site 580 and Ashton Green development to south to form northward extension of the urban extent beyond the A46 to Anstey Lane, but leave gap along Leicester Road site frontage to retain visual separation along Leicester Rd between City and Thurcaston village. Site is suitable for housing. In addition to usual planning requirements development will need to address: easement of ordinary watercourse; ecology; trees and hedgerows; archaeology; heritage; air quality; traffic noise; highways access; and sport provision.		comprehensive release with Site 261 and Ashton Green development to south to form northward extension of the urban extent beyond the A46 to Anstey Lane. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; trees and hedgerows; archaeology; air quality; traffic noise; and highways access.
Notes:	Whole site suitable for development (but land to be made available across sites 261 & 580 for 4.57 hectares of public open space).	Notes:	Whole site suitable for development (but land to be made available across sites 261 & 580 for 4.57 hectares of public open space).
Ownership:	Private	Ownership:	Leicester City Council
Delivery Timeframe:	5 yrs and 6-10 yrs	Delivery Timeframe:	6-10 yrs and 11-15 yrs
Viability Typology:	Green 400 (20)	Viability Typology:	Green 400 (20)
Sustainability Typology:	RED	Sustainability Typology:	RED

Initial RAG Score: 8 Red; 7 Amber; 5 Green	Initial RAG Score: 5 Red; 5 Amber; 12 Green
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Strategic Site: 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.

Site No:	702
Site Address:	Western Golf Course
Ward/Area:	Western (West)
Site Area (ha):	52.1
Category:	Greenfield
Proposed Uses:	Residential, Employment (B1, B2 & B8 Uses), Gypsy & Traveller Permanent Pitches and Public Open Space
Capacity (Residential):	466 (including some provision for custom & self-build plots)
Capacity (Employment):	20.5 hectares / 70,000 sq. m
Capacity (Other):	Gypsy and Traveller Pitches (7 Permanent Pitches) Public Open Space (3.48 hectares)
Suitability Summary:	Greenfield site within Green Wedge (GW score 4). Scope for comprehensive release with adjoining land in Blaby to form westward extension of the urban extent beyond up to Ratby

	Lane/Optimus Point. Subject to protection of 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: ecology; trees and hedgerows; archaeology; heritage; air quality; traffic noise; highways access; and sport provision.
Notes:	Whole site suitable for development (but land to be made available within the site for 7 Gypsy & Traveller permanent pitches and 3.48 hectares of public open space).
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs and 11-15 yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	4 Red; 8 Amber; 9 Green

Strategic Site: GENERAL HOSPITAL



Summary

This strategic opportunity arises primarily from the planned transfer of many (but not all) clinical functions from the General Hospital to the Royal Infirmary and Glenfield Hospitals, and is subject to the Central Government funding needed to enable that transfer. A secondary part of the opportunity arises from the planned disposal of land and buildings at Hospital Close. This secondary part would form phase one of development, with the larger part forming a second phase at a later date. Most of the opportunity comprises previously developed land but a part of the site (in phase two) is designated Green Space and could be preserved or re-provided. The proposal represents a strategic redevelopment opportunity within the existing urban area of the City, to help meet the City's housing needs during the Local Plan period. Both phases of the site are considered suitable primarily for housing development, but with provision made also for new public open space and the retention (and reuse) of locally listed buildings.

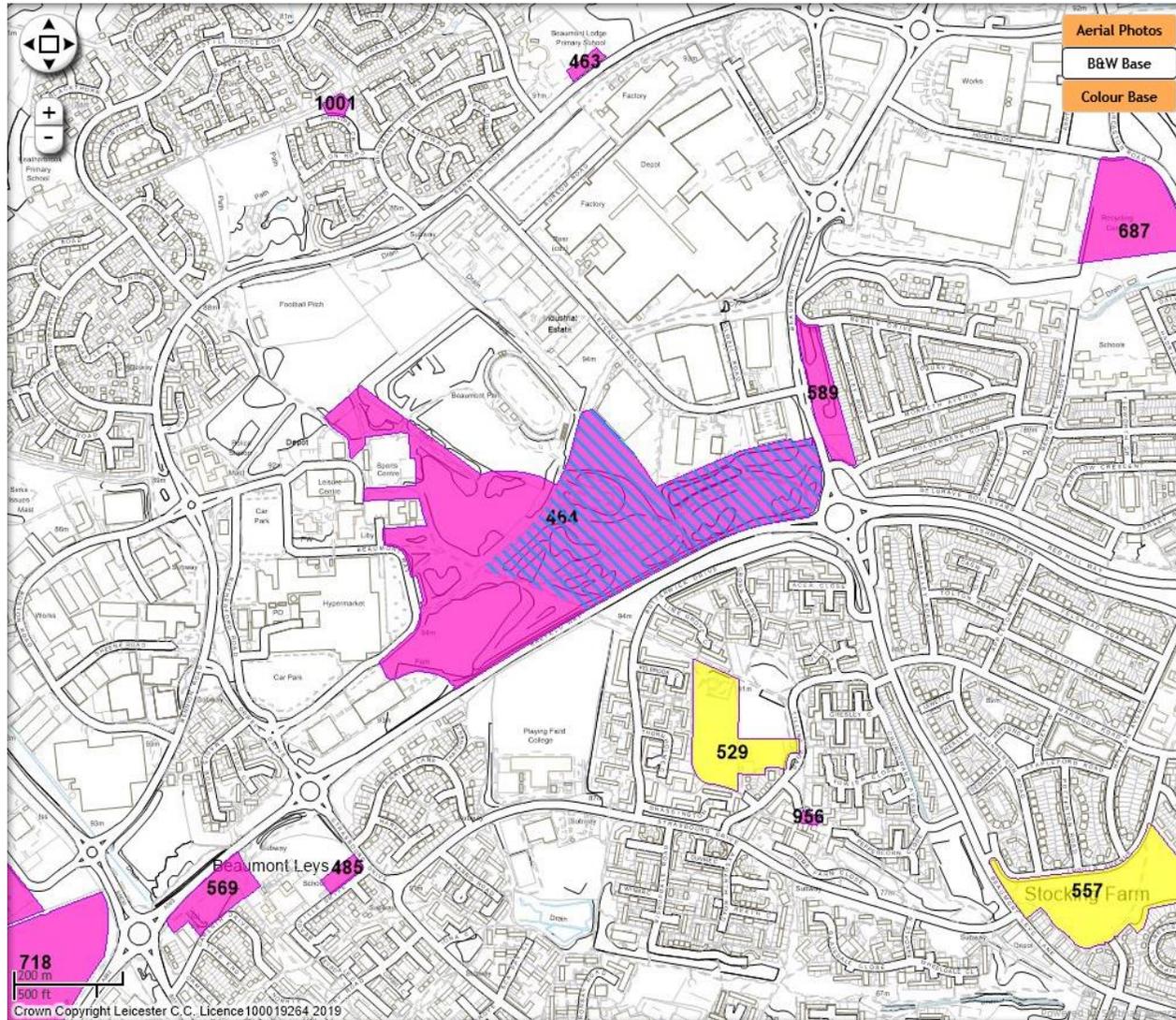
In terms of sustainability, the SA finds the site's (Site 1044) performance to be neutral (clear). Mitigations for identified sustainability issues should include: archaeological investigation; ecological protection and enhancement; and flood risk management.

Site No:	1044
Site Address:	Land at Leicester General Hospital
Ward/Area:	Evington (South-East)
Site Area (ha):	28.35
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	532
Capacity (Employment):	N/A
Capacity (Other):	Public Open Space (3.98 hectares) and retention/re-provision of existing open space
Suitability Summary:	Predominantly a previously developed site with active non-residential uses. Development could involve some loss of existing open space in ward with sufficiency but OSSR area with deficiency, but this could be mitigated through re-provision (in addition to any new open space requirement). Subject to protection of LWS, open space re-provision and retention of locally listed buildings, site is suitable for housing. In addition to usual planning requirements development will need to

	address: surface water flood risk; ecology; heritage; archaeology; trees; air quality; and highways mitigation.
Notes:	Whole site suitable for development (but land to be made available across both phases for 3.98 hectares of new public open space, and retention/re-provision of existing open space)
Ownership:	NHS
Delivery Timeframe:	5yrs, 6-10 yrs and 11-15 yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	1 Red; 8 Amber; 13 Green

Site removed

Strategic Site: 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; ecological protection and enhancement; and retention or relocation of an on-site pond. 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.

Site No:	464
Site Address:	Beaumont Park
Ward/Area:	Beaumont Leys (North-West)
Site Area (ha):	20.74 (development on 8.8ha only)
Category:	Greenfield
Proposed Uses:	Employment (B1, B2 & B8 Uses)
Capacity (Residential):	N/A
Capacity (Employment):	7.53 hectares / 25,000 sq. m
Capacity (Other):	N/A
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: ecology; trees; land contamination; air quality; and sports provision.

Notes:	Approx. 40% of site (7.53Ha) suitable for development. Remainder to be retained and enhanced as green space.
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	AMBER
Initial RAG Score:	3 Red; 9 Amber; 11 Green

Glossary

CDA	Central Development Area
EDDR	Eastern District Distributor Road
LNR	Local Nature Reserve
LWS/pLWS	Local Wildlife Site/Proposed Local Wildlife Site
NPPF	National Planning Policy Framework (2019)
NPPG	National Planning Practice Guidance
Plan Period	The time period covered by the draft Local Plan (2019-2036)
SA	Sustainability Appraisal
SFRA	Strategic Flood Risk Assessment