

## LEICESTER DRAFT LOCAL PLAN (2019-2036)

### GYPSY & TRAVELLER TRANSIT SITE SELECTION PAPER (2022)

#### 1. Introduction

The council is consulting on a Regulation 19 draft new Local Plan for the city. The draft Plan covers the period 2020-2036 and must make provision for the city's sustainable development needs to be met over that period.

This paper forms part of the evidence base underpinning the consultation draft Local Plan. It explains the objectively assessed need for new gypsy & traveller provision during the Plan period and documents which sites have been considered to accommodate the identified need, how they have assessed and the preferred sites to accommodate transit provision.

Two sites have been selected to potentially accommodate the new transit provision. These sites are:

- The strategic site at Beaumont Park (SL06)
- A non-strategic site at Thurcaston Road/ Hadrian Road Open Space (E01)

This 2022 site selection paper follows on from the Gypsy and Traveller Initial Site Selection Paper (2020) that was produced for the Regulation 18 consultation and considered site selection for a permanent site. As part of the Regulation 18 draft Local Plan, one site in the former Western Park Golf Course was identified to provide the new permanent pitches. It is the intention to carry this site forward as part of the draft Regulation 19 Local Plan.

- SL02: Western Park Golf Course (strategic site)

The council now invites views on the proposals for new transit and permanent sites. We would also welcome any alternative suggestions that interested parties may wish to put forward to accommodate gypsy and traveller provision.

#### 2. Identified Level of Need

The Joint Leicester and Leicestershire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) produced in 2017 identifies the level of need arising across the city and county from 2016 to 2036. In 2019 an Addendum Report to the GTAA 2017 was produced. This undertook a partial update of the 2017 GTAA. For the city, it identified the following need for new provision:

##### Permanent Gypsy and Traveller Sites

*Additional need for Gypsy and Traveller households by potential delivery methods and 5-year periods. (Taken from the 2019 Addendum Report)*

Site Status	GTAA				HEDNA <sup>1</sup>				Total
	2016-2021	2021-2026	2026-2031	2031-2036	2016-2021	2021-2026	2026-2031	2031-2036	

<sup>1</sup> Housing and Economic Needs Assessment (2017)

Met Planning Definition (+25%)	4	1	2	0	0	0	0	0	7
Did not meet Planning Definition (+75%)	0	0	0	0	9	3	4	5	21
<b>TOTAL</b>	<b>7</b>				<b>21</b>				<b>28</b>

- There is a need for 7 permanent pitches in the city over the plan period to 2036.
- There is a need for 21 pitches coming from Gypsy and Traveller households that did not meet or are unlikely to meet the planning definition, but those needs will be assessed through the local housing needs assessment.

### Transit Sites

The 2019 GTAA Addendum report confirms the recommendation in the 2017 GTAA for a transit site with a minimum of 12 caravan spaces (or managed equivalent). To deal with peaks during the summer months the council may also wish to consider exploring opportunities for temporary seasonal transit provision.

### Travelling Showpeople

*Additional need for Travelling Showpeople by 5-year periods (Taken from GTAA 2017)*

Years	0-5	5-10	11-15	16-20	
	2016-2021	2021-2026	2026-2031	2031-2036	<b>Total</b>
Travelling	0	0	0	0	<b>0</b>
Unknown	0	1	1	1	<b>3</b>
Non-Travelling	0	0	0	0	<b>0</b>

## **3. Consideration of Sites - Methodology**

As part of the process of selecting sites for the draft Local Plan, a wider assessment of sites has been undertaken to determine whether a site would be suitable to accommodate housing or employment development. All the sites that were considered for the wider Regulation 19 assessment of sites have also been considered for this assessment for gypsy and traveller transit provision. It should be noted that selection of sites for development has been an on-going process since the start of Local Plan process. Therefore, sites that have previously been discounted for development in earlier stages of the Local Plan preparation have not been reassessed for either the wider assessment of sites or gypsy and traveller provision.

Further detail on the site selection methodology used for the wider assessments can be found in the Housing Sites Methodology paper, November 2022, Appendix 1. The Housing Sites Methodology paper should be read alongside this paper as the two site assessment processes are closely linked. However, the gypsy and traveller transit site selection paper just focuses on the three criteria (access, flooding and environmental quality) that are different from the standard criteria in the wider assessment. These three criteria have been tailored to consider the specific needs of the gypsy and traveller community. For instance, larger vehicles and touring caravans will have different access

requirements to sites. Mobile homes and caravans are a particularly vulnerable type of accommodation when flooding occurs. People living in caravans and mobile homes will be more effected by the local environmental quality (such as noise and air quality) on the health and well-being of Travellers on new sites.

The standard criteria used in the wider assessment equally applies when assessing gypsy and traveller sites which is part of the overall site assessment for gypsy and traveller provision. However, this paper does not repeat the detailed consideration of the wider standard criteria as that is set out in the Housing Sites Methodology paper.

In addition, the Regulation 19 assessment has undertaken new site assessments to those that were undertaken at Regulation 18. This has been necessary to update information in respect of any changes to regulations, circumstances, designations and specialist knowledge. In the same way that colleagues with specialist knowledge relating to biodiversity, heritage and highways have helped to inform the wider assessments. Colleagues from transport, housing and an officer from the Multi Agency Travellers Unit (MATU) have helped to inform the site assessments to determine whether or not a site has potential to accommodate gypsy and traveller transit provision. This was in order to better understand how suitable a site would be on a practical level to accommodate transit provision, manage on a daily basis in the context of the surrounding uses and whether any mitigation measures would be possible to overcome any identified issues.

The suitability of those sites selected as potential development allocations in the draft Local Plan for gypsy & traveller transit sites has been assessed and is documented in this paper. The findings for individual sites can be found in **Appendix A**.

#### 4. **Criteria used for the consideration of gypsy and traveller transit sites:**

The following criteria was used to assess the suitability of a site to accommodate transit provision:

##### Available

City council owned sites: The city council has considered which of its proposed development sites it wishes to propose for the provision of gypsy and traveller transit sites.

The city council has decided that two sites have the most potential to accommodate transit sites:

- A strategic site at Beaumont Park (SL06)
- A non-strategic site at Thurcaston Road/ Hadrian Road Open Space (E01)

All other council owned sites are therefore not currently available for gypsy and traveller provision. The council will review this initial position following consultation on the draft Local Plan and the emergence of any other potential sites.

No private site owners have come forward to promote their site, either wholly or partially, for gypsy and traveller provision.

##### Safe & Convenient Access

Officers considered the physical access between the site and the wider public highway network surrounding the site as follows:

- Existing safe and direct pedestrian and vehicular access; access is wide enough to safely accommodate large vehicle and caravan; access is not along narrow streets, particularly those residential in nature: green (good).

- No safe and direct vehicular and / or pedestrian access to site at present but potential to be installed; access could be wide enough to safely accommodate large vehicle and caravan; access would not be along narrow streets, particularly those residential in nature: amber (moderate).
- No safe and direct vehicular and / or pedestrian access to site possible; access is not (or cannot be made) wide enough to safely accommodate large vehicle and caravan; access would be along narrow streets, particularly those residential in nature: red (poor).

#### Environmental Quality for Occupiers

Officers considered the impact of surrounding uses upon the potential use of the site for Gypsy & Traveller provision as follows:

- Unlikely to be adversely affected by existing adjoining use: green (good).
- Close proximity to existing adjacent uses but any potential impact from these uses (light, visual, privacy, other disturbance) on the site is capable of mitigation: amber (moderate).
- Close proximity to existing adjacent uses and any potential impact from these uses (light, visual, privacy, other disturbance) on the site is not reasonably capable of mitigation: red (poor).

In most cases officers found that mitigation would be possible.

#### Flood Risk

Officers considered the modelled/ mapped risk of fluvial flooding to each site as follows:

- The site is not affected by identified areas of indicative flood mapping or most or all of site is within Flood Zone 1 and the main access route is not in Flood Zone 3: green (low risk of fluvial flooding).
- Most or all of site is within Flood Zone 2 and the main access route is not in Flood Zone 3. Further investigation required (and application of policy tests): amber (site at risk of fluvial flooding).
- Most or all of site (or the only access route) is within Flood Zone 3a and/ or 3b which would prevent development: red (site at risk of fluvial flooding).

#### Other issues

As part of the wider assessment of the suitability of land available for housing and employment development in the city, officers have already appraised a range of standard site criteria as set out in a separately published Housing Sites Methodology paper. These criteria include ecological value, heritage value, pollution including land contamination, open space provision, sports provision access to local facilities (e.g. bus service, schools, town centres, GP services and open spaces).

### **5. Selection of Preferred Site**

As noted above, no private site owners have come forward to promote their site, either wholly or partially, for any type of gypsy & traveller provision. The city council as landowner has decided that it prefers, at this stage, to propose two sites to potentially accommodate the new transit provision. These sites are:

- The strategic site at Beaumont Park (SL06)
- A non-strategic site at Thurcaston Road/ Hadrian Road Open Space (E01)

In addition, as part of the Regulation 18 draft Local Plan one site in the former Western Park Golf Course was identified to provide the new permanent pitches. It is the intention to carry this site forward as part of the draft Regulation 19 Local Plan.

- The Strategic site Western Park Golf Course (SL02)

It should be noted that, at this stage, the council has not determined which parts of the above sites might be made available for gypsy and traveller pitches.

As part of public consultation on the draft Local Plan, the city council now invites comments on the sites and associated evidence. The council would also welcome any new sites submitted through the calls for sites, which would be dealt with through the next SHELAA (Strategic Housing and Economic Land Availability Assessment) update.

## Appendix A: Appraisal of Draft Local Plan (2022) site suitability for the provision of gypsies & travellers transit provision

In total, 81 sites were considered for their potential to accommodate transit provision.

### First step: Desk top assessment & assessment of wider criteria

The first step in the process was to undertake a desk top assessment of the sites to rule out any sites which had obvious physical constraints or environmental concerns that would mean it would not be possible to develop the site for gypsy and traveller transit provision or would not create a suitable environment for potential occupiers of the site.

Reasons for discounting sites during this assessment included: flooding, environmental concerns, access, and lack of privacy. Sites were also discounted for reasons relating to the wider site assessment criteria, which included loss of playing fields, local wildlife sites, ecology, archaeology, and loss of recreational & play spaces.

33 sites were discounted following this initial desk top assessment & assessment of wider criteria. The sites that were discounted and the reasons for discounting them are listed in table 1 below.

Table 1: Sites discounted following the desk top assessment & wider site assessment.

Site Ref No.	Address	Ward	Reason site unsuitable for transit provision
15	St Augustine Road	Westcotes (Inner)	Whole site is in flood Zone 3a. The site is unsuitable for transit provision.
19	Velodrome Saffron Lane	Saffron (Inner)	Site access is in flood zone 3b. The site is unsuitable for transit provision.
222	Evington Valley Road (former Dunlop Works)	Spinney Hills (Inner)	Site access is in flood zones 3a and 3b. The site is unsuitable for transit provision.
463	Beaumont Lodge Primary School Playing Fields	Beaumont Leys (North-West)	Primary school grounds. Loss of playing fields and high ecological constraints on small site. Following detailed assessment, the site is not being taken forward as a site allocation.
485	Buswells Lodge Primary School Playing Fields	Beaumont Leys (North-West)	This is a small site on primary school grounds. Loss of valued playing fields. Following detailed assessment, the site is not being taken forward as a site allocation.
488	Carter St/Weymouth St/Bardolph St East	Belgrave (Inner)	The Northern part of the site is already developed. Southern access routes are in Flood Zones 3a and 2. The site is unsuitable for transit provision.
505	Dorothy Rd/Linden St/Constance Rd	Spinney Hills (Inner)	Site already developed and therefore unviable to be redeveloped for G&T transit provision. Site not available for transit provision.

515	Featherstone Drive Open Space	Eyres Monsell (South)	<p>This site has significant ecological and archaeological constraints on the site.</p> <p>Following detailed assessment, the site is not being taken forward as a site allocation.</p>
516	Former bus depot, Abbey Park Rd	Abbey (North-West)	<p>Access to the site is in flood zone 3a and has therefore been discounted.</p> <p>The site is unsuitable for transit provision.</p>
527	Gilmorton Avenue Playground	Aylestone (South)	<p>This site is part of Green Wedge. It would result in the loss of a play area and amenity space. Significant ecological constraints.</p> <p>Following detailed assessment, the site is not being taken forward as a site allocation.</p>
529	Glovers Walk Open Space	Beaumont Leys (North-West)	<p>There is no access to the rear of the site.</p> <p>Site is not suitable for transit provision.</p>
546	Herrick Primary School Playing Fields	Rushey Mead (North)	<p>This is a small site which is within primary school grounds. It would result in the loss of playing fields.</p> <p>There are biodiversity constraints on site and no direct vehicular access.</p> <p>Following detailed assessment, the site is not being taken forward as a site allocation.</p>
549	Hockley Farm Road Open Space	Braunstone Park & Rowley Fields (South-West)	<p>This site has been discounted due to poor environmental quality caused by the proximity to Hockley Farm Road and Hinckley Road, which cannot be mitigated.</p> <p>Site is not suitable for transit provision.</p>
557	Ingold Avenue Open Space	Abbey (North-West)	<p>The site is sloping and proximity to existing uses would cause issues.</p> <p>Site is not suitable for transit provision.</p>
604	Linden School Playing Fields	Evington (South-East)	<p>This site is within primary school grounds. High educational value - land used as a forest school.</p> <p>Following detailed assessment, the site is not being taken forward as a site allocation.</p>
605	Longleat Close Open Space (Waddesdon Walk)	North Evington (North-East)	<p>Well-used recreational and play space. Alternative provision is limited. Strong biodiversity constraints across the site.</p> <p>Following detailed assessment, the site is not being taken forward as a site allocation.</p>
620	Morton Walk Open Space	North Evington (North-East)	<p>Environmental quality is poor. The site is only partially developable and close to existing</p>

			adjacent uses. The developable portion of site unlikely to be capable of mitigation.  Site is not suitable for transit provision.
626	Neston Gardens Open Space/Mud Dumps	Saffron (Inner)	Poor environmental quality due to noise from adjacent railway line, which would adversely affect residents.  Site is not suitable for transit provision.
627	Neston Gardens Playing Fields	Saffron (Inner)	Loss of playing fields and open space. Site of high ecological value.  Following detailed assessment, the site is not being taken forward as a site allocation.
653	Rowlatts Hill School Playing Fields	Evington (South-East)	This site is within primary school grounds. High biodiversity and archaeological constraints.  Following detailed assessment, the site is not being taken forward as a site allocation.
663	Sedgebrook Road Open Space	Evington (South-East)	Ecological value and some archaeological constraints.  Following detailed assessment, the site is not being taken forward as a site allocation.
665	Sharmon Crescent Open Space	Western (West)	Site only partially developable and play area on site to be retained and existing adjacent uses. Developable portion of site likely to be incapable of mitigation.  Site is not suitable for transit provision.
673	St Augustine's	Fosse (Inner)	Site access and patch of site are in flood zones 3a and 3b.  Site is not suitable for transit provision.
675	St Helen's Close Open Space	Abbey (North-West)	The play area onsite is very well used. Large amount of flooding issues on site.  Following detailed assessment, the site is not being taken forward as a site allocation.
960	Land West of Bede Island Road (Braunstone Gate)	Westcotes (Inner)	Access to the site is in flood zone 3b.  Site is not suitable for transit provision.
992	Woodstock Road	Abbey (North-West)	Very small site which is covered in trees.  Site is not suitable for transit provision.
1006	Kingscliffe Crescent Open space	Evington (South-East)	Well used greenspace. Few alternative open spaces within walking distance. Biodiversity constraints including tree retention.

			Following detailed assessment, the site is not being taken forward as a site allocation.
1035	VRRE/Gipsy Lane	Troon (North-East)	Poor environmental quality as adjacent to busy road and adjacent to industrial uses.  Site is not suitable for transit provision.
1037	Spence Street	North Evington (East)	Poor environmental quality rating and existing development on site, which would have to be demolished.  Site is not suitable for transit provision.
1039	Bisley Street/Western Road	Westcotes (West)	This site has been discounted due to poor environmental quality rating and existing development on site.  Site is not suitable for transit provision.
1051	Gilmorton Community Rooms/Hopyard Close shops	Aylestone South	This site would be too small for a transit site.  Site not suitable for transit provision.
1052	Railway station, former Sorting Office and station carpark, Campbell Street	Castle (Inner)	Very urban site which would have low environmental quality due to surrounding uses e.g. railway station, inner ring road, night time uses. Also issues of privacy and overlooking.  Site not suitable for transit provision.
1053	Land at Midland Street, Southampton Street, Nicholas Street, and Queen Street	Castle (Inner)	Poor environmental quality – very urban site. Adjacent uses include businesses, night-time uses, light visual, privacy and other disturbance, inner ring road.  Site not suitable for transit provision.

**Step 2: Sites discounted following further consideration of specific gypsy and traveller needs i.e. not suitable for transit provision**

This next step involved considering the specific needs of gypsy and travellers in greater detail to determine whether or not there would be potential to develop the site for transit provision. Colleagues from transport, housing and an officer from the Multi Agency Traveller Unit (MATU) have helped to inform these assessments. In this step, we were considering what would make a good transit site e.g. physical characteristics of the site, locational requirements, if the access is suitable and how practical it would be to manage that site if it was to be developed for this purpose etc.

A further 28 sites were discounted as they were not considered to be suitable to accommodate transit provision. The sites that were discounted and the reasons for discounting them are listed in table 2 below.

Table 2: Sites discounted following further consideration of specific gypsy and traveller needs i.e. not suitable for transit provision

Site Ref No.	Address	Ward	Reason site unsuitable for transit provision
219	Rosedale Avenue – Land rear of, and Harrison Road allotments	Rushey Mead (North)	No suitable access to the site. Access would currently have to be via Wyvern Primary School.  Site not suitable for transit provision.
240	114-116 Western Road	Westcotes (Inner)	No suitable access to the site due to narrow streets.  Site not suitable for transit provision.
261/580	Land North of A46	Beaumont Leys (North-West)	Highways access issues are moderate.  Site not suited to transit provision.
297	Sturdee Road - The Exchange	Eyres Monsell (South)	Site is very exposed with no screening.  Not suitable for transit provision.
307	Mary Gee Houses - 101-107 Ratcliffe Road	Knighton (South)	Not suitable for transit provision.
335	Manor House Playing Fields – Narborough Road	Braunstone and Rowley Fields (West)	There are issues in relation to site access, proximity of housing and overlooking of the site.  Not suitable for transit provision.
449	Allexton Gardens Open Space	Western (West)	Some issues with highways access were identified. However, this site is very exposed and would not create privacy for residents.  Not suitable for transit provision.
481	Brent Knowle Gardens	Thurncourt (East)	Some issues with highways access were identified. However, this site is very exposed and would not create privacy for residents.  Not suitable for transit provision.
501	Croyland Green	Thurncourt (East)	Some issues with highways access were identified. However, this site is very exposed and would not create privacy for residents.  Not suitable for transit provision.
525	Fulford Road Open Space	Western (West)	Some issues identified in respect of environmental quality. However, this site is in close proximity (under 1/2 mile from Meynells Gorse and also a preferable site on Western Park golf course).  Site is not suitable for transit provision.
559	Judgemeadow Community College Playing Fields	Evington (South-East)	Although highways access would be feasible there is the need to consider the Eastern District Distributor Road (EDDR) Highway Improvement Line.

			Site is not suitable for transit provision.
566	Kirminton Gardens	Thurncourt (East)	Some highways and environmental issues have been identified. However, the site is very exposed and would offer no privacy for residents.  Site is not suitable for transit provision.
575	Land adjacent Great Central Railway	Abbey (North-West)	Some highways issues around access and environmental issues have been identified. However, the site is very close to an existing permanent site at Red Hill.  Site is not suitable for transit provision.
631	Newlyn Parade/Crayford Way	Humberstone & Hamilton (North-East)	Some highway issues have been identified but access feasible. Some environmental concerns identified but there is potential for mitigation. Site is very exposed and would not provide privacy for residents.  Site is not suitable for transit provision.
646	Rancliffe Gardens	Braunstone Park and Rowley Fields (West)	Some highway issues have been identified but access is feasible. Site very close to permanent gypsy and traveller provision at Meynell's Gorse.  Site is not suitable for transit provision.
647	Ranworth Open Space	Abbey (North-West)	The site is a very sloping site. It is also very exposed, which would offer no privacy for residents.  Site is not suitable for transit provision.
648	Rayleigh Green	Humberstone and Hamilton (North-East)	Some highway issues have been identified but access is feasible. This is a very exposed site, which would offer no privacy for residents. Site is not suitable for transit provision.
669	Spendlow Gardens	Eyres Monsell (South)	Some highway issues have been identified but access is feasible. This is a very exposed site, which would offer no privacy for residents.  Site is not suitable for transit provision.
684	Land adjacent to Evington Leisure Centre	Evington (South-East)	Not considered suitable for transit provision.
956	Site of 11 Old Barn Walk	Beaumont Leys (North-West)	Highway access is very narrow and constrained. Site is very small with trees on.  Site is not suitable for transit provision.
962	Amenity Land between Coleman Road and	Evington (South-East)	Some issues with highways identified but access is feasible. Environmental quality

	Goodwood Road (east of Hazelnut Close and Ellwood Close)		issues identified. It is an odd-shaped site and location is too visible.  Site is not suitable for transit provision.
1001	Phillips Crescent	Beaumont Leys (North-West)	Some highways issues have been identified but access is feasible. However, the site is overlooked on all sides, which would not offer privacy.  Site is not suitable for transit provision.
1007	Glazebrook Square	Western (West)	Some highways issues have been identified but access is feasible. Site is very exposed.  Site is not suitable for transit provision.
1021	Sunbury Green	Thurncourt (North-East)	Some highways issues have been identified but access is feasible. Site is very exposed.  Site is not suitable for transit provision.
1030	Dysart Way	Wycliffe (Inner)	Some highways issues have been identified but access is feasible via relatively narrow estate roads. Site is very exposed, which would offer no privacy.  Site is not suitable for transit provision.
1041	Land off Hazeldene Road adj to Kestrel's Field Primary School	Humberstone & Hamilton (North-East)	No suitable highway access available to the site.  Site is not suitable for transit provision.
1042	Land off Heacham Drive (Former Playing Fields)	Abbey (North-West)	Not considered suitable for transit provision.
1049	Land at Manor Farm/Collis Crescent	Humberstone & Hamilton (North-East)	This site has been built out and so has been discounted.

### Step 3: Sites discounted because they are no longer available

Some sites that were originally put forward for development are no longer available for that purpose. For instance, a planning application may have been submitted for the site or landowners have withdrawn the site from the Local Plan process meaning that it is no longer available.

This applied to 5 of the 81 sites. These sites are listed in table 3 below.

Table 3. Sites discounted as they are no longer available for development

Site Ref No.	Address	Ward	Reason site unsuitable for transit provision
190	Lanesborough Road - former allotments	Rushey Mead (North)	Planning application has been approved for this site.  Site is no longer available for transit provision.

473	Birstall Golf Course (adjacent to Astill Drive)	Abbey (North-West)	The landowners have withdrawn this site. Site is no longer available for transit development.
474	Birstall Golf Course (south of Park Drive)	Abbey (North-West)	The landowners have withdrawn this site. Site is no longer available for development.
963	Southfields Infant School and Newry Specialist Learning Centre	Eyres Monsell (South)	Planning application has been received for housing development. Site is no longer available for transit provision.
1044	Leicester General Hospital	Evington (East)	The landowners have withdrawn this site. Site is no longer available for transit development.

#### Step 4: Sites with potential to accommodate gypsy and traveller transit provision.

After taking the above steps, 15 sites were left which are considered to have some potential to accommodate transit provision. After careful assessment and discussion 2 preferred sites were identified in preference to accommodate the transit provision.

1. Site 464 Beaumont Park
2. Site 687 Thurcaston Road/Hadrian Road Open Space.

In addition, Site 702 Western Park golf course is identified for permanent provision. This site was identified during the Reg 18 consultation and it is our intention to take this forward as an allocation in the Reg 19 consultation and submission Local Plan.

Table 4: Sites with potential to accommodate gypsy and traveller transit provision

Site Ref No.	Address	Ward	Land ownership	Comments
262/579	Ashton Green East	Beaumont Leys (North-West)	LCC ownership	This site is good on paper and does have potential to be developed as a transit site.  However, concerns have been identified about this site due to its proximity to a permanent gypsy and traveller site on Greengate Lane and potential for tension between settled and travelling communities.  Site not to be taken forward for transit provision.
309/718	Land West of Anstey Lane	Beaumont Leys (North-West)	Private ownership	Part of the site could be used for transit provision and there is good

				<p>access to main route into city, so would be good for transit site.</p> <p>This site is in private ownership. There are ongoing discussions with Blaby and Charnwood on masterplan on bringing this site forward.</p> <p>Site is not available for transit provision.</p>
464	Beaumont Park	Beaumont Leys (North-West)	LCC ownership	<p><b>The intention is to allocate Beaumont Park for employment land. However, it was considered that this site would present a good location for a transit site and Highway's access to the site is good. Going forward, there is potential within the plan to use part of the employment allocation for a transit site.</b></p> <p><b>The downside to this potential allocation is that it is quite close to the two sites at Greengate Nook and Red Hill.</b></p> <p><b>Take site forward as a potential transit site.</b></p>
569	Krefeld Way/Darent Drive Open Space	Beaumont Leys (North-West)	LCC Ownership	<p>This site has potential to accommodate transit provision and access is feasible.</p> <p>Potentially some environmental concerns identified in relation to noise from outer ring road.</p> <p>Site not to be taken forward for transit provision.</p>
577	Land adjacent Keyham Lane/Preston Rise	Humberstone and Hamilton (North-East)	LCC ownership	<p>The site has good potential to be developed for transit provision. However, it is a sloping site which would require landscaping.</p> <p>There was also concern that this site would be too close to existing houses.</p> <p>Site not to be taken forward for transit provision.</p>

589	Land to the east of Beaumont Leys Lane	Abbey (North-West)		<p>There is potential to develop the site for transit provision. However, the site is very close to permanent Gypsy and traveller sites on Greengate Lane and Redhill. Concern was raised also in respect of the amount of council housing in the area, which may make the site difficult to manage.</p> <p>Site not to be taken forward for transit provision.</p>
629	Netherhall Road Open Space	Humberstone and Hamilton (North-East)	LCC ownership	<p>There is potential to develop part of this site for transit provision. However, there are some highways issues that have been identified, although access would be feasible.</p> <p>The area has had a lot of unauthorised encampments in recent years. However, the preference would be to develop the site for affordable residential development.</p> <p>Site is not available for transit provision.</p>
687	Thurcaston Road/Hadrian Road Open Space	Abbey (North-West)	LCC ownership	<p><b>The site has potential to be developed for a transit site. This site has previously been used for unauthorised encampments. Highways access to the site is good.</b></p> <p><b>The intention is to allocate this site for employment use in the Local Plan. However, there would also be potential going forward with the plan to use part of the employment allocation for a transit site.</b></p> <p><b>Take site forward as a potential transit site.</b></p>
702	Western Golf Course	Western (West)	LCC ownership	<p><b>During the Reg 18 consultation the council identified this site for potential to accommodate a site for permanent gypsy and traveller provision. It is our intention to take this forward as an allocation</b></p>

				<p><b>in the Reg 19 consultation and submission Local Plan.</b></p> <p><b>Take site forward as a potential permanent site.</b></p>
715	Land North of Gartree Road	Evington (South-East)	Private ownership	<p>On paper this site has potential to be developed for a transit site and represents a good location.</p> <p>However, this is a private site, and the landowners are promoting it for housing development. The landowner has not indicated that the site would be available for gypsy and traveller provision through the "call for sites" that have been undertaken.</p> <p>Site is not available for transit provision.</p>
961	Welford Road Playing Fields	Knighton (South)	Private ownership	<p>This site has potential to be developed for a transit site.</p> <p>However, this is a private site that is being promoted for housing development. The landowner has not indicated that the site would be available for gypsy and traveller provision in call for sites. Some flooding issues with site.</p> <p>Site is not available for transit provision.</p>
1034	Forest Lodge Education Centre, Charnor Road	Western (West)	LCC ownership	<p>This site offers a good potential location for transit provision.</p> <p>However, some highways issues have identified. Although access to the site is feasible it would be via relatively narrow estate roads. Site is preferred for housing development.</p> <p>Site not available for transit provision.</p>
1040	Mountain Road	Troon (North East)	Private Ownership	<p>This is in private ownership. The landowner has not indicated that the site would be available for gypsy and traveller provision.</p>

				Site is not available for transit provision.
1047	Land at Groby Road/Fosse Road North	Fosse (Inner)	LCC Ownership	<p>This could potentially be developed for a transit site. However, this is a school site and funding has been secured. In addition, the site is potentially too close to housing.</p> <p>Site is not available for transit provision.</p>
1054	Land West of Anstey Lane - additional NHS parcel	Beaumont Leys (North-West)	Private ownership	<p>Although, this is potentially a good location for a transit site some Highways issues have been raised.</p> <p>This is a private site and there are ongoing discussions with Blaby and Charnwood borough Councils on the Masterplan to bring this site forward.</p> <p>Site is not available for transit provision.</p>