

Action 272: Technical note to explain how the proposed land uses in Policy CT04 would interact with the existing site constraints (i.e. Green Wedge, Local Wildlife Site and adjacent allotments).

Site background

Land to the north of Red Hill way is proposed to be allocated as a non-strategic site 'Site 575 – Land adjacent Great Central Railway' within the Submission Local Plan. This is proposed to be allocated for Leisure and Tourism uses, as well as for a Park and Ride facility. The Great Central Railway plc (GCR) is Heritage Lottery funded and the organisation are actively involved in the promotion and enhancement of the railway's heritage, including the maintenance of this station. Details of the work that the GCR organisation have inputted to this heritage asset for Leicester and Leicestershire can be found here: <https://www.gcrailway.co.uk/station-facilities/leicester-north/>

Further details of the site allocation, including planning site constraints, are outlined in document SD/19 'Non-Strategic Sites Proposed for Allocation in the Draft Leicester Local Plan (2023)'. 'Policy CT04. Great Central Railway Museum' provides the policy criteria that any proposals would be assessed against. Following the hearing sessions in November 2024, the council propose to amend the policy to include reference to the relevant constraints (listed in document SD/19) as policy criteria, similar to proposed modifications for amendments to non-strategic site allocations.

Constraints and mitigations

The site is located in area B of the Thurcaston Green Wedge which has been assessed as performing strongly in three of the Green Wedge purposes and moderately in the remaining green wedge purpose. More detail on the performance of the green wedge can be found in submission documents EB/OS/2 and EB/OS/2a. The proposed de-designation of the site from the green wedge and allocation for leisure/tourism uses supports the enhancement of the profile of the Great Central Heritage Railway, which will also provide economic benefits to the city.

The council recognises the impact that development of this site will have on the Green Wedge and will expect any planning application to be accompanied by a Green Infrastructure Strategy to mitigate the loss of the green wedge, which is to ensure that green and blue infrastructure is integrated across the site and with the wider ecological network. The allocation will also require mitigation to ensure that any adverse impacts

on the performance of the surrounding Thurcaston Road Green Wedge, against the four purposes of the Green Wedge, are minimised.

Currently, the site consists of woodland and scrub, which introduces differing levels of biodiversity on site. The map below shows the Local Wildlife Site layer (marked in green below) overlying the site allocation which would need to have appropriate mitigation. The exact proposal would inform how the site is mitigated in terms of this constraint. However, it is expected that any impacts to the Local Wildlife Site are mitigated and considered through Ecological Impact Assessments and habitat surveys, as well as enhancement of ecological corridors, which will be required as part of a planning application. Furthermore, metrics for Biodiversity Net Gain will also be required as part of the planning application in compliance with policy NE02.



Red Hill allotments are located to the north of the site, which are all designated as Statutory allotments. The designation of these are outlined in a hashed line on the above map. Land was previously designated between Belgrave Cemetery and the Red Hill allotments, however these have since been de-designated as allotments for a number of years. The design and layout of the scheme will be expected to be of high quality (in line with DQP01) to ensure minimal impact on the overall use of the allotments and retain the current allotment provision.

The council have undertaken a Local Plan site allocation assessment as set out in EB/HO/5 'Housing Sites Methodology' to assess all site constraints and mitigations. These impacts will be further assessed as part of any planning application, dependent on the proposed uses as a scheme is finalised. However, the mitigations proposed will be reflected in the criteria of the policy as part of Main Modifications, similar to those of non-strategic housing sites in policy Ho01. The exact wording of the policy is to be finalised as part of this process.