

Summary of technical reports

Strategic site 5: Beaumont Park

November 2024

This note provides a summary of the technical work that has been carried out to date in relation to Strategic Site 5: Beaumont Park allocated under Policy SL06 of the emerging Leicester Local Plan 2020-2036.

The policy proposes the site as a strategic allocation to provide 7.14 hectares of employment development within the wider 19.72 ha site. The site is also proposed to provide a gypsy and traveller transit site that could accommodate 12 caravan spaces. Development will need to address general planning requirements, ecology, trees, land contamination, design quality, and sports provision. The policy is supported by the following technical reports:

- Geo-Environmental Assessment Report, Beaumont Park (BWB), June 2020
- Landscape Character Assessment, Beaumont Park (Land Studio), April 2021
- Noise Technical Note, Beaumont Park (BWB), June 2020
- Sustainable Drainage Statement, Beaumont Park (BWB), August 2020
- Utility Services Due Diligence Assessment, Beaumont Park (BWB), December 2020
- Access Appraisal Note (BWB), October 2020
- Air Quality & Odour Technical Note (BWB), June 2020
- Arboricultural Survey (BWB), August 2020
- Archaeology & Heritage Statement (BWB), September 2020
- Beaumont Park Land Promotion Document, January 2023
- Biodiversity Metrics Report (Arcadis), October 2021
- Ecology Stage 1 Report (Arcadis), February 2018
- Flood Risk Assessment (BWB), August 2020

The above reports informed the preparation of the indicative masterplan. A summary of each of the above reports is outlined below.

Geo-Environmental Assessment Report (BWB), June 2020

A geo-environmental assessment was carried out on the proposed allocation at Beaumont Park to assess the sub-surface, potential development constraints, and possible cost abnormalities to the redevelopment of the land.

Findings

The report finds that earthworks will be required across the site to create a development plateau. Following the earthworks, it may be possible to adopt a ground improvement foundation solution. This would require input from specialist contractors to assess whether it would be viable. A piled foundation would provide an alternative option should ground improvement not be viable.

The report also finds that elevated ground gases have been identified at the site which will require installing ground gas protection measures in new buildings. Elevated contaminant concentrations have been identified which were indicated to represent a risk to controlled waters. Based on the cohesive ground conditions, it is unlikely that the contaminants could migrate vertically and are therefore considered to pose a low risk to underlying aquifers. It is considered that the risk to surface water receptors is moderate.

Summary and recommendations

The Council has reviewed the Geo-Environmental Assessment Report and accepts its findings and recommendations. Mitigations recommended in the report will be included in the policy and are as follows:

- To require any application for development of the site to submit a geotechnically focussed ground investigation of the site; and
- To require a report on ground gas monitoring to inform the ground gas regime at the site.

Landscape Character Assessment (Land Studio), April 2021

This report discusses baseline information in relation to landscape and visual matters and establishes the site’s landscape and visual sensitivity to change.

Findings

Landscape

The report finds that the site itself is the most sensitive landscape receptor due to its local value as an urban park, its landscape quality, and condition of the landscape features within it, specifically the areas of grassland and its amount of tree cover. The site is not within or located near any statutory landscape designations and its landscape character and setting is influenced by the proximity of Beaumont Shopping Centre, industrial units, and busy transport routes along its southern boundaries.

The report concludes that the site’s landscape character has a Medium sensitivity to change.

Visual Amenity

Visual receptors are “the different groups of people who may experience views of the development”. The report found that visual receptors identified in the baseline assessment were limited to those using the park itself or those routes adjoining the site. Due to the amount of vegetation cover and undulating landform within the site, views are limited to within the site or restricted to glimpses through gaps in vegetation and bunding.

The report concludes that the visual receptors range from low to medium/high, with an average sensitivity of Medium/High. The receptors with higher sensitivity are those located within the site as they are engaged primarily with their surroundings.

Summary and recommendations

The Council has reviewed the Landscape Character Assessment and accepts its findings. The Local Plan has a policy on Design Principles (DQP01) which will ensure that development of this strategic site will respond positively to the site and its local and wider context including townscape and streetscape, key views, natural and landscape features, that it will integrate well into its surroundings, and that it will contribute positively to its context in terms of scale, height, amount, massing, urban form, layout, siting, appearance, façade design, and roofscape.

Noise Technical Note (BWB), June 2020

This note considers the prevailing noise environment, the nearest existing noise sensitive receptors, and the proposals for development of the site. An appraisal of the potential for noise impacts on the nearest receptors, and the scheme itself, was completed, along with initial advice regarding outline mitigation measures.

Findings

The nearest existing noise sensitive receptors to the site are:

- Dwellings on Butterwick Drive to the south of the site;
- Dwellings on Thatcher Close to the south-east of site;
- Non-residential receptors on Beaumont Way (NSPCC Training Centre, Beaumont Leys Library and Christ the King Church) to the west of site; and
- Dwellings on Pinewood Close to the north-west of site.

The technical note finds that the site is workable from a noise perspective.

It states that existing noise levels incident on the site would not generally be prohibitive to commercial and industrial development.

Summary and recommendations

The technical note recommends that where possible, proposed noise sensitive uses, i.e., offices, should be protected from noise generative elements within the development through careful consideration of the site layout.

With regard to noise from proposed commercial/industrial noise onto existing receptors, the technical note recommends that where possible, delivery access routes, service yards, roller shutter doors and external fixed plant should be placed on the facades furthest away from the residential receptors so that the buildings themselves provide acoustic screening. Therefore, it is recommended that buildings are placed on the southern and eastern boundary with service yards behind them.

It also recommends that the site access is kept as close as possible to the strategic road network.

The Council has reviewed the Noise Technical Note and accepts its findings and recommendations. Mitigations will be included in the policy to:

- Protect proposed noise sensitive uses, e.g., offices, from noise generative elements within the development through careful consideration of the site layout;
- Where possible, locate delivery access routes, service yards, roller shutter doors, and external fixed plant on the facades furthest away from the residential receptors so that the buildings themselves provide acoustic screening; and
- Locate site access as close as possible to the strategic road network.

Sustainable Drainage Statement (BWB), August 2020

This document sets out the principles of drainage design for development of the site and summarises the reasoning behind the chosen design.

The statement demonstrates that the drainage design for development of the site will comply with the relevant local and national standards, specifically the hierarchy of discharge, runoff rate and volume criterion.

Findings

Surface Water Drainage

The document divides the site into 7 catchments based on the existing topography. The approach aims to treat and attenuate the surface water runoff as close to its source as possible.

The statement observes that to confirm a viable outfall for each catchment is achievable, further information is required. To confirm whether infiltration is viable in the location, site specific infiltration testing to BRE365 standards should be undertaken. In the event infiltration is not proven to be viable, surface water should be discharged to the ditches on site. If a gravity connection to a ditch cannot be achieved, a connection should be made to the public surface water sewer network. At this time surface water would likely be drained from the site via SuDS to the receiving surface water network. The SuDS should provide storage up to the 1 in 100 year + 40% climate change storm events.

Foul Water Drainage

Severn Trent Water (STW) has identified a 225mm public foul sewer to the north of the site on Leycroft Road as a suitable discharge point for the development. This sewer is approximately 100m away from the site at the closest point. STW has stated that gravity flows from the development can be accommodated at an approximate flow rate of 3l/s.

It is observed in the statement that due to the topography of the site, a gravity connection from the whole site to the foul sewer in Leycroft Road will not be possible. However anecdotal evidence has been reviewed and it is assumed that a public foul sewer is present to the west of the site in Beaumont Way that is not included in the area shown on the asset plans. A gravity connection from Catchment 1 & 2 to this sewer may be possible. The statement notes that for any catchments where a gravity connection cannot be made, a foul pumping station will be required.

Summary and recommendations

The report recommends that as part of any future planning application, the conceptual drainage strategy in this statement should be developed into a more detailed drainage design.

The statement also recommends that a foul pumping station should be located in the lowest developable area of the site, so a gravity connection from the required catchment to the pumping station can be achieved. The pumping station should be constructed in accordance with adoptable standards including the incorporation of vehicular access and a 15m cordon sanitaire from to habitable dwellings. The statement recommends that consultation be sought with Severn Trent Water at the appropriate juncture to obtain their approval for discharge.

The Council has reviewed the Sustainable Drainage Statement and accepts its findings and recommendations. Mitigations will be included in the policy to:

- Develop a detailed drainage design as part of any application for development of the site, taking into account the findings and recommendations of the Sustainable Drainage Statement (August 2020)

Utility Services Due Diligence Assessment (BWB), December 2020

The purpose of this report was to provide an overview and outline of existing utility services located within and around the proximity of the proposed new development; diversions, if any, that are likely to be required to accommodate the proposed development works; and the extent of utility works necessary to service the proposed development together with indicative budget costs.

Findings

The assessment provides a summary of the statutory services that will impact the site in terms of the proposed diversions and connections works:

- Record information provided by Western Power Distribution (WPD) shows that there is existing Low Voltage (LV) and High Voltage (HV) cables within the site boundary.
- Record information provided by Severn Trent Water shows that there is existing water infrastructure within the site boundary.
- Record information provided by Cadent Gas shows that there is existing gas infrastructure within the site boundary.
- Record information provided by BT Openreach shows that there is existing BT infrastructure within the site boundary.

Summary and recommendations

The Council has reviewed the Utilities Services Due Diligence Assessment and accepts its findings. Mitigations will be included in the policy to:

- Coordinate with the constraints of the existing onsite electricity supply services, the existing onsite gas service, the existing onsite water main, and the existing

onsite communications infrastructure as far as practicable to avoid costly diversion works.

Access Appraisal Note (BWB), October 2020

The Access Appraisal Note assesses the access options into the Beaumont Park site and sets out a proposed access strategy. The study considers existing links and connections summarised below.

Findings

The site is located to the north of the city, to the north of the A563 Krefeld Road outer ring road, approximately 4 km from Leicester City Centre. The site is bound by the Leycroft Road employment area to the north, Beaumont Leys Lane to the east, the A563 Krefeld Way to the south, and Beaumont Leys shopping centre to the west. Beaumont Leys lane and Krefeld Way provide access to the wider highway network within the city. There are good connections for pedestrians and cyclists in all directions to and from the site. Continuous links are provided to key local destinations and trip generators in the surrounding Beaumont Leys area and beyond.

Summary and recommendations

The report suggests that initially the site access would include footways on either side of the site access based on the assumption that the existing footway/cycleway, which connects to the Krefeld Way/Beaumont Leys roundabout to the southeast of the site would be accommodated as part of the wider master planning exercise. Ultimately this would be upgraded to provide Toucan crossing facilities to tie in with wider aspiration to include for such upgraded facilities as part of wider works. These facilities will help public transport users to route to and from the existing bus stops/services to the east, which should remove the need for buses to enter the site.

As a result of the above, this Access Appraisal Note confirms that a safe and suitable access can be provided into the site for all modes of transport, albeit the main vehicular access on Beaumont Leys Lane will ultimately need to be signalised to allow it to accommodate all of the development, together with council's wider aspirations for said corridor.

As a result of this note no issues have been identified from a highways access perspective. Mitigations will be included in the policy to:

- Provide a safe and suitable access into the site for all modes of transport.

Air Quality and Odour Technical Note (BWB), June 2020

The aim of this note is to highlight the potential air quality and odour constraints to the development of the site and identify the likely assessment work required to support any future planning applications.

Findings

Air Quality

The Site lies approximately 1.5km west of the Air Quality Management Area (AQMA).

Based on the modelling and monitoring data in site visit methodology included in the report, it is considered that air quality within the Site is suitable for proposed uses.

Odour

The site is located adjacent to a number of potential odour sources. The report suggests it is unlikely that odour significantly impacts the site having taken into consideration the nature of odours experienced during the site walkover.

Summary and recommendations

Given the size of the site and the development proposal, it is anticipated that a detailed road traffic impact assessment will be required to support any future planning application which should determine the impact of development-generated traffic on local air quality at existing sensitive receptors and the AQMA. Depending on whether sensitive uses are proposed for any future planning application, modelling may also be required to predict pollutant concentrations across the site in future occupation years. A qualitative construction phase dust assessment should be undertaken to identify dust mitigation measures proportionate to the potential dust risk associated with construction phase activities.

The Technical Note recommends that consultation with the Environmental Health department is undertaken prior to submission of any planning application to determine the requirement for a more detailed assessment of identified odour sources and identify any new operations in the area that may change the odour environment from the existing.

The Council has reviewed the Air Quality and Odour Technical Note and accepts its findings. Mitigations will be included in the policy to:

- Require a detailed road traffic impact assessment determine the impact of development-generated traffic on local air quality at existing sensitive receptors and the AQMA with the submission of planning application.

Arboricultural Survey (BWB), August 2020

The objectives of this report are to complete an Arboricultural Survey of the site to inform design and mitigation recommendations for the development. The survey includes initial appraisal with observations recorded for trees within and adjacent to the site. It must be noted that remedial tree works, foundation design and material specification are not covered within this report. The survey covers trees or groups of trees that are considered relevant for the brief.

Findings

During the survey, all relevant individual trees and groups of trees located within and close to the boundary of the Site were assessed. The objective of the survey was to collect tree data relevant to the proposed works at the Site and to categorise individual trees or tree groups in accordance with British Standard (BS 5837:2012): 'Trees in

Relation to Design, Demolition and Construction – Recommendations’, based on their condition, quality and future potential.

It is expected that there will be an environmental/arboricultural impact to this project but with robust mitigation, replanting and keeping removal of trees to a minimum – it is considered that the proposed development could be incorporated successfully into the landscape.

Summary and recommendations

The Survey recommends that an Arboricultural Impact Assessment will be required to determine the full impact any proposed development will have. Where any tree removal is required, this must be mitigated for by replacement planting of suitable tree species for the local environment and in sufficient numbers for the area of canopy cover lost. Management and improvement of some of the retained woodland areas is recommended, which could aid the mitigation process and benefit local and existing users of the site.

The Council has reviewed the Arboricultural Survey and accepts its findings. Mitigations will be included in the policy to:

- Require an Arboricultural Impact Assessment to determine the full impact of the proposed development.
- Where any tree removal is required, this must be mitigated for by replacement planting of suitable tree species.
- Recommend management and improvement of some of the retained woodland to aid mitigation process and benefit local and existing user

Archaeology and Heritage Statement (BWB), September 2020

This statement sets out an assessment of the potential impacts upon the archaeological remains predicted to arise from the re-development of land at Beaumont Park and any impact on the setting of designated assets and Conservation Areas. The assessment has been undertaken in accordance with the standard methodology for Heritage Assessments.

Findings

The report finds that until the 20th century, the site comprised undeveloped woodland and likely agricultural fields. From the 1900s the area was adopted for industrialised development, most notably the building of sewage works until mid-1900s. Modern development across the site from the 1960s onwards saw the disuse of the sewage work and the site given over to landfill, over which modern developments and public open spaces have been built. The extensive development, infill and reuse of the site will have removed any pre-existing archaeological remains.

Summary and recommendations

No further archaeological mitigation is recommended given the use of landfill across the site.

The council has reviewed and accepts the findings of this report.

Land Promotion Document, January 2023

This document has been submitted to demonstrate that Beaumont Park is a suitable location for employment use, achievable within the plan period and that the council has a vision, comprehensive masterplan and delivery strategy for the proposed development.

The document includes the summaries of the technical studies demonstrating that there are no technical constraints to the delivery of this site. This document also sets out the quantum of development that can be achieved through the allocation. The document includes site context and analysis; planning policy; technical constraints; development principles; concept masterplan; infrastructure assessment; delivery proposals and conclusions.

The council has reviewed the Land Promotion Document and accepts the conclusions to support the site allocation.

Biodiversity Metrics Report (Arcadis), October 2021

The purpose of this report is to demonstrate the steps taken to demonstrate the extent of biodiversity net gain that is feasible following the Sketch Masterplan design.

Summary and recommendations

The study concludes that a detailed landscape design and ecological management plan will be required to ensure all habitats within the site, and any created or enhanced beyond the site, are established and managed in a manner to ensure they reach the condition required to achieve the goals stated in the metric.

The council has reviewed the findings of this report and suggests including mitigations in the policy to:

- Require a detailed landscape design and ecological management plan to support the development.

Ecology Stage 1 Report (Arcadis), Feb 2018

This review included identifying the constraints, context and opportunities this site in relation to ecology. This report represents Stage 1 of this process for Beaumont Park.

Findings

The following key ecological constraints were identified by the desk-based review:

- Part of the site is designated as a Biodiversity Enhancement Site in the Local Plan.
- The majority of the site is designated as Green Space in the Local Plan.
- The site supports the following Priority Habitats: lowland mixed deciduous woodland; mature trees; hedgerows; and a pond.
- The large size of the site and diversity of habitats mean that it is likely to be of particular ecological importance.

The site also has potential to support other protected species and species of conservation concern, including invertebrates associated with the grassland areas, nesting birds, and foraging, commuting and roosting bats. The potential for these species to represent key ecological constraints would need to be further assessed to support detailed masterplanning and individual planning applications.

It is possible that parts of the site could keep their Biodiversity Enhancement Site status, if habitats are retained and protected from development, and measures implemented to enhance biodiversity on site or improve connections with green infrastructure outside the site. Enhancements could include appropriate long-term management of the woodland to maximise its biodiversity importance, both intrinsically and for the species it supports. New woodland and hedgerow planting could be implemented. Additional ponds and other wetland features could be added in the north of the site. Features of importance to biodiversity could also be incorporated into the development infrastructure, such as green roofs, bat bricks and invertebrate walls. Ecological connectivity with green space beyond the site could be improved.

A landscape masterplan aims to retain key ecological constraints at a level which maintains their value and permits their continued functioning.

Summary and recommendations

The report suggests that if this site is taken forward for development, mitigation for effects on ecology would need to be designed for and implemented. The mitigations can be accommodated within the site through ensuring key ecological constraints are retained at a level which maintains their value and permits their continued functioning. These key ecological constraints include:

- Biodiversity Enhancement Site designation
- Green Space designation
- Priority Habitats
- Large size of site and diversity of habitats

There would also be opportunities for ecological gains, through enhancing retained habitats, incorporating features for ecology within the development design, and improving habitat connectivity with other areas beyond the site.

The council has reviewed the findings of this report and suggests including the mitigations in the policy to:

- Ensure key ecological constraints including Biodiversity Enhancement Site, Green Space designations, Priority Habitats, and diversity of habitats are retained at a level which maintains their value and permits their continued functioning.
- Require detailed assessment of key ecological constraints including number of protected species and species of conservation concern to support detailed masterplanning and individual planning applications.

Flood Risk Assessment (BWB), August 2020

This report demonstrates that the proposed development is not at significant flood risk, subject to the recommended flood mitigation strategies being implemented. The risks and mitigation measures are identified within the report.

Findings

The site is shown to be entirely located within Flood Zone 1, and nearest Flood Zone extents located approximately 1.2km northwest of the site.

The proposed development has also been assessed against a further range of potential risk sources including canals, groundwater, reservoirs, surface water and sewers. None of these flood sources have found to represent a potential barrier to development.

The assessment states that in compliance with the requirements of National Planning Policy Framework, and subject to the mitigation measures proposed, the development could proceed without being subject to significant flood risk. Moreover, the development will not increase flood risk to the wider catchment area subject to suitable management of surface water runoff discharging from the site.

Summary and recommendations

It is recommended that finished floor levels of the new buildings be raised to a minimum of 150mm above the surrounding ground levels to mitigate the residual risk of flooding. Ground levels should be profiled to encourage pluvial runoff and overland flows away from the built development and towards the nearest drainage point.

The council has reviewed and accepted the findings of this report. Mitigations in the policy will be included as below:

- Development should be set back an appropriate easement from any watercourses and ponds on site.
- Further consultation with the Lead Local Flood Authority is required to determine the necessary easements.
- Finished floor levels should be raised a minimum of 150mm above the surrounding ground levels to mitigate the residual risk of flooding.
- Ground levels should be profiled to encourage pluvial runoff and overland flows away from the built development and towards the nearest drainage point.
- Surface water runoff from the development will be controlled appropriately and discharged to the local surface water network.
- The foul water from the development will be discharged to the public sewer in Leycroft Road.

Beaumont Park Indicative Land Use Masterplan



Beaumont Park Indicative Land Use Masterplan

GROSS SITE AREA: 20.81ha

Employment Area

Employment Area (Purple box)

TOTAL GROSS DEVELOPABLE AREA: 7.14ha
APPROX: 26,000 sqm

Including provision for a Gypsies & Travellers site within a location to be determined

Green Infrastructure

TOTAL GREEN INFRASTRUCTURE AREA: 12.92ha

Green Infrastructure (Green boxes)

- Retained High value trees and woodland
- Site wide green infrastructure including retained trees and woodland

SUDs Locations (Light blue box)