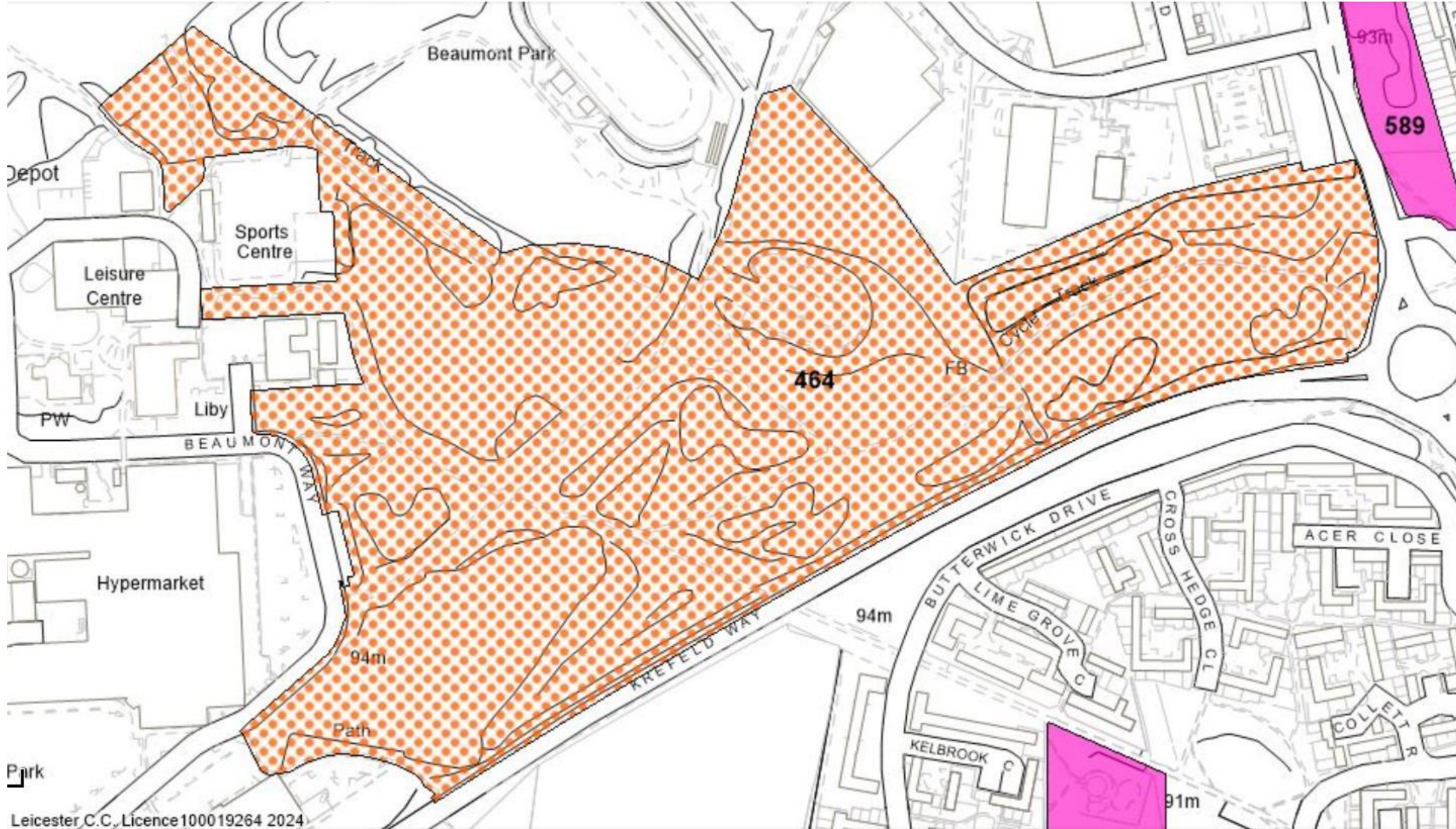



Leicester Local Plan: Action 4

Sustainability Appraisal of Strategic Sites: SL06 Beaumont Park

Strategic Site SL06 Beaumont Park



EXAM 21 B: SA 2024 Update Appendix B (Local Plan Site Appraisal)

464 Beaumont Park			
Gross area	22.48	Net area	14.05
		Net housing	0
			
Distance to GP (m)	617	Sufficient quantity of open space but different typology. Part of park/garden. Parts of site are not closed to public access, e.g. football pitches leased to university and Speedway track leased	
Parks quantity/quality		Playing Pitch Strategy (2017) refers to pitches within the Beaumont Park.	
Sports			
Distance to Green Wedge (m)	880		
Distance to allotments (m)	1817		
Distance to SSSI	>2km		
Distance to Local Wildlife Site (m)	910	Grassland is managed as amenity and regularly mown. Some large and mature spinneys of historic significance in larger parkland landscape contain mature trees. Pond in central section. Boundary of willow trees alongside Krefeld Way are of low ecological value and are regularly coppiced to maintain site views.	
Biodiversity comments			
Archaeology comments	No comment		
Heritage comments	No heritage assets within or adjacent to the site. The setting of the designated Beaumont Lodge to immediate north would be affected by development on site.		
In Conservation Area	No		
In Air Quality Management Area	No		
Distance to water body	Pond on site		
Flood zone	1		
Previously developed land	Greenfield		
Distance to train station (m)	>2km		
Distance to primary school (m)	802		
Index of multiple deprivation	1		
Mitigation needed for		Sports/parks provision Biodiversity including spinneys and pond Pond on site re contamination, runoff Setting of Beaumont Lodge	

**EXAM 21: SA 2024 Update Table 6.1
(Site Appraisals)**

Site no	Site proposed for employment	Index of Multiple Deprivation	Distance to primary school	Distance to train station	Previously developed land	Flood zone	Distance to water body	In AQMA	In Conservation Area	Heritage comments	Archaeology comments	Biodiversity comments	Distance to Local Wildlife Site	Distance to SSSI	Allotments	Green Wedge	Sports provision	Open space	Distance to GP	Net new housing	
15*																					
19*																					
149																					
190*																					
219*																					
222*																					
240*																					
261*																					
262*																					
297*																					
307*																					
308																					
309*																					
332																					
335*																					
378																					
439																					
445																					
446																					
447																					
448																					
449*																					
450																					
451																					
452																					
457																					
458																					
459																					
461																					
462																					
463																					
464*																					

EXAM 21: SA 2024 Update Appendix E (Mitigation)

Recommendation fully integrated into the policy

Recommendation mostly integrated into the policy

Recommendation partly integrated into the policy, plus commentary from the planning team

No changes made to the policy or supporting text, plus commentary from the planning team

Policy	SA suggestion to improve sustainability	Changes made to policy
SLO4	This policy does not provide enough detail to allow it to be appraised. However, based on the site appraisals, the following should be considered for inclusion in the policy:	Policy includes “retention of the on-site pond” though not protection from runoff etc.
SLO5	<p>This policy does not provide enough detail to allow it to be appraised. However, based on the site appraisals, the following should be considered for inclusion in the policy:</p> <ul style="list-style-type: none"> • Biodiversity net gain (possibly offsite) for the hedgerow, woodland, badgers, bats, swallows, swifts, possible Great Crested Newts (will not be easy to do this) • Visual and biodiversity links to the wider countryside, to partly mitigate for the loss of the Green Wedge • Protection of the flood relief basin/SUDS on site from runoff and contamination • Protection of TPO trees • Assessment and mitigation of archaeological finds at the site site, including ridge and furrow. • Protection of former Leicester Frith Farm and Gilroes Cemetery from impact of development • Requirements re. improvement of public transport to the site • Provision of amenities on site to reduce the need to travel. GP, school and allotments are all far away. 	<p>The supporting text notes “In addition to the usual planning requirements development will need to address: easement of ordinary watercourse and retention of attenuation features; ecology; trees and hedgerows; archaeology; heritage; air quality; and highways access”. The supporting text also mentions the character of the surrounding area and the Green Wedge.</p> <p>No mention made of biodiversity net gain, public transport, and provision of amenities on site.</p>
SLO6	<p>This policy does not provide enough detail to allow it to be appraised. However, based on the site appraisals, the following should be considered for inclusion in the policy:</p> <ul style="list-style-type: none"> • Biodiversity net gain (possibly offsite) for the species-rich grassland, mature trees, possible bat roosts. • Protection of adjacent Evington Park from impacts of development. • Protection of listed buildings on site and nearby conservation area. • Consideration of flooding (there are multiple areas of modelled surface water flooding t the site). 	<p>The supporting text notes “In addition to usual planning requirements development will need to address: surface water flood risk; ecology; heritage; archaeology; trees; air quality; and highways mitigation”</p>

SD18: Strategic Sites Document

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; and ecological protection and enhancement. 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):	20.7
Category:	Greenfield
Proposed Uses:	Employment (E(g), B2 & B8 Uses)
Capacity (Residential):	N/A
Capacity (Employment):	7.14 hectares / 25,000 sq. m
Capacity (Other):	12 Gypsy & Traveller transit pitches
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: flooding; ecology; trees; land contamination; air quality; and sports provision.

Suggested Mitigations:	Drainage Strategy; Flood Risk Assessment; Ground Investigation Works report; BNG required; Ecological Assessment; Land contamination investigations; Air Quality Management Assessment; consultation with Sports re playing pitches.
Notes:	Approx. 7.14ha suitable for development. Remainder to be retained and enhanced as green space.
Ownership:	Leicester City Council
Delivery Timeframe:	10 yrs and over
Sustainability Typology:	AMBER – Mitigations as suggested above
RAG Score:	2 Red; 11 Amber; 11 Green