

Representations to the Evidence Base (Sustainability Appraisal)

1. Appendix F of the Sustainability Appraisal presents a map showing the location of the sites considered for allocation in the New Local Plan. The sites comprising the Scraftoft North SDA are referred to as 3 parcels:
 - 24/12222 Land west of Beeby Road (Scraftoft Golf Club), and land east and west of Hamilton Lane – Housing
 - 24/10117 Land west of Beeby Road (Scraftoft Golf Club), and land east and west of Hamilton Lane – Mixed use
2. Appendix E of the Sustainability Appraisal contains a table which explains the Council’s reasons for selecting or rejecting site options. It confirms that the site at Scraftoft North site has not been taken forward as a proposed allocation as *“the site is not developable within the Local Plan period”*.
3. This notwithstanding, the site remains available, suitable for development and is the subject of an ongoing planning application, supported by a substantial evidence base, it is therefore considered to be capable of delivering during the plan period. Furthermore, it is located in a sustainable location within the Leicester Urban Area, as such, retaining the allocation of this site in the emerging plan would achieve the key objectives set out by the emerging plan.
4. Paragraph 2.41 of the Sustainability Appraisal sets out the methodology for how each site has been scored / appraised against the Sustainability Appraisal (SA) objectives in the SA framework (see Chapter 3), with symbols being attributed to each option to indicate their likely effects on each SA objective as shown in the table / image below. Where a potential positive or negative effect is uncertain, a question mark was added to the relevant symbol (e.g. +? or -?) and the symbol was colour coded in line with the potential positive, negligible or negative effect (e.g. shades of green, blue, purple, yellow, pink, etc.). A key to symbols and colour coding is shown below.

Symbol and Colour Coding	Description
++	Significant positive effect likely.
++/-	Mixed significant positive and minor negative effects likely.
+	Minor positive effect likely.
+/-	Mixed minor effects likely.
++/--	Mixed significant effects likely.
-	Minor negative effect likely.
--/+	Mixed significant negative and minor positive effects likely.
--	Significant negative effect likely.
0	Negligible effect likely.
?	Likely effect uncertain.

5. Having regard to table 6.1 in the Main Report, the sites comprising Scraptoft North are scored as follows:

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
24/12222	Scraptoft	North (Grid 1)	Land west of Beeby Road (Scraptoft Golf Club), and land east and west of Hamilton Lane	0	?	?/?	?	0	++	0	-/++?	++	+	0	/0	+	?
24/10117	Scraptoft	North (Grid 1)	Land west of Beeby Road (Scraptoft Golf Club), and land east and west of Hamilton Lane	0	?	?/?	?	0	+	0	/+?	++	+?	0	/0	+	?

SA Objective 6: Safeguard and improve community health, safety and wellbeing

6. The purpose of the objective is to score sites highly that are within walking distance of existing health services and facilities (good access to healthcare), while being in close proximity to open spaces and footpaths and cycle routes (more active lifestyles).
7. Part of the site has been considered as likely to have significant positive effects (++) as it lies within 720m of the referenced ‘assets’, whilst the remainder of the site is scored as having a minor positive effect (+).

SA Objective 9: Provide affordable, sustainable, good-quality housing for all

8. All of the residential site options are expected to have positive effects on this objective, due to the nature of the proposed development. It is expected that sites of a larger size may be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.
9. The site has been considered as likely to have a significant positive effect (++).

SA Objective 10: Support the sustainable growth of the economy and provide good employment opportunities

10. The site has been considered as likely to have a minor positive effect (+) as the site is within walking distance (600m) of either: public transport links or one or more Key and General employment area and / or major employment site.
11. However, the site should be considered as likely to have a significant positive effect (++) given the proximity of the site to Leicester city centre, which provides access to a significant number of jobs, and as set out by these representations, will be in close proximity to the largest proposed employment allocation in the district.

SA Objective 13: Promote sustainable transport and active travel use

12. This SA objective considers the proximity of development sites to sustainable transport links, which in turn affects the extent to which people are able to make use of non-car based modes of transport to access services, facilities and job opportunities.
13. The site has been considered as likely to have a minor positive effect (+) as the site is more than 1.8km from a railway station but within 450m of a bus stop.
14. However, the site should be considered as likely to have a significant positive effect (++) as the planning application has demonstrated the capacity for improved bus infrastructure on site, whilst the proposed development (as per the current planning application) would also include other uses (including retail), reducing the need to travel by car for day to day needs.

Conclusion

15. Although as noted in the scoring above, there is some uncertainty in relation to the effects of development, it has reinforced the opportunity that Scraftoft North presents for a sustainable and accessible development, providing significant positive effects in respect of several of the SA objectives.
16. Accordingly, we strongly urge the Council to reconsider the continued allocation of the Scraftoft North SDA.

Contact

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