

NON-STRATEGIC SITES PROPOSED FOR ALLOCATION IN THE DRAFT LEICESTER LOCAL PLAN (2022)

Introduction

Paragraph 23 of the NPPF states that broad locations for development should be indicated on a key diagram and that land use designations and allocations should be identified on a policies map.

This document sets out the proposed non-strategic site allocations; an accompanying document sets out the proposed strategic site allocations. This document should be read alongside the Local Plan and the Policies Map.

The proposed CDA has the potential to accommodate around 6,200 new homes and 3.92 hectares of land for office development. This is a key component of the draft Local Plan's spatial strategy for the City's growth over the plan period. The 53 non-strategic site allocations (47 proposed for housing, 2 for employment, 2 for offices, 1 for leisure and tourism, and 1 for education) proposed in the Local Plan and set out in this document collectively make provision for 1,230 new homes over the plan period and around 4.8 hectares of land for employment uses.

Site Selection and Information

The proposed non-strategic site allocations set out in this document were selected by Council officers having regard to:

- Leicester's Sites Methodology document;
- Sustainability Appraisal; and
- 'Level 2' Strategic Flood Risk Assessment (2022 update).

A fuller explanation of the site selection process is provided in a separate Topic Paper.

For each site in this document there is a map extract, on an Ordnance Survey base, identifying the subject site in the centre of the map, and showing the extent of the proposed Local Plan allocation either in pink (denoting that the whole of the site is proposed for development) or in yellow (denoting that only part of the site is proposed for development). For those sites shown in yellow as partial development sites, the part of the site that would be developed has not been determined.

Below each map there is a table of explanatory information, as follows:

Site No:	the site's unique reference number
Site Address:	the name/address by which the site is known
Ward/Area:	the Council ward name (and OSSR ¹ area)
Site Area (ha):	the site area, in hectares
Category:	either brownfield or greenfield ²
Proposed Uses:	the development uses proposed by the allocation
Capacity (Residential):	the number of dwellings proposed by the allocation

¹ The Open Spaces, Sports and Recreation (OSSR) Study 2017. The OSSR identifies open space planning areas within the City as: North-East, South-East, South, West, North-West, and Inner.

² Brownfield means land which is previously developed, greenfield means land which is not previously developed.

Capacity (Employment):	the area in hectares and floorspace in square metres for employment uses
Capacity (Other):	the area in hectares or floorspace in square metres for any other uses
Suitability Summary:	a summary of Council officers' findings of the site's suitability and the site-specific issues likely to need particular attention when the site is brought forward for development
Suggested Mitigations:	Any development coming forward would have to consider constraints listed within the suitability summary:
Notes:	whether the site is wholly or only partially suitable for development
Ownership:	either City Council or privately owned
Delivery Timeframe:	when the site is likely to be developed
Sustainability Typology:	the site's score from the Sustainability Appraisal (Red, Amber, or Green)
RAG Score:	the number of <u>R</u> eds, <u>A</u> mbers, and <u>G</u> reens (RAG) scored as a result of assessment, following the Sites Methodology by Council Officers

Next Steps and Timeframes

The sites contained within this document are within the final version of the Local Plan. To view the draft Local Plan and to submit your representations about any of the proposed site allocations please click here:

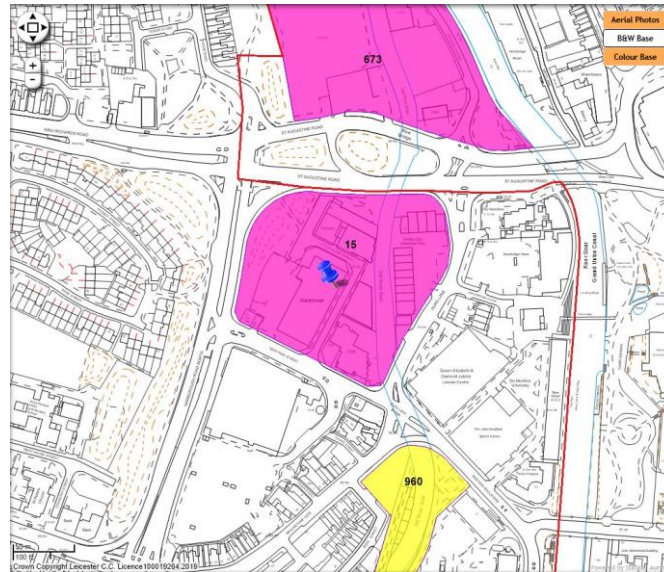
consultations.leicester.gov.uk

The Council has reviewed all comments received as part of the 2020 consultation and has taken these into consideration when deciding the final list of sites that it wishes to be included in the Local Plan for submission for Examination in Public. The upcoming consultation will give the opportunity to review the soundness of the Local Plan and provide any comments. The Council has engaged with stakeholders, including site owners/promoters. New sites submitted during the previous consultation have been considered for inclusion in the final list for the Local Plan.

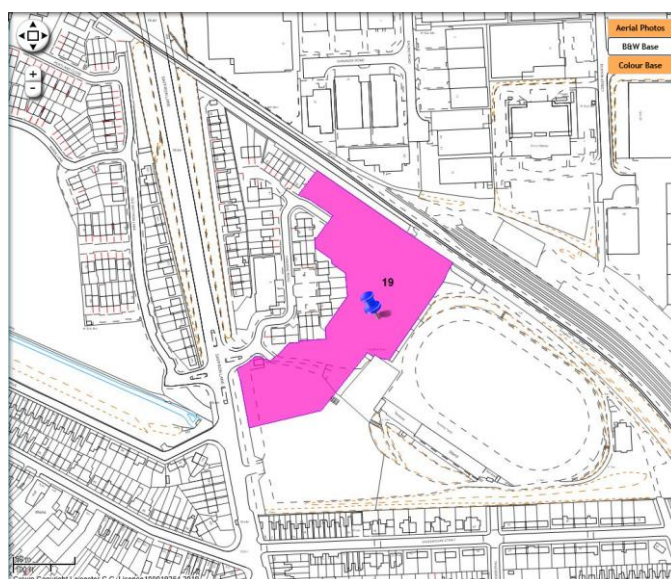
Summary List of Non-Strategic Sites

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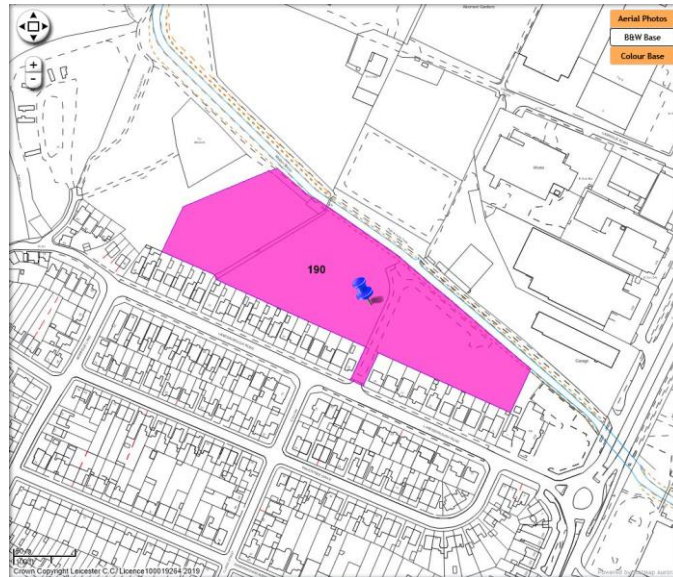
684	Land adjacent to Evington Leisure Centre	51
687	Thurcaston Road/Hadrian Road Open Space	52
715	Land North of Gartree Road	54
960	Land west of Bede Island Road (Braunstone Gate)	56
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962	Amenity land between Coleman Road and Goodwood Road	60
963	Southfields Infant School and Newry Specialist Learning Centre	62
992	Woodstock Road	63
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1007	Glazebrook Square	66
1030	Dysart Way	67
1034	Forest Lodge Education Centre, Charnor Road	68
1035	VRRE/Gipsy Lane	69
1037	Spence Street	70
1039	Bisley Street/Western Road	72
1040	Mountain Road	73
1041	Land off Hazeldene Road adj. Kestrel's Field Primary School	75
1042	Land off Heacham Drive (former playing fields)	76
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1051	Gilmorton Community Rooms/Hopyard Close shops	80
1052	Railway station, former sorting office and station car park	81
1053	Land at Midland St, Southampton St, Nicholas St & Queen St	83



Site No:	15
Site Address:	Land to south of St Augustine Road/west of Duns Lane
Ward/Area:	Westcotes (Inner)
Site Area (ha):	2.02
Category:	Brownfield
Proposed Uses:	Mixed Residential and Employment Uses
Capacity (Residential):	44
Capacity (Employment):	To be determined by scheme feasibility
Capacity (Other):	N/A
Suitability Summary:	Previously developed / existing allocated site with active non-residential uses. Subject to the exception test (see SFRA) and protection of River Soar LWS, site is suitable for mixed-use redevelopment and conversion of existing buildings. In addition to usual planning requirements development will need to address: flood risk; ecology; heritage; archaeology; trees; air quality; and highways access.
Suggested Mitigations:	Transport assessment showing 2 access points due to flood zone; Requirement for Biodiversity Net Gain; Drainage Strategy required; Archaeology Assessment required. Design should consider neighbouring existing uses.
Notes:	Other than River Soar, whole site suitable for development
Ownership:	Private
Delivery Timeframe:	11-15 yrs
Sustainability Typology:	RED – Mitigations as suggested above
RAG Score:	1 Red; 8 Amber; 15 Green

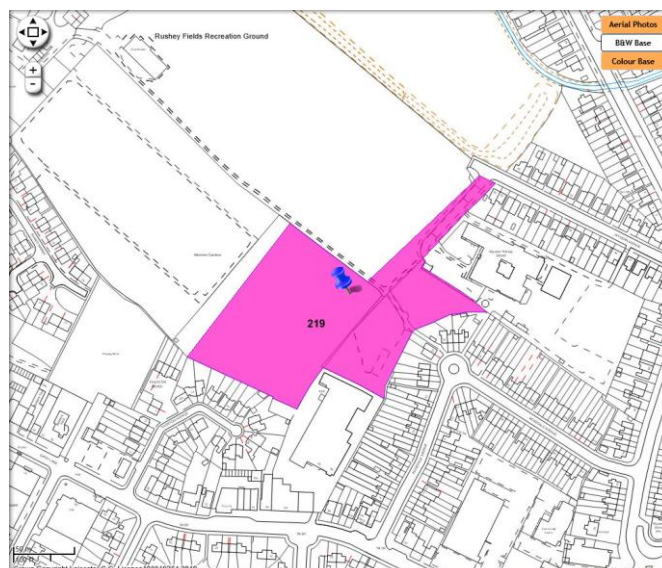


Site No:	19
Site Address:	Velodrome Saffron Lane
Ward/Area:	Saffron (Inner)
Site Area (ha):	1.28
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	38
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Previously developed vacant site with approved planning application for residential development of 38 dwellings (20200287). Site is suitable for housing development. In addition to usual planning requirements development will need to address: Saffron Brook culvert; ecology; air quality; transport impacts; relationship with stadium and railway.
Suggested mitigations:	FRA required; Air Quality Assessment required; Requirement for Biodiversity Net Gain. Design should consider neighbouring railway and stadium.
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	Within the next 5 yrs
Sustainability Typology:	GREEN
RAG Score:	1 Red; 4 Amber; 19 Green

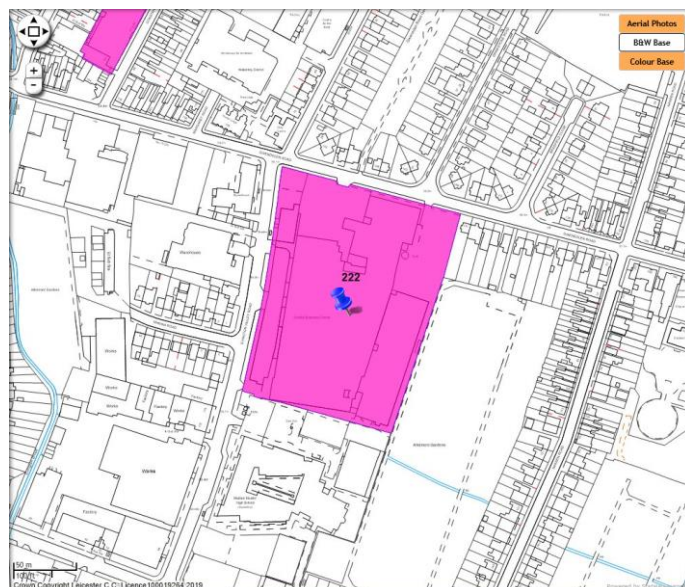


Site No:	190
Site Address:	Lanesborough Road – former allotments
Ward/Area:	Rushey Mead (North-West)
Site Area (ha):	2.3
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	37
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield former (declassified) allotment site / existing allocated vacant site. Planning permission secured for 37 dwellings on part of site (20200789). Subject to the exception test (see SFRA) and protection of LWS, site is suitable for housing development. In addition to usual planning requirements development will need to address: flood risk; Melton Brook; ecology; trees; archaeology; PROW; air quality and highways access.
Suggested Mitigations:	Drainage strategy required; FRA required; Requirement for Biodiversity Net Gain requirement; Archaeological field evaluation required; air quality assessment required; Design to take account of PROW.
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	Within the next 5yrs

Sustainability Typology:	RED – mitigations as suggested above
RAG Score:	3 Red; 6 Amber; 15 Green

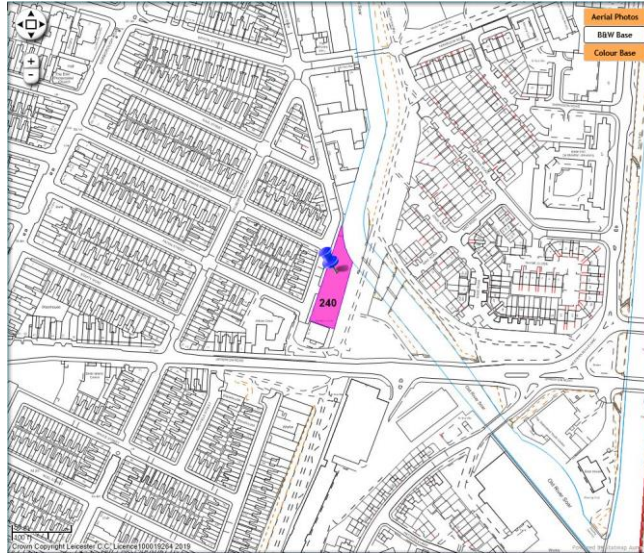


Site No:	219
Site Address:	Land rear of Rosedale Avenue/Harrison Road allotments
Ward/Area:	Rushey Mead (North-East)
Site Area (ha):	1.83
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	53
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield former (declassified) allotment site. Site is suitable for housing development. In addition to the usual planning requirements development will need to address: ecology; Biodiversity Enhancement Site; trees; Impact on roads and highways access.
Suggested Mitigations:	Transport assessment taking account of access for school; Travel Plan required. Design should take account of Biodiversity Enhancement Site and neighbouring allotments. Requirement for Biodiversity Net Gain
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	GREEN
RAG Score:	1 Red; 8 Amber; 15 Green

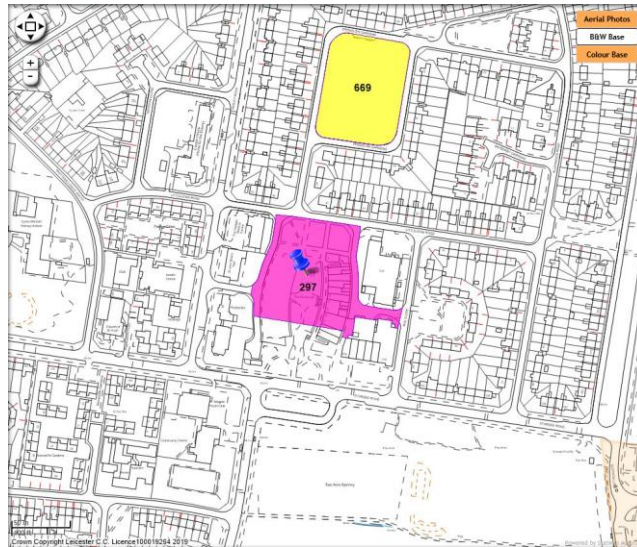


Site No:	222
Site Address:	Evington Valley Road (former Dunlop Works)
Ward/Area:	Spinney Hills (Inner)
Site Area (ha):	2.37
Category:	Brownfield
Proposed Uses:	Mixed Residential and Employment Uses
Capacity (Residential):	48
Capacity (Employment):	To be determined by scheme feasibility
Capacity (Other):	N/A
Suitability Summary:	Previously developed / existing allocated site with active non-residential uses. Subject to the exception test (see SFRA), site is suitable for mixed-use conversion of this locally listed building. In addition to usual planning requirements development will need to address: flood risk; ecology; heritage; archaeology; nearby sports pitch and trees.
Suggested Mitigations:	FRA required; development outside of Flood zone 3b; Archaeological Assessment and Heritage Impact Assessment required. Design should take account of existing employment uses and nearby sports pitches.
Notes:	Majority of site is suitable for development, however area in Flood Zone 3b should be taken into account (leaving 1.66Ha developable)
Ownership:	Private
Delivery Timeframe:	Within the next 5 years

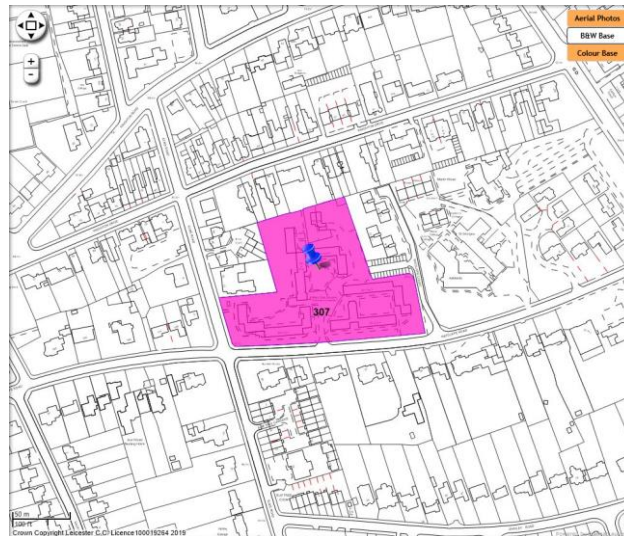
Sustainability Typology:	GREEN
RAG Score:	1 Red; 5 Amber; 18 Green



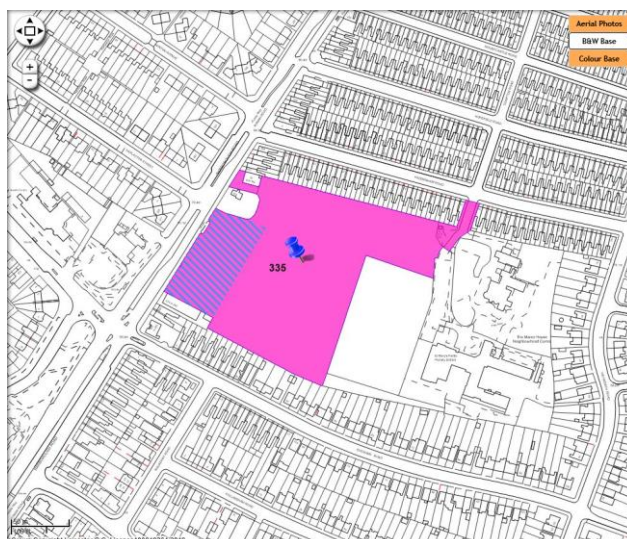
Site No:	240
Site Address:	114-116 Western Road
Ward/Area:	Westcotes (Inner)
Site Area (ha):	0.14
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	5
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Previously developed site. Subject to the exception test (see SFRA), site is suitable for housing. In addition to usual planning requirements development will need to address: flood risk; ecology; LWS; and heritage.
Suggested Mitigations:	FRA required; Requirement for Biodiversity Net Gain; Heritage Impact Assessment required. Design to take account of LWS
Notes:	Whole site suitable for development
Ownership:	Private
Delivery Timeframe:	Within the next 5 yrs
Sustainability Typology:	AMBER
RAG Score:	0 Red; 4 Amber; 20 Green



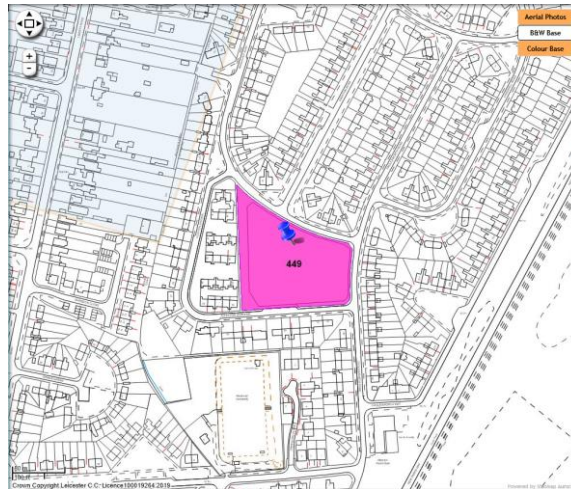
Site No:	297
Site Address:	Sturdee Road - The Exchange
Ward/Area:	Eyres Monsell (South)
Site Area (ha):	0.7
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	20
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Previously developed site with previous outline planning permission (now expired). Extent of Local Centre proposed for revision to reflect recent consented and built retail and other development. Site is suitable for housing. In addition to usual planning requirements development will need to address: heritage.
Suggested Mitigations:	Drainage strategy will be required with inclusion of SuDS and design for exceedance; Archaeological Field Evaluation required. Requirement for Biodiversity Net Gain
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	5 yrs
Sustainability Typology:	GREEN
RAG Score:	0 Red; 3 Amber; 21 Green



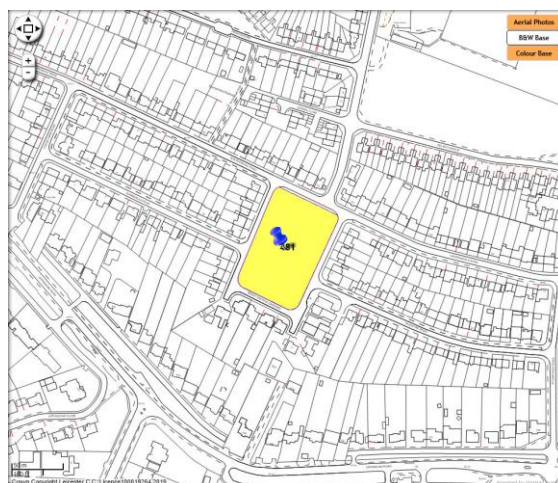
Site No:	307
Site Address:	Mary Gee Houses - 101-107 Ratcliffe Road
Ward/Area:	Knighton (South-East)
Site Area (ha):	1.37
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	40
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Previously developed site. Site is suitable for housing. In addition to usual planning requirements development will need to address: heritage.
Suggested Mitigations:	Mitigation needed for trees, Conservation Area, and Inglewood listed building; Drainage strategy required with inclusion of SuDS and design for exceedance; FRA required. Requirement for Biodiversity Net Gain
Notes:	Whole site suitable for development
Ownership:	Private
Delivery Timeframe:	5 yrs
Sustainability Typology:	GREEN
RAG Score:	1 Red; 5 Amber; 18 Green



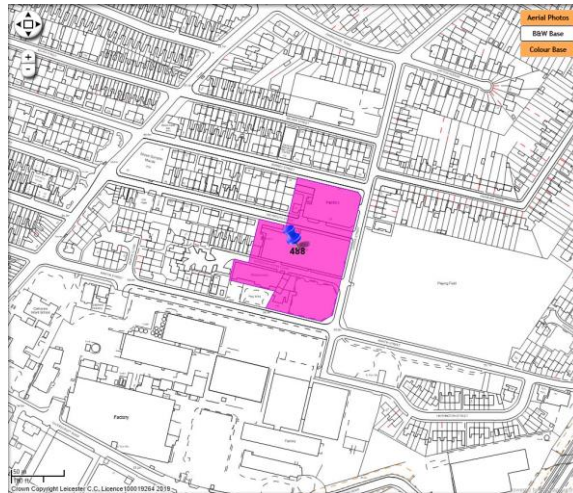
Site No:	335
Site Address:	Manor House Playing Fields - Narborough Road
Ward/Area:	Braunstone and Rowley Fields (Inner)
Site Area (ha):	2.24 (development on 0.4ha only)
Category:	Greenfield
Proposed Uses:	Residential and Playing Fields
Capacity (Residential):	14
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Scope for partial development to open-up/enhance public access to playing fields. Site is suitable for housing. In addition to usual planning requirements development will need to address: trees; archaeology; heritage; air quality; highways access; and sport provision.
Suggested Mitigations:	Mitigations needed for sport provision and archaeological & heritage assets; Drainage strategy will be required with inclusion of SuDS and design for exceedance; FRA required; Requirement for Biodiversity Net Gain
Notes:	One fifth of site (0.4ha) suitable for development. Remainder to be retained and enhanced as green space.
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	GREEN
RAG Score:	2 Red; 3 Amber; 19 Green



Site No:	449
Site Address:	Allextan Gardens Open Space
Ward/Area:	Western (West)
Site Area (ha):	0.86
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	25
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. However Western Park provides nearby alternative provision for local open space needs. Site is suitable for housing. In addition to usual planning requirements development will need to address: archaeology; heritage; access and sport provision.
Suggested Mitigations:	Drainage Strategy required with inclusion of SuDs and design for exceedance; Requirement for Biodiversity Net Gain; Impact on locally listed heritage setting to be mitigated as part of development; transport assessment required.
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	GREEN
RAG Score:	1 Red; 5 Amber; 18 Green



Site No:	481
Site Address:	Brent Knowle Gardens
Ward/Area:	Thurncourt (North-East)
Site Area (ha):	0.68 (development on 0.34ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	12
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward with deficiency. However, the wider OSSR area has sufficiency. Ocean Road Open Space and Willowbrook Park provide alternative nearby provision. Site is within Flood Zone 1. Access issues to be resolved. Site is suitable for housing.
Suggested Mitigation:	Drainage Strategy required with inclusion of SuDs and design for exceedance; Requirement for Biodiversity Net Gain; Transport Assessment required.
Notes:	Half of site (0.34ha) suitable for development. Remainder to be retained and enhanced as green space.
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 years
Sustainability Typology:	GREEN
RAG Score:	4 Red; 3 Amber; 17 Green



Site No:	488
Site Address:	Carter Street/Weymouth Street/Bardolph Street East
Ward/Area:	Belgrave (North-East)
Site Area (ha):	1.05
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	30
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Previously developed site with active non-residential uses. Site is suitable for housing. Site contains an area defined as a Children & Young People's Space (CYPS) in the OSSR, which notes there is a shortfall of these typologies in this area. In addition to usual planning requirements development will need to address: flood risk; easement of main river; heritage; CYPS, and air quality.
Suggested Mitigations:	Drainage Strategy with inclusion of SuDs and design for exceedance required; FRA required; Heritage impacts to be mitigated; Air Quality Management Assessment required; Site design to take account of existing CYPS.
Notes:	Whole site suitable for development
Ownership:	Private
Delivery Timeframe:	10 years and over
Sustainability Typology:	GREEN
RAG Score:	1 Red; 8 Amber; 15 Green



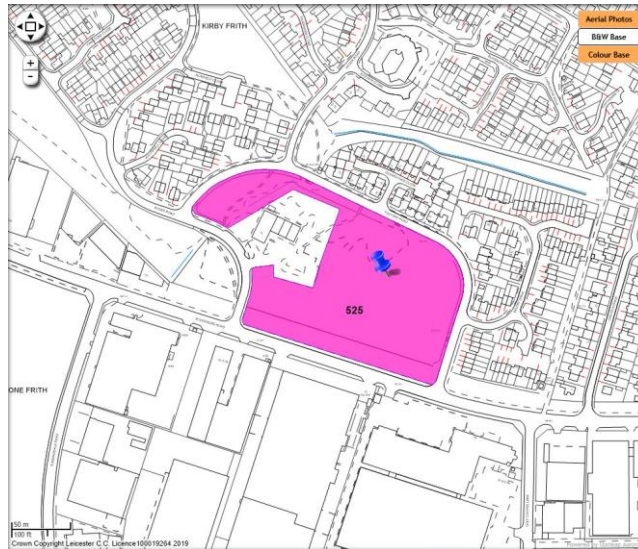
Site No:	501
Site Address:	Croyland Green
Ward/Area:	Thurncourt (North-East)
Site Area (ha):	0.51 (development on 0.25ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	9
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward with deficiency. However, the wider OSSR area has sufficiency. Ocean Road Open Space and Willowbrook Park provide alternative nearby provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: street trees; heritage; surface water routes; access issues
Suggested Mitigations:	Drainage Strategy required with inclusion of SuDs and design for exceedance; Requirement for Biodiversity Net Gain. Impact on locally listed heritage asset to be incorporated into design; Off-site enhancement of existing play provision to be considered; Transport Assessment required.
Notes:	Half of site (0.25ha) suitable for development. Remainder to be retained and enhanced as green space.
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs

Sustainability Typology:	Green
RAG Score:	3 Red; 3 Amber; 18 Green



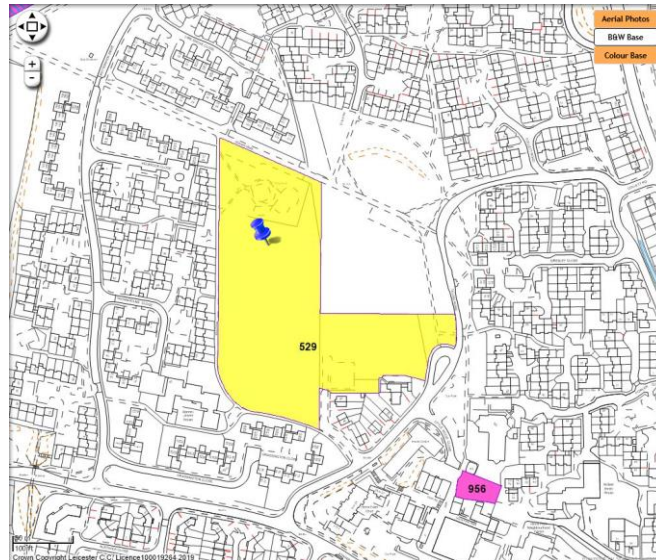
Site No:	505
Site Address:	Dorothy Road/Linden Street/Constance Road
Ward/Area:	Spinney Hills (Inner)
Site Area (ha):	1.07
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	31
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Previously developed site with active non-residential uses. Locally listed building and archaeological constraint on part of site (southeast); most of site within LAAPC 250m buffer zones. Subject to retention/re-use of locally listed buildings, site is suitable for housing. In addition to usual planning requirements development will need to address: flood risk; heritage; air quality; and highways access.
Suggested Mitigations:	Drainage Strategy with inclusion of SuDs and design for exceedance required; FRA required; Flood Resilience/Protection Strategy required for parts of site in FZ2; Mitigation around locally listed building (Archaeological Assessment); Requirement for Biodiversity Net Gain; Air Quality Management Assessment required; Transport Assessment required to overcome any access issues; Consideration of Historic England suggestion to incorporate locally listed building through design and material.
Notes:	Whole site suitable for development

Ownership:	Private
Delivery Timeframe:	10 years and over
Sustainability Typology:	GREEN
RAG Score:	1 Red; 4 Amber; 19 Green



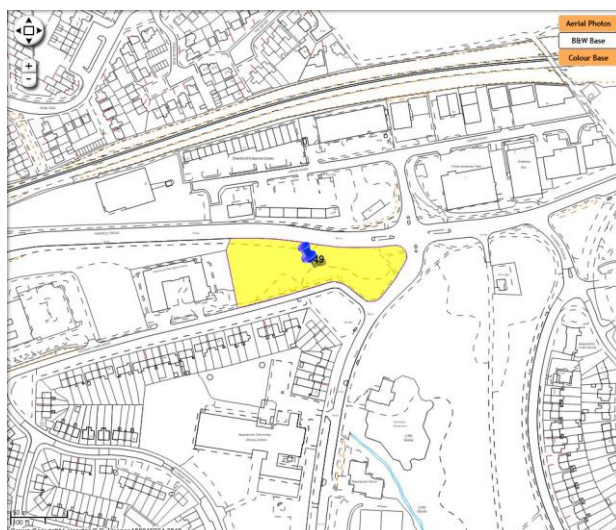
Site No:	525
Site Address:	Fulford Road Open Space
Ward/Area:	Western (West)
Site Area (ha):	2
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	58
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Kirby Frith Local Nature Reserve, Ryder Road Open Space and Ryder Road Spinney provide alternative nearby provision. Subject to protection of LWS, site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; trees; air quality; highways access; and sport provision.
Suggested Mitigations:	Drainage strategy required, with inclusion of SUDs and design for exceedance; FRA required; Ecological Assessment required; Design to take account of local wildlife site and Tree Protection Order trees; Air Quality Assessment required; Transport Assessment required; Requirement for Biodiversity Net Gain
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs

Sustainability Typology:	AMBER
RAG Score:	3 Red; 6 Amber; 15 Green



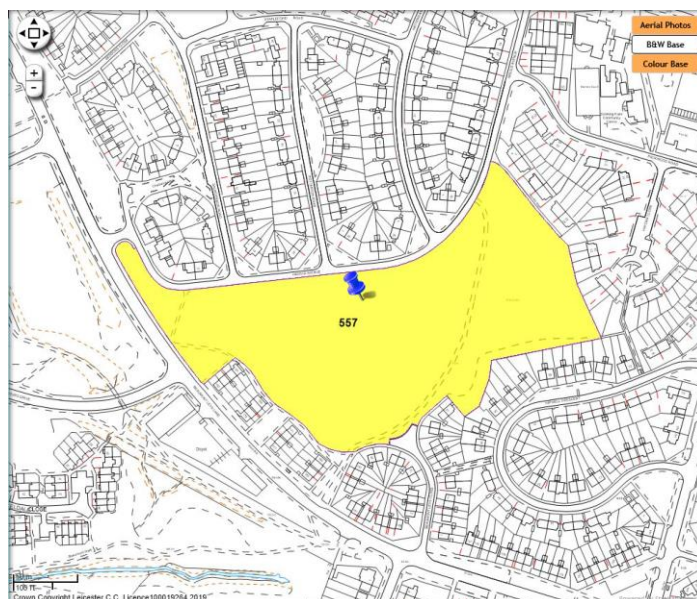
Site No:	529
Site Address:	Glovers Walk Open Space
Ward/Area:	Beaumont Leys (North-West)
Site Area (ha):	2.36 (development on 1.18ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	34
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Heacham Drive Open Space, Heard Walk Open Space and Peppercorn Walk Open Space provide alternative nearby provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: trees and hedgerows; heritage; highways access; and sports provision.
Suggested Mitigations:	Only partial development of site; Drainage strategy required, with inclusion of SUDs and design for exceedance; FRA required; Requirement for Biodiversity Net Gain; Design layout to take account of mature hedgerow / mature tree shelterbelt; Design to take account of heritage assets, Beaumont Leys House and Home Farm; Improvement of existing road spur to attain adoptable highways standards
Notes:	Half of site (1.18ha) suitable for development. Remainder to be retained and enhanced as green space.

Ownership:	Leicester City Council
Delivery Timeframe:	11-15 yrs
Sustainability Typology:	GREEN
Initial RAG Score:	2 Red; 7 Amber; 15 Green



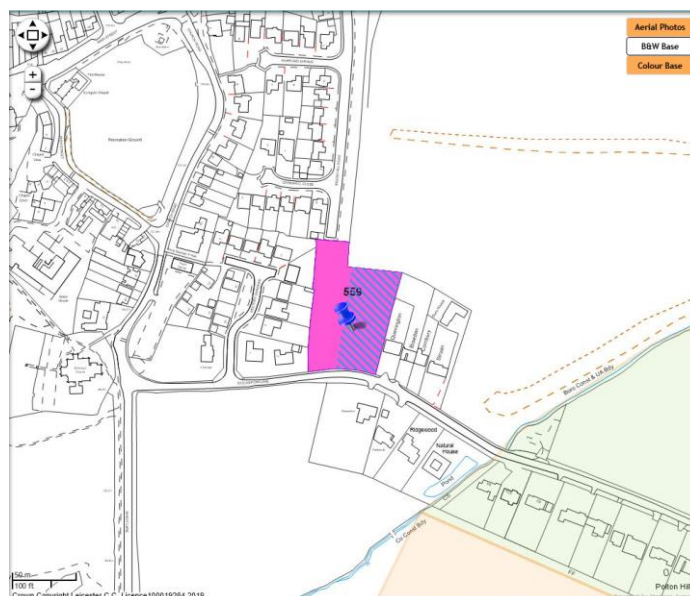
Site No:	549
Site Address:	Hockley Farm Road Open Space
Ward/Area:	Braunstone Park and Rowley Fields (West)
Site Area (ha):	0.66 (development on 0.22ha only)
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	8
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Braunstone Park provides nearby alternative provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; biodiversity enhancement site; heritage; and air quality.
Suggested Mitigations:	Only partial development of site; Drainage strategy required, with inclusion of SUDs and design for exceedance; Requirement for Biodiversity Net Gain; Ecological Assessment; Air Quality Assessment required; Tree Protection Order trees need BS5837 survey
Notes:	One third of site (0.22ha) suitable for development. Remainder to be retained for trees.
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	GREEN

RAG Score:	2 Red; 6 Amber; 16 Green
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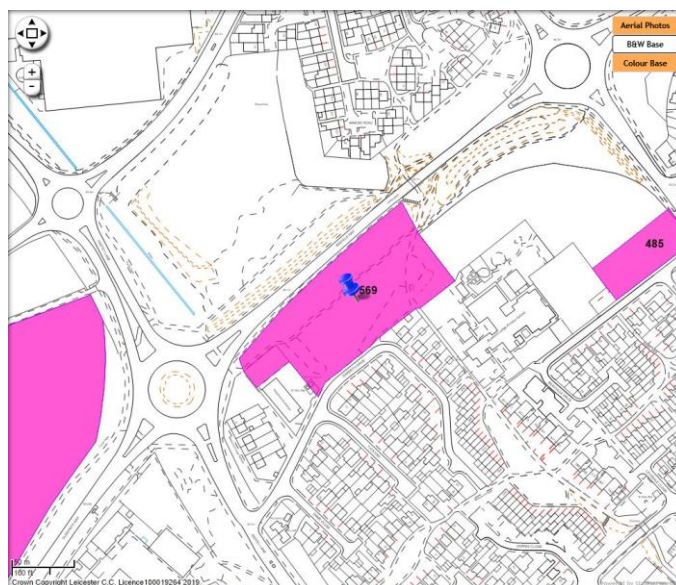
Site No:	557
Site Address:	Ingold Avenue Open Space
Ward/Area:	Abbey Ward (North-West)
Site Area (ha):	3.69 (development on 2.46ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	54
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Heacham Drive Open Space, Heard Walk Open Space and Peppercorn Walk Open Space provide nearby alternative provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; topography; highways access; and sports provision.
Suggested Mitigations:	Only partial development of site; Drainage strategy required, with inclusion of SUDs and design for exceedance; FRA required; Requirement for Biodiversity Net Gain; Ecological Assessment required; Retention of ecology of value; Retention/enhancement of sports facilities on site
Notes:	Two thirds of site (2.46ha) suitable for development. Remainder to be retained and enhanced as green space.
Ownership:	Leicester City Council

Delivery Timeframe:	6-10 yrs
Sustainability Typology:	GREEN
RAG Score:	2 Red; 5 Amber; 17 Green

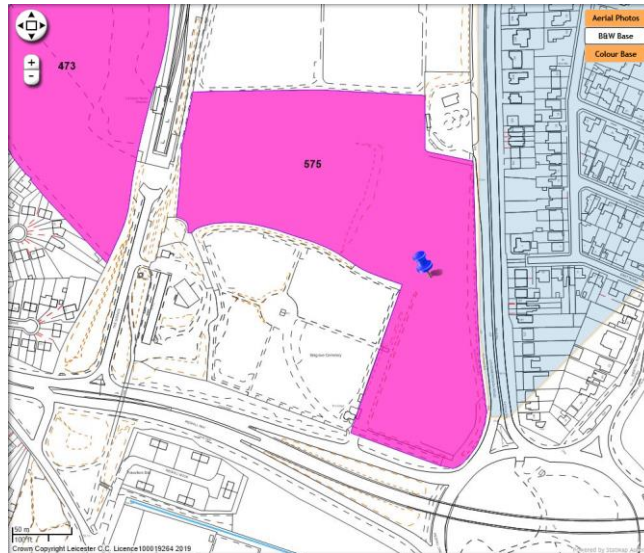


Site No:	559
Site Address:	Judgemeadow Community College Playing Fields
Ward/Area:	Evington (South-East)
Site Area (ha):	0.54
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	13
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site (part of school grounds) within Green Wedge (GW score 3). Scope for release of part between Biggin Hill Road and Stoughton Lane without prejudice to school playing field and without significant harm to the remainder of this Green Wedge. Subject to safeguarding of the EDDR route this site is suitable for housing. In addition to usual planning requirements development will need to address: heritage; and highways access.
Suggested Mitigations:	Drainage strategy required, with inclusion of SUDs and design for exceedance; Requirement for Biodiversity Net Gain; Heritage Impact Assessment required with height restrictions likely needed; Archaeological Assessment required.
Notes:	To safeguard route of EDDR the developable area is 0.28ha.
Ownership:	Leicester City Council
Delivery Timeframe:	Over 10 yrs

Sustainability Typology:	AMBER
RAG Score:	5 Red; 8 Amber; 11 Green

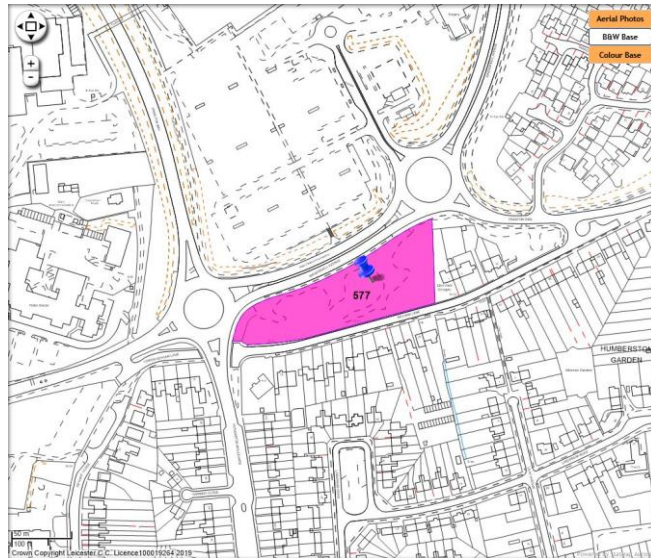


Site No:	569
Site Address:	Krefeld Way/Darenth Drive Open Space
Ward/Area:	Beaumont Leys (North-West)
Site Area (ha):	1.13
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	33
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Keepers Lodge Park provides nearby alternative provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: trees; air quality; and highways access.
Suggested Mitigations:	Drainage strategy required, with inclusion of SUDs and design for exceedance; FRA required; Retention of mature trees; Requirement for Biodiversity Net Gain; Ecological Assessment; Design to take PROW into account; Air Quality Assessment required
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	GREEN
RAG Score:	2 Red; 7 Amber; 15 Green

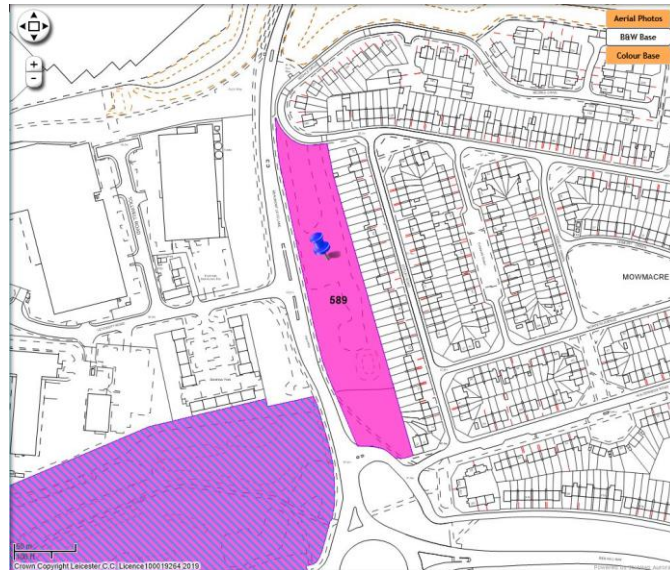


Site No:	575
Site Address:	Land adjacent Great Central Railway
Ward/Area:	Abbey (North-West)
Site Area (ha):	4.38
Category:	Greenfield
Proposed Uses:	Leisure/Tourism
Capacity (Residential):	N/A
Capacity (Employment):	N/A
Capacity (Other):	Potential for dual use of any car parking provision with Birstall park and ride service.
Suitability Summary:	Greenfield site within Green Wedge (score 3.75). Scope for leisure/tourism uses associated with/supporting the Great Central Railway, subject protection of LWS and preserving the integrity of this Green Wedge parcel. In addition to usual planning requirements development will need to address: ecology; biodiversity enhancement site; local wildlife site; trees; archaeology; heritage; topography; and highways access.
Suggested Mitigations:	Drainage strategy required, with inclusion of SuDS and design for exceedance; FRA required. Requirement for Biodiversity Net Gain; Archaeological Assessment required; Design to take account of LWS and Biodiversity Enhancement Site; Improvements required to existing access off A6 Red Hill
Notes:	Whole site suitable for leisure/tourism uses associated with/supporting the Great Central Heritage Railway
Ownership:	Leicester City Council

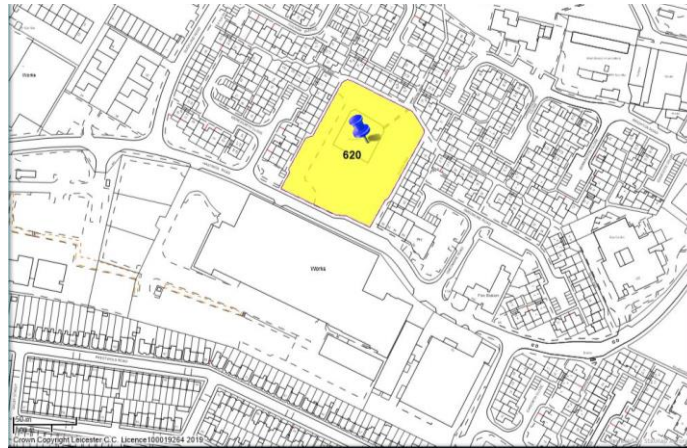
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	RED – Mitigations as suggested above
RAG Score:	5 Red; 7 Amber; 12 Green



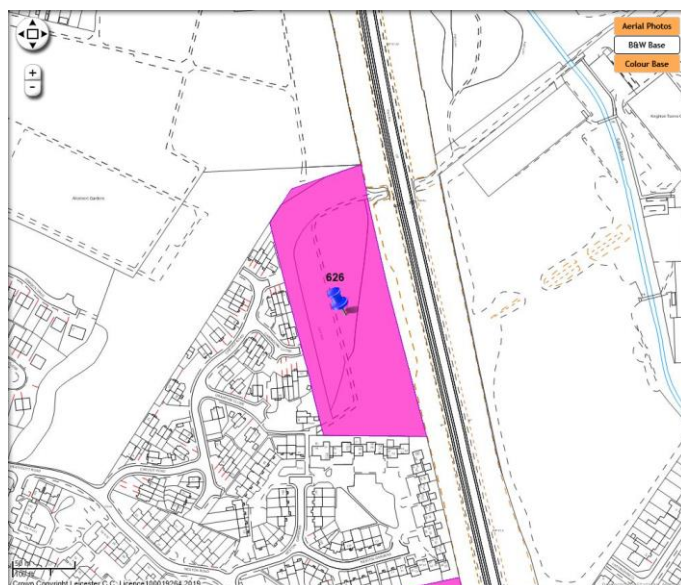
Site No:	577
Site Address:	Land adjacent Keyham Lane/Preston Rise
Ward/Area:	Humberstone and Hamilton (North-East)
Site Area (ha):	0.8
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	23
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Monks Rest Gardens and Netherhall Recreation Ground (Site 629) (recommended for partial retention) provides alternative nearby provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: trees; archaeology; and highways access.
Suggested Mitigations:	Drainage strategy required, with inclusion of SuDS and design for exceedance; FRA required; Requirement for Biodiversity Net Gain; Archaeological Field Evaluation required.
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	GREEN
RAG Score:	2 Red; 3 Amber; 19 Green



Site No:	589
Site Address:	Land to east of Beaumont Leys Lane
Ward/Area:	Abbey (North-West)
Site Area (ha):	1.18
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	34
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Peppercorn Walk Open Space and Ledbury Green provide alternative nearby provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; and trees.
Suggested Mitigations:	Drainage strategy required, with inclusion of SuDS and design for exceedance; FRA required; Requirement for Biodiversity Net Gain; Mature trees to be taken into account as part of site design
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	GREEN
RAG Score:	2 Red; 7 Amber; 15 Green



Site No:	620
Site Address:	Morton Walk Open Space
Ward/Area:	North Evington (North-East)
Site Area (ha):	0.76 (development on 0.25ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	9
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Craven Recreation Ground provides alternative nearby provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology.
Suggested Mitigations:	Drainage strategy required, with inclusion of SuDS and design for exceedance; Requirement for Biodiversity Net Gain; Retention of play area; Improve access and natural surveillance
Notes:	Frontage development only alongside Hastings Road (0.25ha). Remainder to be retained and enhanced as green space.
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	GREEN
RAG Score:	1 Red; 5 Amber; 18 Green



Site No:	626
Site Address:	Neston Gardens Open Space/Mud Dumps
Ward/Area:	Saffron (South)
Site Area (ha):	1.63
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	47
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward with deficiency. However, the wider OSSR area has sufficiency. Elston Fields Recreation Ground and Meadow Gardens provide alternative nearby provision. Subject to securing satisfactory access, site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; biodiversity enhancement site; highways access. Footpath link underneath railway to be retained.
Suggested Mitigations:	Drainage strategy required, with inclusion of SUDs and design for exceedance; FRA required; Requirement for Biodiversity Net Gain; Transport Assessment required for highways access
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	11-15 yrs

Sustainability Typology:	GREEN
RAG Score:	1 Red; 11 Amber; 12 Green

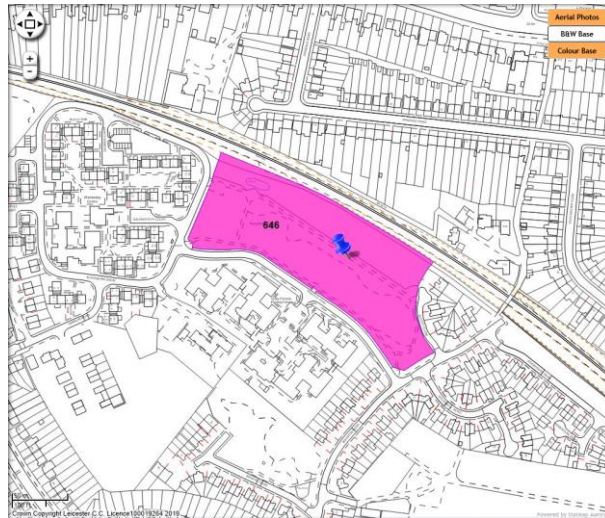


Site No:	629
Site Address:	Netherhall Road Open Space
Ward/Area:	Humberstone and Hamilton (North-East)
Site Area (ha):	7.06 (development on 3.53ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	77
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Partial development only to leave remainder of Netherhall Recreation Ground to meet local open space needs. Subject to the exception test (see SFRA), site is suitable for housing. In addition to usual planning requirements, development will need to address: flood risk; easement of main river; ecology; PROW; and archaeology.
Suggested Mitigations:	Partial development only; Drainage strategy required, with inclusion of SuDS and design for exceedance; FRA required; Potential re-naturalisation of brook channel; Requirement for Biodiversity Net Gain; Retention of buffer adjacent to brook; Restoration of natural features; Design to take PROW into account; Archaeological Field Evaluation required.
Notes:	Half of site (3.53ha) suitable for development. Remainder to be retained and enhanced as green space.

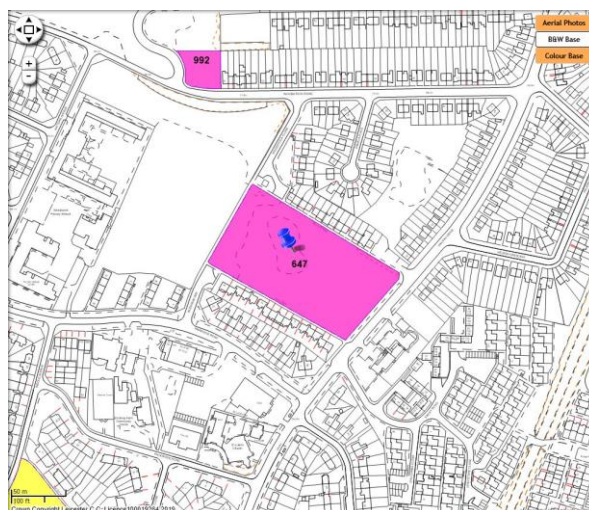
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	AMBER
RAG Score:	2 Red; 9 Amber; 13 Green



Site No:	631
Site Address:	Newlyn Parade/Crayford Way
Ward/Area:	Humberstone and Hamilton (North-East)
Site Area (ha):	0.72 (development on 0.36ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	13
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Netherhall Recreation Ground (Site 629) (recommended for partial retention) provides alternative nearby provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: archaeology.
Suggested Mitigations:	Drainage strategy required, with inclusion of SuDS and design for exceedance; Requirement for Biodiversity Net Gain; Archaeological Field Evaluation required
Notes:	Half of site (0.36ha) suitable for development. Remainder to be retained and enhanced as green space.
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	GREEN
RAG Score:	2 Red; 4 Amber; 18 Green



Site No:	646
Site Address:	Rancliffe Gardens
Ward/Area:	Braunstone Park and Rowley Fields (West)
Site Area (ha):	1.8
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	52
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Braunstone Park and Bronte Close Open Space provides nearby alternative provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; biodiversity enhancement site; archaeology; and highways access
Suggested Mitigations:	Drainage strategy required, with inclusion of SuDS and design for exceedance; FRA required; Requirement for Biodiversity Net Gain; Archaeological Field Evaluation required; Transport Assessment required for highways access
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	11-15 yrs
Sustainability Typology:	AMBER
RAG Score:	3 Red; 6 Amber; 15 Green



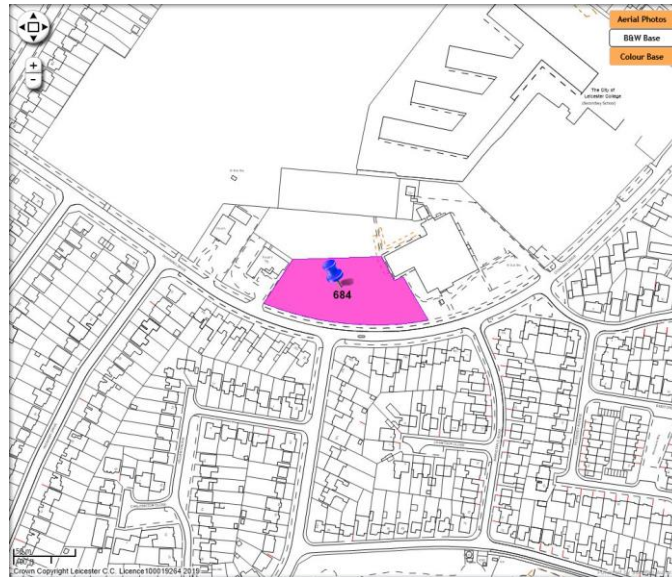
Site No:	647
Site Address:	Ranworth Open Space
Ward/Area:	Abbey (North-West)
Site Area (ha):	1.23
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	36
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Heacham Drive Open Space, Heard Walk Open Space, Peppercorn Walk Open Space and Hefford Gardens provide alternative nearby provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; archaeology; and highways access.
Suggested Mitigations:	Drainage strategy required, with inclusion of SuDS and design for exceedance; FRA required; Requirement for Biodiversity Net Gain; Retention of mature scrub/woodland on Northwest boundary and woodland spinney; Archaeological Field Evaluation required
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	GREEN
RAG Score:	2 Red; 5 Amber; 17 Green



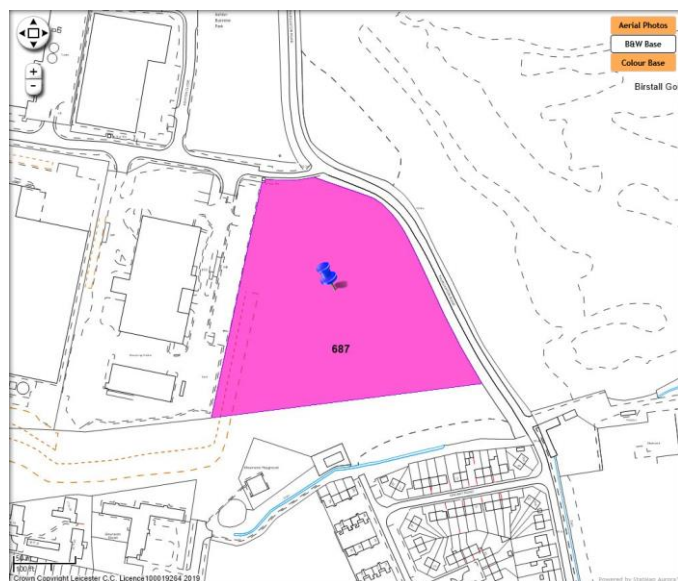
Site No:	648
Site Address:	Rayleigh Green
Ward/Area:	Humberstone and Hamilton (North-East)
Site Area (ha):	0.64
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	18
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Netherhall Recreation Ground (Site 629) (recommended for partial retention) provides alternative nearby provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: archaeology.
Suggested Mitigations:	Drainage strategy required, with inclusion of SuDS and design for exceedance; Requirement for Biodiversity Net Gain; Archaeological Field Evaluation required
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	GREEN
RAG Score:	2 Red; 4 Amber; 18 Green



Site No:	669
Site Address:	Spendlow Gardens
Ward/Area:	Eyres Monsell (South)
Site Area (ha):	0.61 (development on 0.3ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	11
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward with deficiency. However, the wider OSSR area has sufficiency. Sturdy Well Recreation Park provides alternative nearby provision. Site suitable for housing. In addition to usual planning requirements development will need to address: trees.
Suggested Mitigations:	Drainage strategy required, with inclusion of SuDS and design for exceedance; Requirement for Biodiversity Net Gain; Retention of trees on site where possible
Notes:	Half of site (0.3ha) suitable for development. Remainder to be retained and enhanced as green space.
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	GREEN
RAG Score:	1 Red; 5 Amber; 18 Green

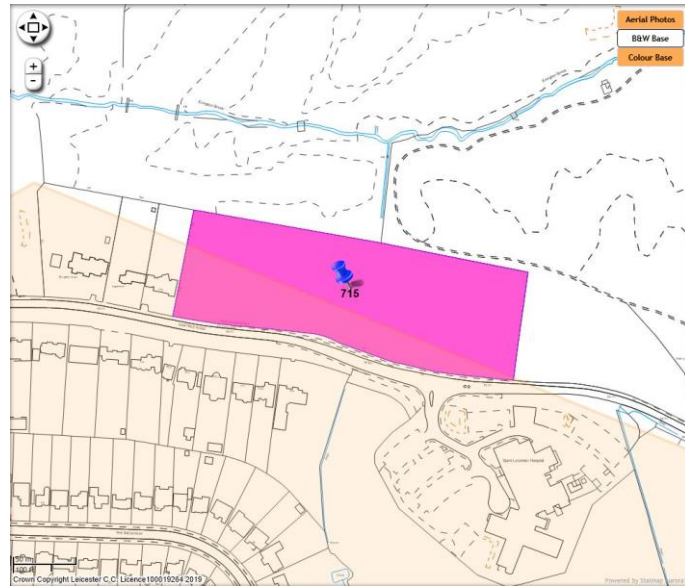


Site No:	684
Site Address:	Land adjacent to Evington Leisure Centre
Ward/Area:	Evington (South-East)
Site Area (ha):	0.5
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	15
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Scope for release of part fronting Downing Drive, retaining open space at rear to help meet local needs. Site is suitable for housing.
Suggested Mitigations:	Drainage strategy required, with inclusion of SuDS and design for exceedance; Requirement for Biodiversity Net Gain
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	GREEN
RAG Score:	2 Red; 5 Amber; 17 Green



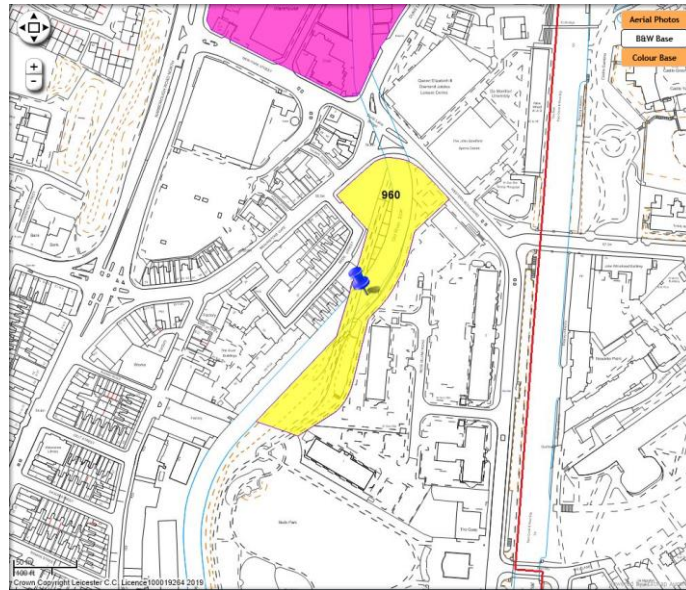
Site No:	687
Site Address:	Thurcaston Road/Hadrian Road Open Space
Ward/Area:	Abbey (North-West)
Site Area (ha):	2.7
Category:	Greenfield
Proposed Uses:	Employment (E(g), B2 & B8 Uses)
Capacity (Residential):	N/A
Capacity (Employment):	2.7 hectares
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Mowmacre Sports Ground and Ledbury Green and partial retention of this site provide alternative nearby provision. Subject to mitigation for loss of playing fields, site is suitable for employment. In addition to usual planning requirements development will need to address: ecology; archaeology; and sports provision.
Suggested Mitigations:	Requirement for Biodiversity Net Gain; Ecological Assessment; Drainage strategy required, with inclusion of SuDS and design for exceedance; FRA required; Archaeological Field Evaluation required; Possible improvements to Mowmacre Sports Ground and ancillary facilities
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs

Sustainability Typology:	AMBER
RAG Score:	3 Red; 7 Amber; 14 Green



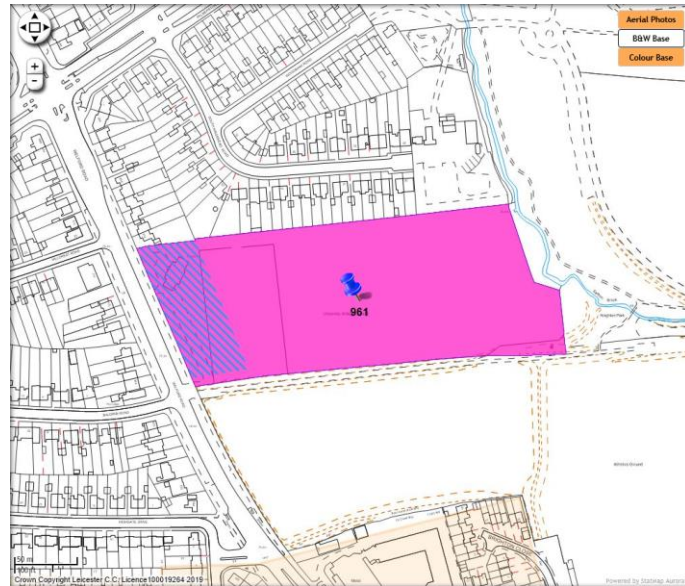
Site No:	715
Site Address:	Land north of Gartree Road
Ward/Area:	Evington (South-East)
Site Area (ha):	2.36 (development on 1.2ha only)
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	35
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site within Green Wedge (GW score 4). Scope for development as an extension of urban extent of existing adjacent housing (to west) fronting Gartree Road and of approved development to south (Oadby & Wigston). Subject to protection of LWS, site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; archaeology; heritage; gas pipeline easement; proximity to river Flood Zone 2; and highways access.
Suggested Mitigations:	Design to take into account: gas mains easement; LWS; potential archaeological interest; Golf course buffer (Green Wedge function); access issues. Drainage Strategy required, with inclusion of SuDS and design for exceedance; FRA required; Requirement for Biodiversity Net Gain; Transport Assessment in consultation with County Highways required.

Notes:	Whole site suitable for development (however site promotor advises that restrictive covenants reduce the developable area to 1.2ha)
Ownership:	Private
Delivery Timeframe:	Within 5 years
Sustainability Typology:	RED - mitigations around constraints listed above including Green Wedge, Local Wildlife Site, Archaeological assets, proximity to Conservation area to be considered
RAG Score:	7 Red; 8 Amber; 9 Green



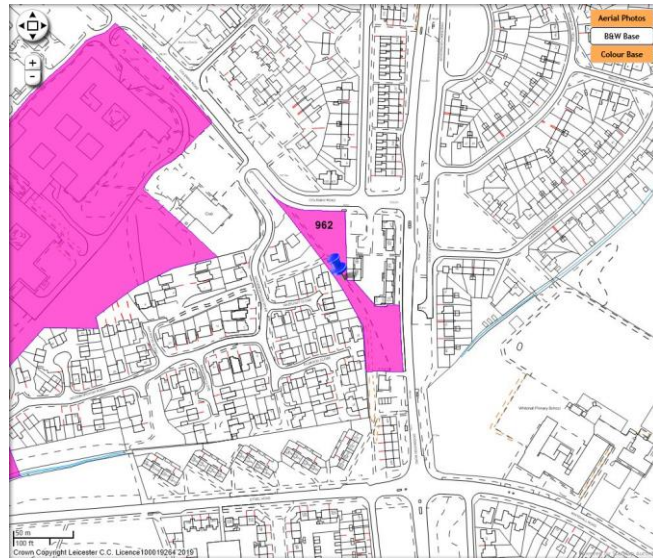
Site No:	960
Site Address:	Land west of Bede Island Road (Braunstone Gate)
Ward/Area:	Westcotes (Inner)
Site Area (ha):	0.85 (development on 0.15ha only)
Category:	Brownfield/Greenfield
Proposed Uses:	Mixed Use and Open Space
Capacity (Residential):	5
Capacity (Employment):	N/A
Capacity (Other):	Retained/enhanced public open space (0.7 hectares)
Suitability Summary:	Part previously developed vacant site, part greenfield site. River Soar (Flood Zone 3b) flows through. Development of part south/east of River Soar would involve loss of open space in ward and OSSR deficient. Subject to consideration of retention of former railway viaduct and the exception test (see SFRA), part not forming open space and Flood Zone 3b suitable for mixed-use. In addition to usual planning requirements development will need to address: flood risk, easement of main river; ecology; archaeology; heritage; air quality; and LWS
Suggested Mitigations:	Development to take into account of loss of functional flood plain. Flood Resilience & Protection Strategy required; Drainage Strategy required, with inclusion of SuDs and design for exceedance; FRA required; Requirement for Biodiversity Net Gain; Archaeological Assessment required; Heritage Impact Assessment required; 0.7ha of site to be retained/enhanced as public open space

Notes:	Part of site (0.15ha) suitable for development. Remainder to be retained and enhanced as green space.
Ownership:	Leicester City Council and Private
Delivery Timeframe:	Within 5 yrs
Sustainability Typology:	RED – mitigations suggested for Riverside Corridor (parks), Local Wildlife Site, heritage assets, River Soar runoff, and flooding.
RAG Score:	5 Red; 7 Amber; 12 Green



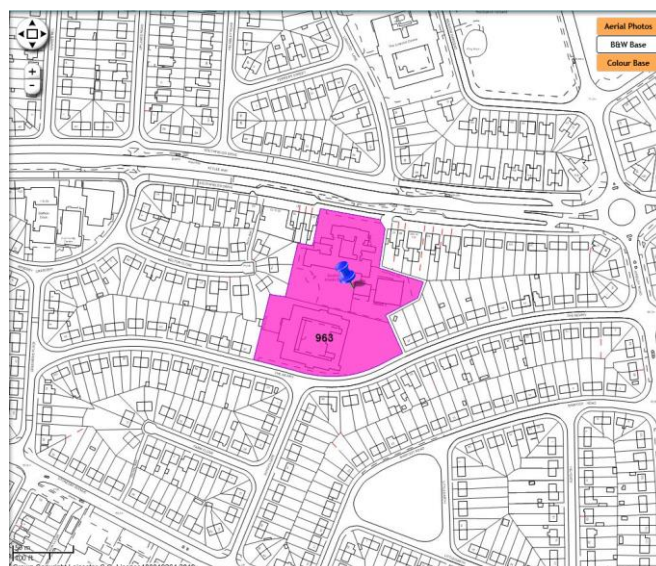
Site No:	961
Site Address:	Welford Road Playing Fields
Ward/Area:	Knighton (South)
Site Area (ha):	3.8 (development on 0.5ha only)
Category:	Greenfield
Proposed Uses:	Residential and Playing Fields
Capacity (Residential):	14
Capacity (Employment):	N/A
Capacity (Other):	Retained/re-provided playing fields (3.3 hectares)
Suitability Summary:	Greenfield site within Green Wedge (GW score 3.25). Scope for development replacing existing pavilion and as an extension of urban extent of existing adjacent housing (to north) fronting Welford Road to secure re-provision of sports pitches on the remainder. Subject to the exception test (see SFRA) and retention of TPO trees along Welford Road frontage, site is suitable for housing. In addition to usual planning requirements development will need to address: flood risk; easement of main river; ecology; biodiversity enhancement site; trees; archaeology; heritage; highways access; and sports provision.
Suggested Mitigations:	Flood Resilience & Protection Strategy required; Drainage Strategy required, with inclusion of SuDs and design for exceedance; FRA required; Requirement for Biodiversity Net Gain. Design to take account of TPO trees, Green Wedge, biodiversity enhancement site; Archaeological

	Assessment required; Heritage Impact Assessment required
Notes:	Frontage development only alongside Welford Road (0.5ha). Remainder to be retained and enhanced as playing fields within the Green Wedge.
Ownership:	Private
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	RED – mitigations suggested for sports provision, loss of Green Wedge, biodiversity, archaeological and heritage assets, Saffron Brook (runoff flooding)
RAG Score:	5 Red; 7 Amber; 12 Green

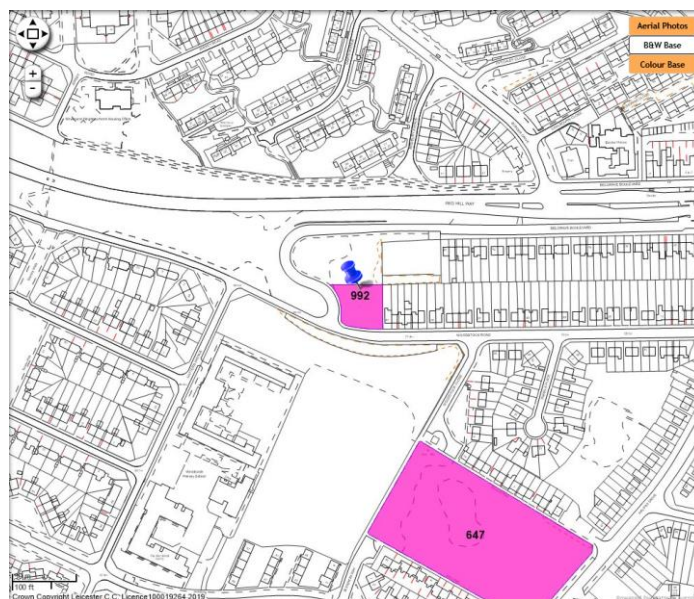


Site No:	962
Site Address:	Amenity land between Coleman Road and Goodwood Road (east of Hazelnut Close and Ellwood Close)
Ward/Area:	Evington (South-East)
Site Area (ha):	0.26
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	9
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Evington Park provides alternative nearby provision. Subject to safeguarding of Eastern District Distributor Road proposal, site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; trees; heritage; air quality; and highways access; existing surface water area on Goodwood Road.
Suggested Mitigations:	Drainage Strategy required, with inclusion of SuDs and design for exceedance; Ecological Assessment required; Air Quality Assessment required; Requirement for Biodiversity Net Gain. Design to take account of trees on site. Heritage Impact Assessment required.
Notes:	Whole site suitable for development, but development fronting Goodwood Road must be set-back to safeguard route of Eastern District Distributor Road.

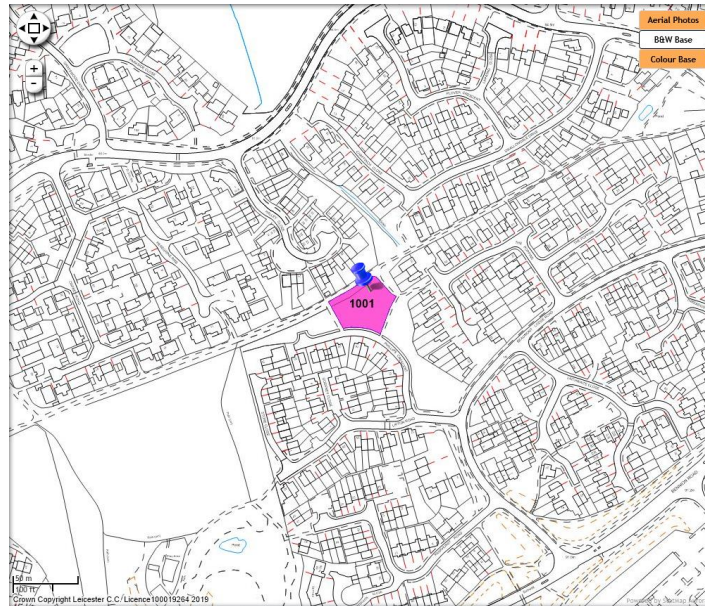
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	AMBER
RAG Score:	4 Red; 3 Amber; 17 Green



Site No:	963
Site Address:	Southfields Infant School and Newry Specialist Learning Centre
Ward/Area:	Eyres Monsell (South)
Site Area (ha):	1.2
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	35
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Previously developed site. Site is suitable for community use and housing. In addition to usual planning requirements development will need to address: heritage; and air quality; surface water drainage
Suggested Mitigations:	Drainage Strategy required, with inclusion of SuDs and design for exceedance; FRA required; Flood Resilience & Protection Strategy required; Air Quality Assessment required; Requirement for Biodiversity Net Gain; Heritage Impact Assessment required
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	GREEN
RAG Score:	0 Red; 5 Amber; 19 Green

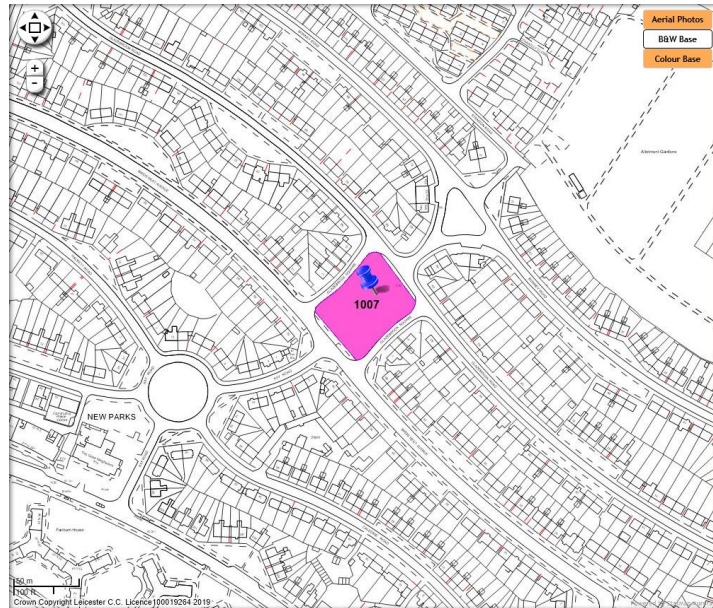


Site No:	992
Site Address:	Woodstock Road
Ward/Area:	Abbey (North-West)
Site Area (ha):	0.15
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	5
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; trees; topography; and highways access; existing surface water flow route in Belgrave Boulevard and Woodstock Road (adjacent to site boundary)
Suggested Mitigations:	Drainage Strategy required, with inclusion of SuDs and design for exceedance; Ecological Assessment; Transport Assessment required; Requirement for Biodiversity Net Gain
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	GREEN
RAG Score:	2 Red; 4 Amber; 18 Green

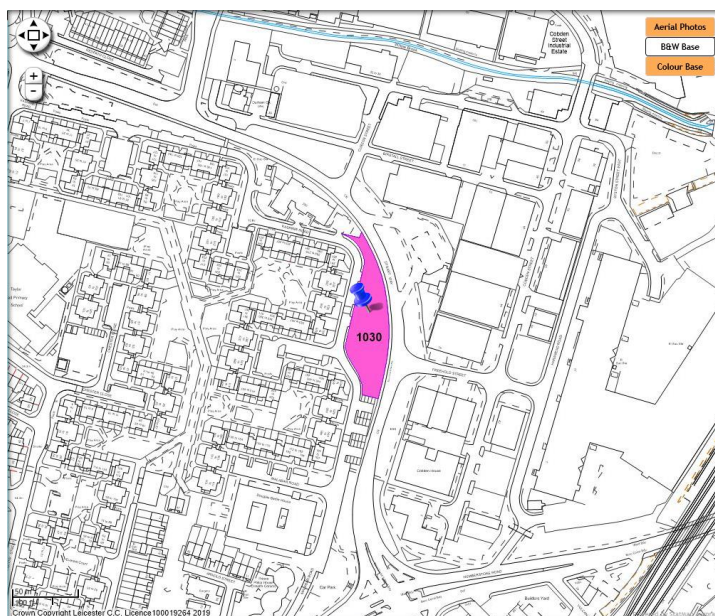


Site No:	1001
Site Address:	Phillips Crescent
Ward/Area:	Beaumont Leys (North-West)
Site Area (ha):	0.14
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	5
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Subject to TPO tree protection, site is suitable for housing. Existing surface water flow route immediately adjacent to the N-W boundary of the site. Part of site within 250m buffer of landfill. In addition to usual planning requirements development will need to address: ecology; trees; and footway provision.
Suggested Mitigations:	Drainage Strategy with inclusion of SuDs and design for exceedance required; Design to take account of TPO trees and PROW; Investigation needed around landfill buffer; Requirement for Biodiversity Net Gain
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	GREEN

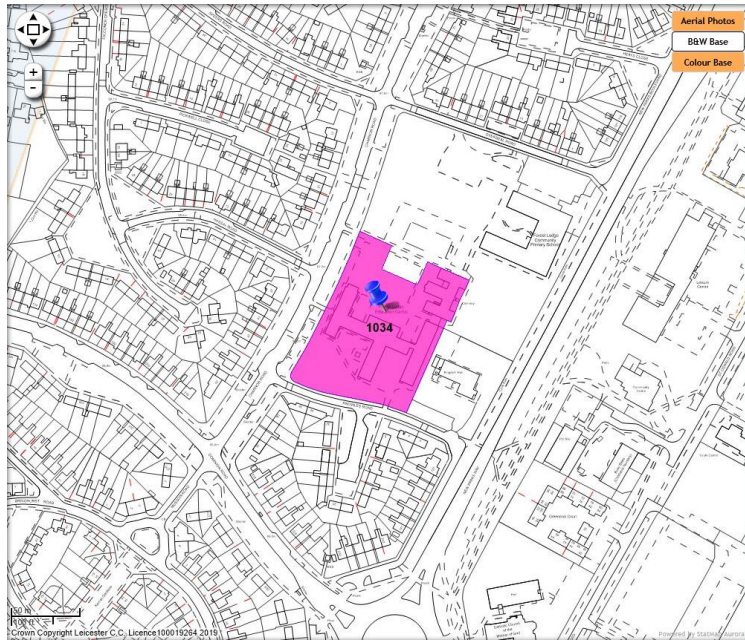
RAG Score:	2 Red; 5 Amber; 17 Green
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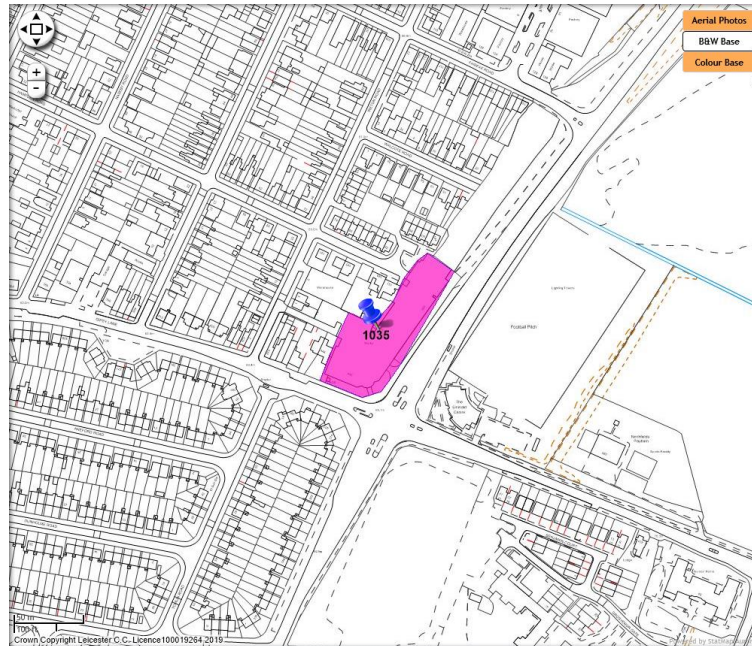
Site No:	1007
Site Address:	Glazebrook Square
Ward/Area:	Western (West)
Site Area (ha):	0.33
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	12
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Stokes Wood Park provides alternative nearby provision. Site is within Flood Zone 1; Greenfield run-off on site; No direct access to site but could be provided as part of development. Site is suitable for housing.
Suggested Mitigations:	Drainage strategy required, with inclusion of SuDS and design for exceedance; Archaeology Assessment may be required; Transport Assessment required; Requirement for Biodiversity Net Gain
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	GREEN
RAG Score:	3 Red; 3 Amber; 18 Green



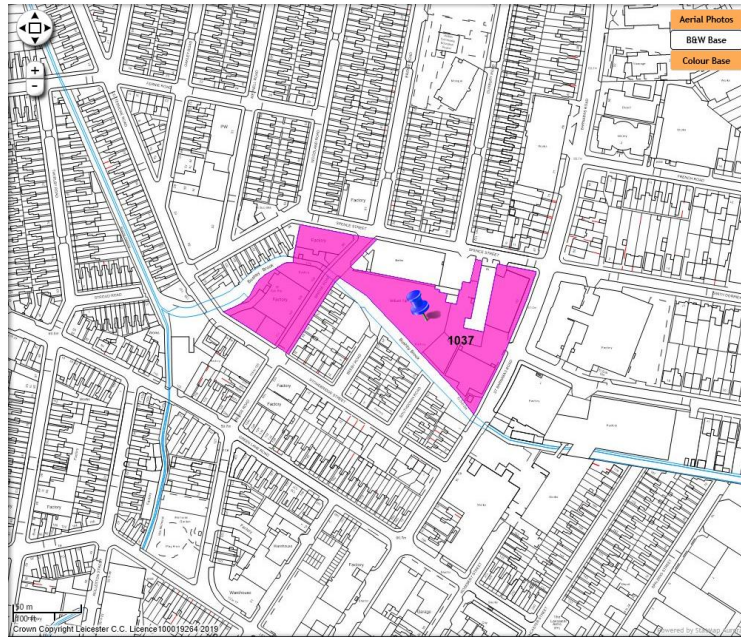
Site No:	1030
Site Address:	Dysart Way
Ward/Area:	Wycliffe (Inner)
Site Area (ha):	0.25
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	9
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with deficiency. Site is within Flood Zone 1. Site is suitable for housing. In addition to usual planning requirements development will need to address: trees and air quality.
Suggested Mitigations:	Design to take account of mature trees on site; Drainage strategy required, with inclusion of SuDS and design for exceedance; Requirement for Biodiversity Net Gain; Air Quality Assessment required
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	GREEN
RAG Score:	1 Red; 7 Amber; 16 Green



Site No:	1034
Site Address:	Forest Lodge Education Centre, Charnor Road
Ward/Area:	Western (West)
Site Area (ha):	0.91
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	26
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Previously developed site. Site is suitable for housing. In addition to usual planning requirements development will need to address: trees; ecology; heritage; and air quality
Suggested Mitigations:	Mitigation needed for heritage assets (unlisted), trees and potential bats; Air Quality Assessment required; Requirement for Biodiversity Net Gain; Heritage Impact Assessment required.
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	10 years and over
Sustainability Typology:	GREEN
RAG Score:	1 Red; 3 Amber; 20 Green

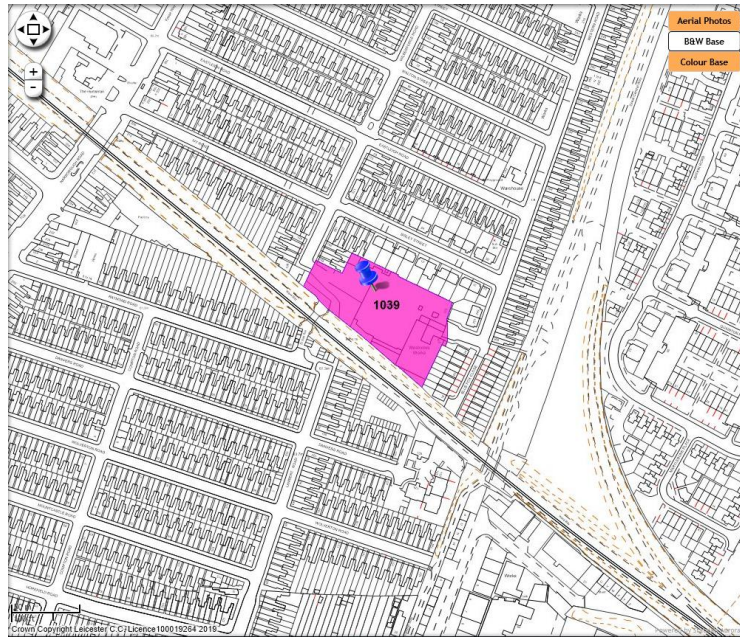


Site No:	1035
Site Address:	VRRE/Gipsy Lane
Ward/Area:	Tron (North-East)
Site Area (ha):	0.41
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	12
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Previously developed site. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; and heritage.
Suggested mitigations	Mitigations needed for heritage assets and ecological corridor. Drainage strategy required, with inclusion of SuDS and design for exceedance; Requirement for Biodiversity Net Gain; Heritage Impact Assessment required
Notes:	Whole site suitable for development
Ownership:	Private
Delivery Timeframe:	10 years and over
Sustainability Typology:	GREEN
RAG Score:	0 Red; 5 Amber; 19 Green

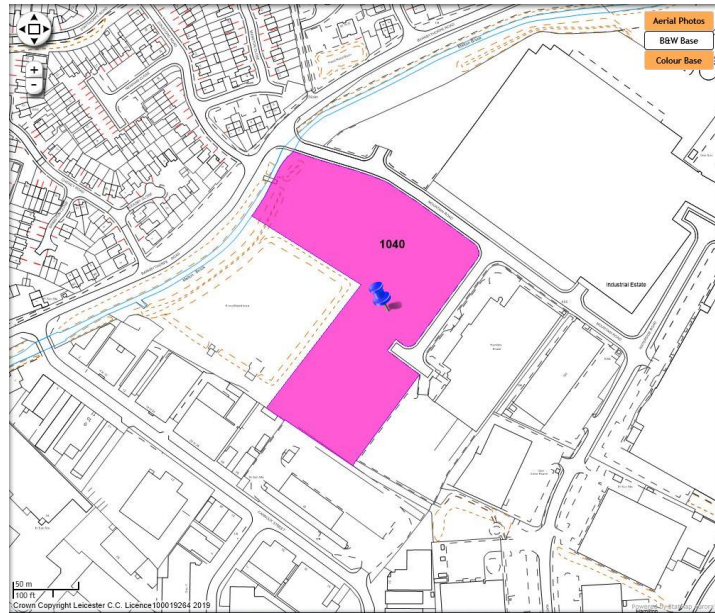


Site No:	1037
Site Address:	Spence Street
Ward/Area:	North Evington (South-East)
Site Area (ha):	1.12 (development on 0.77ha only)
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	22
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Previously developed site. Subject to the exception test (see SFRA), site is suitable for housing. In addition to usual planning requirements development will need to address: flood risk; easement of main river; ecology; heritage; air quality; and sports provision.
Suggested mitigations	Mitigations for Bushby Brook regarding runoff, biodiversity, and flooding (especially western part of site). Drainage strategy required, including SUDs and design for exceedance; FRA required; Mitigations required regarding adjacent locally listed buildings; Air Quality Assessment required; Requirement for Biodiversity Net Gain; Environment Agency to be consulted re any development proposals.
Notes:	Other than Flood Zone 3b part, whole site suitable for development
Ownership:	Leicester City Council and Private

Delivery Timeframe:	10 years and over
Sustainability Typology:	GREEN
RAG Score:	1 Red; 6 Amber; 17 Green

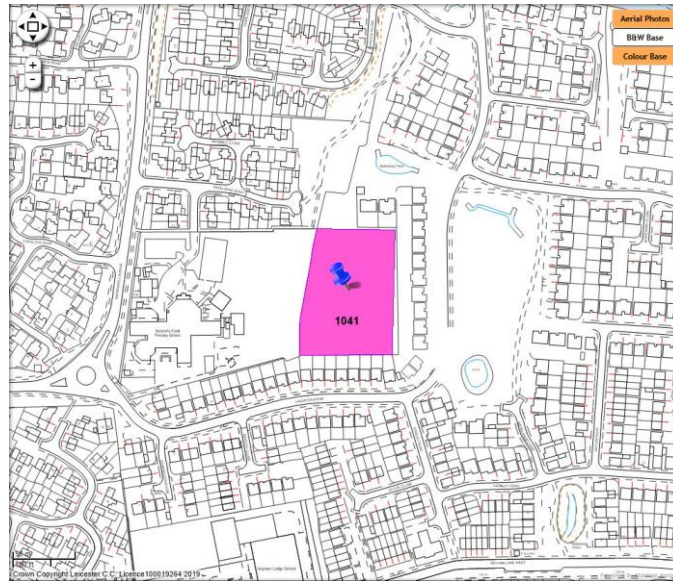


Site No:	1039
Site Address:	Bisley Street/Western Road
Ward/Area:	Westcotes (Inner)
Site Area (ha):	0.6
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	17
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Previously developed site. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; air quality; and noise/vibration from railway.
Suggested Mitigations:	Mitigation needed for ecological corridor. Drainage strategy required, with inclusion of SuDS and design for exceedance, Air Quality Assessment required; Requirement for Biodiversity Net Gain
Notes:	Whole site suitable for development
Ownership:	Private
Delivery Timeframe:	10 years and over
Sustainability Typology:	GREEN
RAG Score:	0 Red; 9 Amber; 15 Green

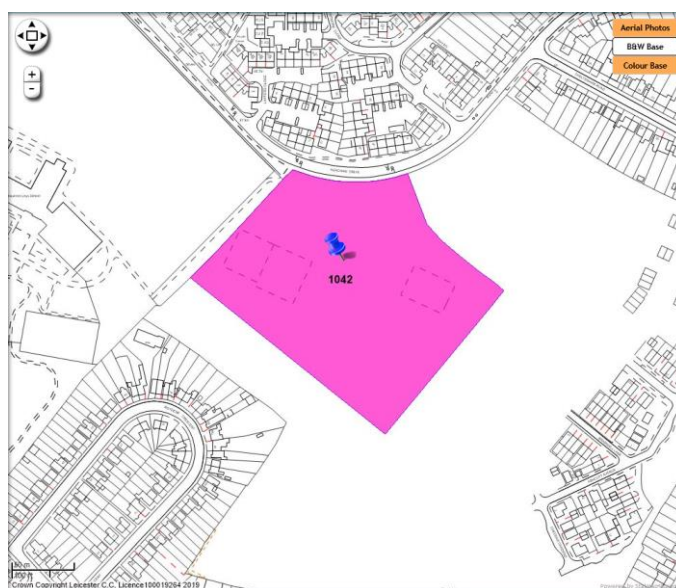


Site No:	1040
Site Address:	Mountain Road
Ward/Area:	Troon (North-East)
Site Area (ha):	2.1
Category:	Greenfield
Proposed Uses:	Employment (E(g), B2 & B8 Uses)
Capacity (Residential):	N/A
Capacity (Employment):	2.1 hectares
Capacity (Other):	N/A
Suitability Summary:	Development would involve loss of open space in ward and OSSR area with sufficiency. Hamilton District Park provides alternative nearby provision. Subject to protection of the LWS, site is suitable for employment. In addition to usual planning requirements development will need to address: flood risk; easement of main river; ecology; LWS; Wet woodland on site within flood relief area; site within 250m buffer of landfill
Suggested Mitigations:	Drainage strategy required, with inclusion of SuDS and design for exceedance. FRA required; 8m easement required; Environment Agency needs to be consulted; Requirement for Biodiversity Net Gain
Notes:	Whole site suitable for development
Ownership:	Private
Delivery Timeframe:	6-10 yrs

Sustainability Typology:	RED – Mitigations needed for LWS, marshland, flood meadow, Melton Brook re. runoff, flooding, remote site relatively far from amenities.
RAG Score:	5 Red; 6 Amber; 13 Green



Site No:	1041
Site Address:	Land off Hazeldene Road adjacent to Kestrel's Field Primary School
Ward/Area:	Humberstone and Hamilton (North-East)
Site Area (ha):	0.74
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	21
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Subject to resolving access issue, site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; archaeology; air quality; and highways access. Part of site is an LWS
Suggested Mitigations:	Drainage strategy required, with inclusion of SuDS and design for exceedance; Design to take account of TPO tree; Air Quality Assessment required; Requirement for Biodiversity Net Gain
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	10 years and over
Sustainability Typology:	GREEN
RAG Score:	2 Red; 8 Amber; 14 Green



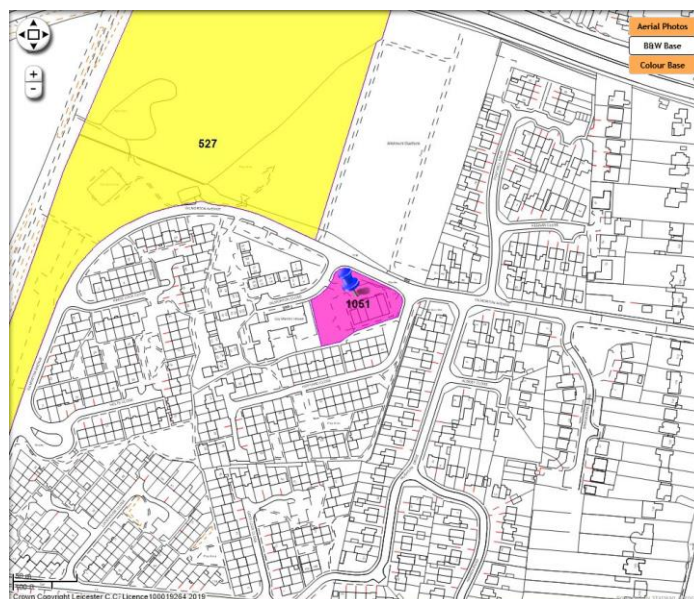
Site No:	1042
Site Address:	Land off Heacham Drive (Phase 2) (former playing fields)
Ward/Area:	Abbey (North-West)
Site Area (ha):	2.4
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	53
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; and air quality. Need to consider site-wide green infrastructure and connectivity to surrounding areas using principles agreed in Phase 1. Site of archaeological interest (deer park)
Suggested Mitigations:	Drainage strategy required, with inclusion of SuDS and design for exceedance; FRA required; Flood resilience and protection strategy required; Requirement for Biodiversity Net Gain; Archaeological Assessment required
Notes:	Whole site suitable for development
Ownership:	Private
Delivery Timeframe:	5 years or less
Sustainability Typology:	GREEN

RAG Score:	2 Red; 7 Amber; 15 Green
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Site No:	1047
Site Address:	Land at Groby Road/Fosse Road North
Ward/Area:	Majority Fosse ward, part Beaumont Leys ward (majority Inner, part West)
Site Area (ha):	5
Category:	Greenfield
Proposed Uses:	Education
Capacity (Residential):	N/A
Capacity (Employment):	N/A
Capacity (Other):	Early Years, Primary & Secondary School (52 early years, 420 primary pupils and 900 secondary students)
Suitability Summary:	Greenfield site. Planning permission already granted on part of site for a two-storey primary school and sports facilities (20171236). Development on remainder would involve loss of open space in (majority) ward and OSSR area with deficiency, and in (part) ward and OSSR area with sufficiency. However, loss of open space outweighed by public benefit of school place provision; Stokes Wood Park to west of Forest Way would be retained. Subject to protection of LWS, wider site is suitable for expansion to include a secondary school. In addition to usual planning requirements development will need to address: flood management infrastructure; easement of main river; ecology; archaeology; heritage; air quality; retention of adjacent cycle route; and satisfactory access/highway mitigation, biodiversity enhancement site.
Suggested Mitigations:	Drainage strategy required, with inclusion of SUDs and design for exceedance; FRA required; Air Quality

	Assessment required; Requirement for Biodiversity Net Gain; Design to take account of heritage issues
Notes:	Other than LWS part, whole site suitable for development.
Ownership:	Leicester City Council
Delivery Timeframe:	Within 5 years
Sustainability Typology:	GREEN
RAG Score:	1 Red; 8 Amber; 15 Green

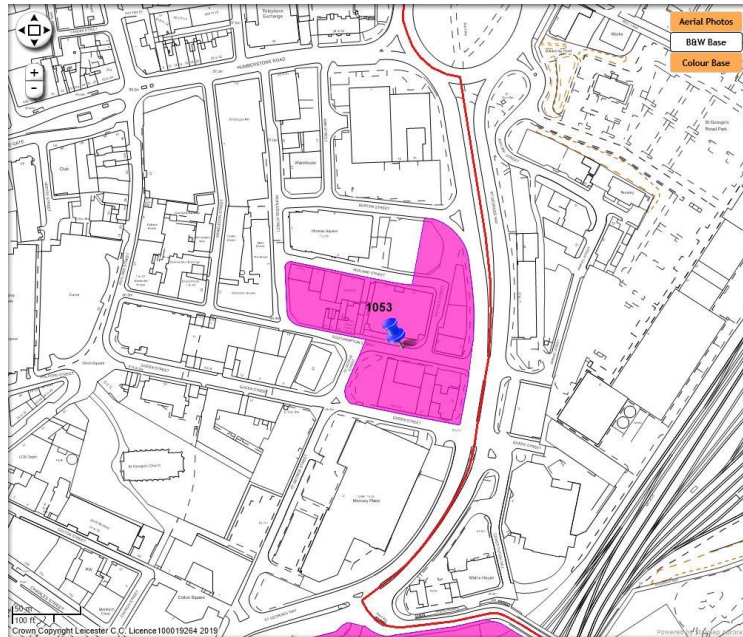


Site No:	1051
Site Address:	Gilmorton Community Rooms/Hopyard Close shops
Ward/Area:	Aylestone (South)
Site Area (ha):	0.26
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	9
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Previously developed site. Site is suitable for housing.
Suggested Mitigations:	Drainage strategy required, with inclusion of SUDs and design for exceedance; Requirement for Biodiversity Net Gain
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	AMBER
RAG Score:	5 Red; 1 Amber; 18 Green



Site No:	1052
Site Address:	Railway station, former sorting office and station car park, Campbell Street
Ward/Area:	Castle (Inner)
Site Area (ha):	2.74
Category:	Brownfield
Proposed Uses:	Offices
Capacity (Residential):	N/A
Capacity (Employment):	2.74 hectares / 20,000 sq. m
Capacity (Other):	N/A
Suitability Summary:	Previously developed site. Subject to retention of Grade II listed railway station building, site is suitable for offices. In addition to usual planning requirements development will need to address: archaeology; heritage; and air quality.
Suggested Mitigations:	Mitigations needed for heritage assets and adjacent Conservation Area. Grade II building Gate Piers to be retained, highway mitigation may be required; Impact of surrounding land uses may require mitigation but less significant for office than residential use; Potential loss of station car park and some existing economic uses – could be mitigated; Air Quality Assessment required; Requirement for Biodiversity Net Gain
Notes:	Other than grade II listed railway station building, whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs

Sustainability Typology:	GREEN
RAG Score:	1 Red; 7 Amber; 16 Green



Site No:	1053
Site Address:	Land at Midland Street, Southampton Street, Nicholas Street and Queen Street
Ward/Area:	Castle (Inner)
Site Area (ha):	1.18
Category:	Brownfield
Proposed Uses:	Offices
Capacity (Residential):	N/A
Capacity (Employment):	1.18 hectares / 20,000 sq. m
Capacity (Other):	N/A
Suitability Summary:	Previously developed site. Subject to retention of TPO trees, site is suitable for offices. In addition to usual planning requirements development will need to address: trees; archaeology; heritage; and air quality.
Suggested mitigations:	Drainage strategy required, with inclusion of SuDs and design for exceedance; FRA required; Requirement for Biodiversity Net Gain, incorporating TPO trees; Heritage Assets/Archaeological Survey needed; Mitigations for Conservation Area; Air Quality Assessment required; Mitigations for highway may be required
Notes:	Whole site suitable for development
Ownership:	Leicester City Council and Private
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	GREEN

RAG Score:	0 Red; 7 Amber; 17 Green
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Glossary

AQMA	Air Quality Management Area
BNG	Biodiversity Net Gain
CDA	Central Development Area
EDDR	Eastern District Distributor Road
FRA	Flood Risk Assessment
LAAPC	Local Authority Air Pollution Control
LNR	Local Nature Reserve
LWS/pLWS	Local Wildlife Site/potential Local Wildlife Site
NPPF	National Planning Policy Framework (2021)
NPPG	National Planning Practice Guidance
OSSR	Open Space, Sports, and Recreation Study (2017)
Plan Period	The time period covered by the draft Local Plan (2020-2036)
PROW	Public Right of Way
SA	Sustainability Appraisal
SFRA	Strategic Flood Risk Assessment
SuDS	Sustainable Drainage System
TPO	Tree Preservation Order