



<b>Site No:</b>	961
<b>Site Address:</b>	Welford Road Playing Fields
<b>Ward/Area:</b>	Knighton (South)
<b>Site Area (ha):</b>	3.8 (development on 0.5ha only)
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential and Playing Fields
<b>Capacity (Residential):</b>	13
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	Retained/re-provided playing fields (3.3 hectares)
<b>Suitability Summary:</b>	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; trees; archaeology; heritage; highways access; and sports provision.
<b>Notes:</b>	Frontage development only alongside Welford Road (0.5ha). Remainder to be retained and enhanced as playing fields within the Green Wedge.
<b>Ownership:</b>	Private

<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	RED
<b>Initial RAG Score:</b>	4 Red; 6 Amber; 11 Green