

NON-STRATEGIC SITES PROPOSED FOR ALLOCATION IN THE DRAFT LEICESTER LOCAL PLAN (2020)

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.

A growth diagram is published in the draft Local Plan. The growth diagram portrays the extent of the proposed new Central Development Area (CDA) and shows indicatively the locations of strategic components of the draft Local Plan.

The Council is not publishing a policies map alongside the draft Local Plan at this stage¹. Instead, the Council is showing proposed land use designation changes to the adopted Local Plan proposals map in the document entitled *Atlas of proposed changes to the Policies Map*. This document sets out the proposed non-strategic site allocations; an accompanying document sets out the proposed strategic site allocations.

The proposed CDA has the potential to accommodate 4,905 new homes and 3.92 hectares of land for office development, and is a key component of the draft Local Plan's spatial strategy for the City's growth over the plan period. The 74 non-strategic site allocations proposed in the draft Local Plan and set out in this document collectively make provision for 1,486 new homes over the plan period. They also make provision for four new schools and 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.

A fuller explanation of the site selection process is provided in the Sites Methodology document referred-to above.

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 development²) or in yellow (denoting that only part of the site is proposed for development)³. For those sites shown in yellow as partial development sites, the part of the site that would be developed has not been determined⁴ and the Council would welcome views on this as part of the draft Local Plan consultation.

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

¹ A policies map will be produced at the next 'submission' consultation stage.

² Except for sites: 335 and 961 where a development area has been defined and the remainder is proposed as enhanced playing fields; and 559 where a development area has been defined and the remainder is safeguarded for the route of the Eastern District Distributor Road (EDDR) (the route of the EDDR is shown on the 2006 Local Plan proposals map).

³ In this context, 'development' includes the provision (where relevant) of roads, car parking, amenity areas, landscaping & etc., not just buildings.

⁴ Except for site 960, parts of which is subject to environmental/planning constraints.

| | |
|---------------------------------|---|
| 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 ⁵ area) |
| Site Area (ha): | the site area, in hectares |
| Category: | either brownfield or greenfield ⁶ |
| Proposed Uses: | the development uses proposed by the allocation |
| Capacity (Residential): | the number of dwellings proposed by the allocation |
| 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 |
| 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 (years from 2019) |
| Sustainability Typology: | the site's score from the Sustainability Appraisal (Red, Amber or Clear) |
| Initial RAG Score: | the number of <u>R</u> eds, <u>A</u> mbers and <u>G</u> reens (RAG) scored as a result of initial assessment, following the Sites Methodology, by Council officers |

Next Steps and Timeframes

The draft Local Plan is a consultation document and, as such, the proposed site allocations are not final. To view the draft Local Plan and to make your views known about any of the proposed site allocations please click here:

consultations.leicester.gov.uk

Following this consultation, the Council will review all comments received and take these into account when deciding the final list of sites that it wishes to be included in the Local Plan for submission for Examination in Public. The Council will also engage with other interested parties including site owners/promoters, neighbouring local authorities and the County Council, utilities providers and others. Any new sites

⁵ 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.

⁶ Brownfield means land which is previously developed, greenfield means land which is not previously developed.

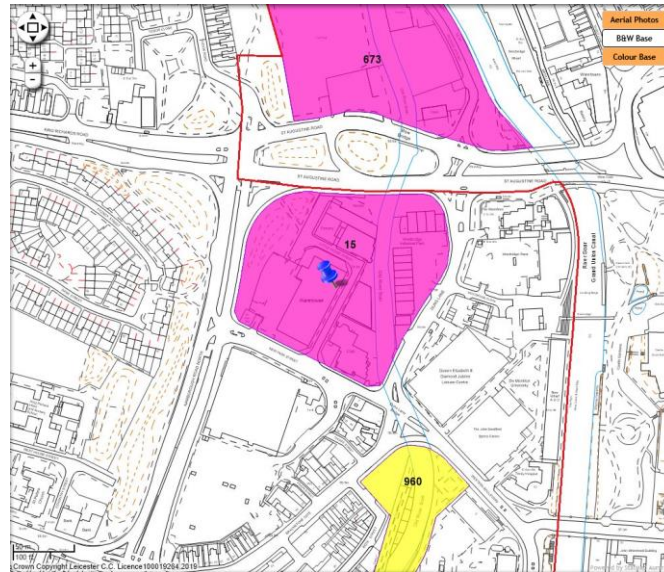
submitted during this consultation will be considered for inclusion in the final list for the Local Plan.

Summary List of Non-Strategic Sites

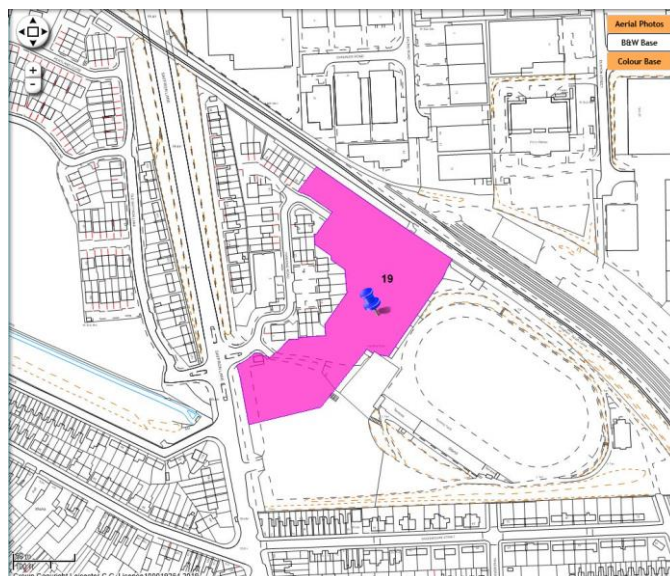
| Site No. | Site Address | Page |
|----------|--|------|
| 15 | St. Augustine Road | 7 |
| 19 | Velodrome Saffron Lane | 8 |
| 190 | Lanesborough Road – former allotments | 9 |
| 219 | Rosedale Avenue – Land rear of, and Harrison Road allotments | 10 |
| 222 | Evington Valley Road (former Dunlop Works) | 11 |
| 240 | 114-116 Western Road | 12 |
| 297 | Sturdee Road - The Exchange | 13 |
| 307 | Mary Gee Houses - 101-107 Ratcliffe Road | 14 |
| 335 | Manor House Playing Fields - Narborough Road | 15 |
| 449 | Allexton Gardens Open Space | 16 |
| 463 | Beaumont Lodge Primary School Playing Fields | 17 |
| 473 | Birstall Golf Course (adjacent to Astill Drive) | 18 |
| 474 | Birstall Golf Course (south of Park Drive) | 19 |
| 481 | Brent Knowle Gardens | 20 |
| 485 | Buswells Lodge Primary School Playing Fields | 21 |
| 488 | Carter Street/Weymouth Street/Bardolph Street East | 22 |
| 501 | Croyland Green | 23 |
| 505 | Dorothy Road/Linden Street/Constance Road | 24 |
| 515 | Featherstone Drive Open Space | 25 |
| 516 | Former bus depot, Abbey Park Road | 26 |
| 525 | Fulford Road Open Space | 27 |
| 527 | Gilmorton Avenue Playground | 28 |
| 529 | Glovers Walk Open Space | 29 |
| 546 | Herrick Primary School Playing Fields | 30 |
| 549 | Hockley Farm Road Open Space | 31 |
| 557 | Ingold Avenue Open Space | 32 |
| 559 | Judgemeadow Community College Playing Fields | 33 |
| 566 | Kirminton Gardens | 34 |
| 569 | Krefeld Way/Darenth Drive Open Space | 35 |
| 575 | Land adjacent Great Central Railway | 36 |
| 577 | Land adjacent Keyham Lane/Preston Rise | 37 |
| 589 | Land to east of Beaumont Leys Lane | 38 |

| | | |
|------|--|----|
| 604 | Linden School Playing Fields | 39 |
| 605 | Longleat Close Open Space (Waddesdon Walk) | 40 |
| 620 | Morton Walk Open Space | 41 |
| 626 | Neston Gardens Open Space/Mud Dumps | 42 |
| 627 | Neston Gardens Playing Fields | 43 |
| 629 | Netherhall Road Open Space | 44 |
| 631 | Newlyn Parade/Crayford Way | 45 |
| 646 | Rancliffe Gardens | 46 |
| 647 | Ranworth Open Space | 47 |
| 648 | Rayleigh Green | 48 |
| 653 | Rowlatts Hill School Playing Fields | 49 |
| 663 | Sedgebrook Road Open Space | 50 |
| 665 | Sharmon Crescent Open Space | 51 |
| 669 | Spendlow Gardens | 52 |
| 673 | St. Augustine's | 53 |
| 675 | St. Helen's Close Open Space | 54 |
| 684 | Land adjacent to Evington Leisure Centre | 55 |
| 687 | Thurcaston Road/Hadrian Road Open Space | 56 |
| 715 | Land North of Gartree Road | 57 |
| 956 | Site of 11 Old Barn Walk | 58 |
| 960 | Land west of Bede Island Road (Braunstone Gate) | 59 |
| 961 | Welford Road Playing Fields | 60 |
| 962 | Amenity land between Coleman Road and Goodwood Road | 62 |
| 963 | Southfields Infant School and Newry Specialist Learning Centre | 63 |
| 992 | Woodstock Road | 64 |
| 1001 | Phillips Crescent | 65 |
| 1006 | Kingscliffe Crescent Open Space | 66 |
| 1007 | Glazebrook Square | 67 |
| 1021 | Sunbury Green | 68 |
| 1030 | Dysart Way | 69 |
| 1034 | Forest Lodge Education Centre, Charnor Road | 70 |
| 1035 | VRRE/Gipsy Lane | 71 |
| 1037 | Spence Street | 72 |
| 1039 | Bisley Street/Western Road | 73 |

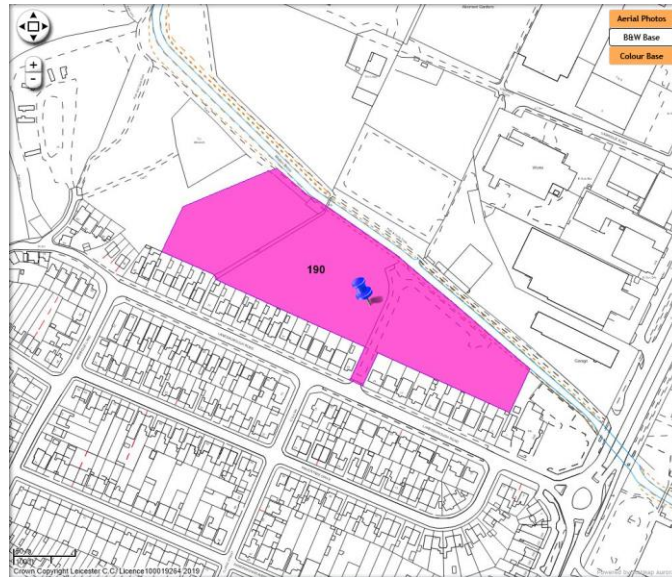
| | | |
|------|---|----|
| 1040 | Mountain Road | 74 |
| 1041 | Land off Hazeldene Road adj. Kestrel's Field Primary School | 75 |
| 1042 | Land off Heacham Drive (former playing fields) | 76 |
| 1047 | Land at Groby Road/Fosse Road North | 77 |
| 1049 | Land at Manor Farm/Collis Crescent | 79 |
| 1051 | 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 | 82 |



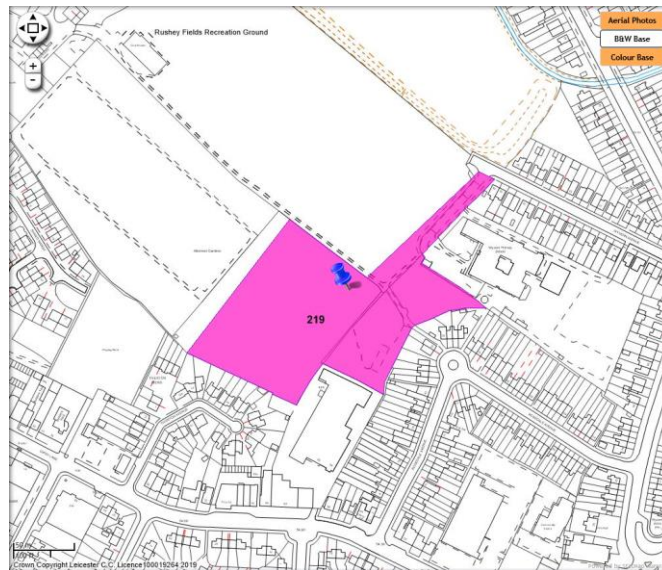
| | |
|---------------------------------|--|
| Site No: | 15 |
| Site Address: | St. Augustine Road |
| Ward/Area: | Westcotes (Inner) |
| Site Area (ha): | 2.02 |
| Category: | Brownfield |
| Proposed Uses: | Mixed Residential and Employment Uses |
| Capacity (Residential): | 36 |
| Capacity (Employment): | 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. |
| Notes: | Other than River Soar, whole site suitable for development |
| Ownership: | Private |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | RED |
| Initial RAG Score: | 1 Red; 7 Amber; 10 Green |



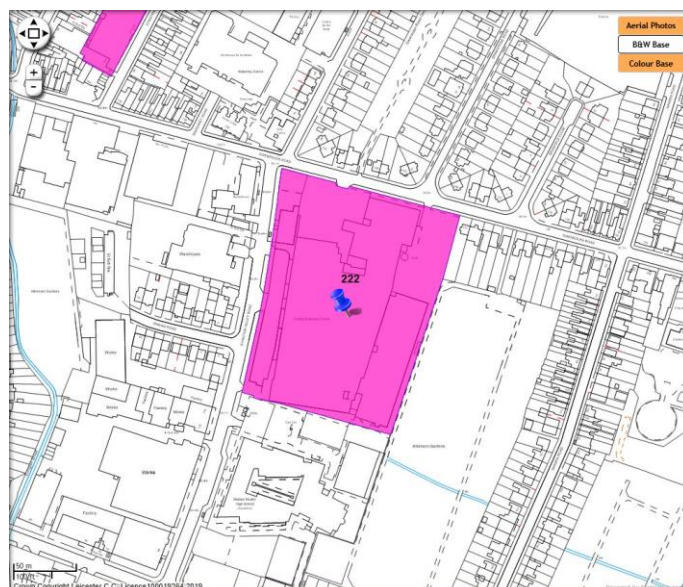
| | |
|---------------------------------|---|
| Site No: | 19 |
| Site Address: | Velodrome Saffron Lane |
| Ward/Area: | Saffron (Inner) |
| Site Area (ha): | 1.28 |
| Category: | Brownfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 32 |
| Capacity (Employment): | N/A |
| Capacity (Other): | N/A |
| Suitability Summary: | Previously developed vacant site with previous outline planning permission (now expired). 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. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 5yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 1 Red; 3 Amber; 17 Green |



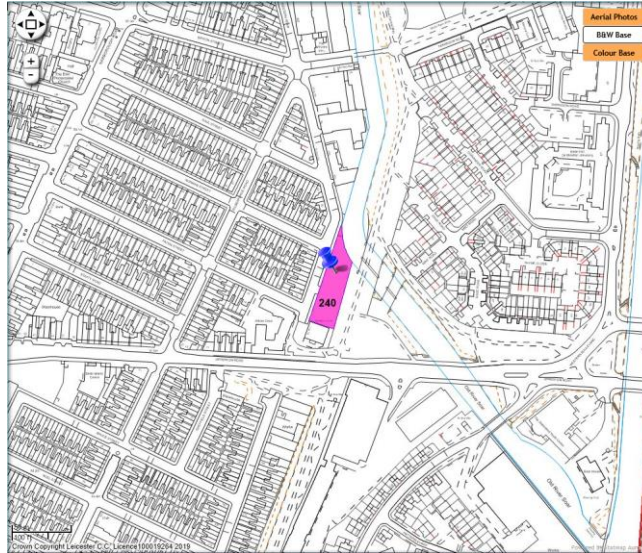
| | |
|---------------------------------|--|
| Site No: | 190 |
| Site Address: | Lanesborough Road – former allotments |
| Ward/Area: | Rushey Mead (North-West) |
| Site Area (ha): | 2.3 |
| Category: | Greenfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 44 |
| Capacity (Employment): | N/A |
| Capacity (Other): | N/A |
| Suitability Summary: | Greenfield former (declassified) allotment site / existing allocated vacant site with previous planning permission (now expired). 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; and highways access. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 5yrs |
| Sustainability Typology: | RED |
| Initial RAG Score: | 2 Red; 5 Amber; 14 Green |



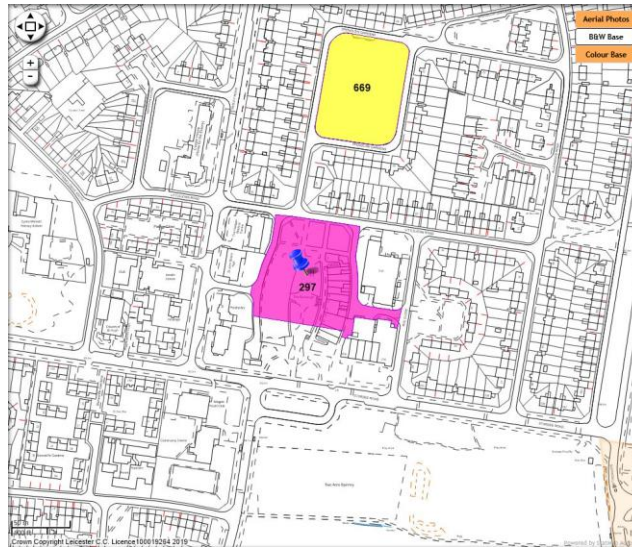
| | |
|---------------------------------|--|
| Site No: | 219 |
| Site Address: | Rosedale Avenue – Land at rear of, and Harrison Road allotments |
| Ward/Area: | Rushey Mead (North-East) |
| Site Area (ha): | 1.83 |
| Category: | Greenfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 46 |
| 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; trees; and highways access. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 1 Red; 2 Amber; 11 Green |



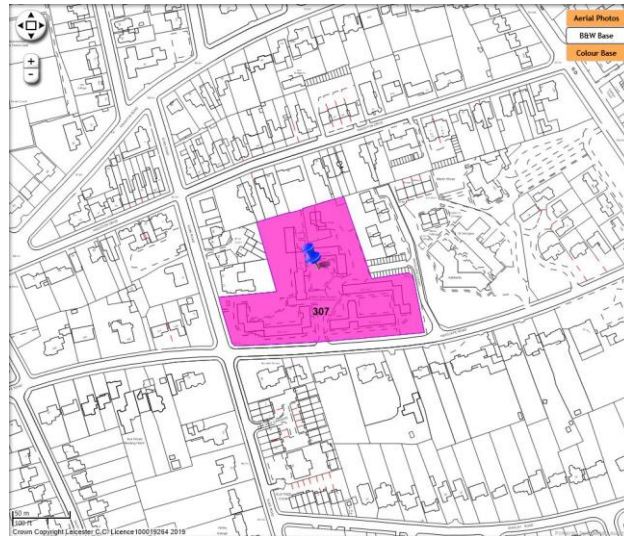
| | |
|---------------------------------|--|
| Site No: | 222 |
| Site Address: | Evington Valley Road (former Dunlop Works) |
| Ward/Area: | Spinney Hills (Inner) |
| Site Area (ha): | 2.37 |
| Category: | Brownfield |
| Proposed Uses: | Mixed Residential and Employment Uses |
| Capacity (Residential): | 45 |
| 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; and trees. |
| Notes: | Whole site suitable for development |
| Ownership: | Private |
| Delivery Timeframe: | 11-15 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 1 Red; 2 Amber; 14 Green |



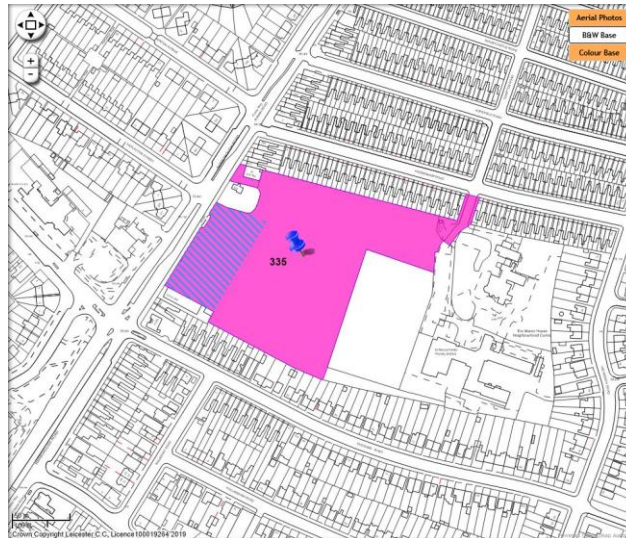
| | |
|---------------------------------|--|
| Site No: | 240 |
| Site Address: | 114-116 Western Road |
| Ward/Area: | Westcotes (Inner) |
| Site Area (ha): | 0.14 |
| Category: | Brownfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 7 |
| Capacity (Employment): | N/A |
| Capacity (Other): | N/A |
| Suitability Summary: | Previously developed site. Withdrawn application (20150498) for 85 flats. 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; and heritage. |
| Notes: | Whole site suitable for development |
| Ownership: | Private |
| Delivery Timeframe: | 5 yrs |
| Sustainability Typology: | AMBER |
| Initial RAG Score: | 1 Red; 2 Amber; 18 Green |



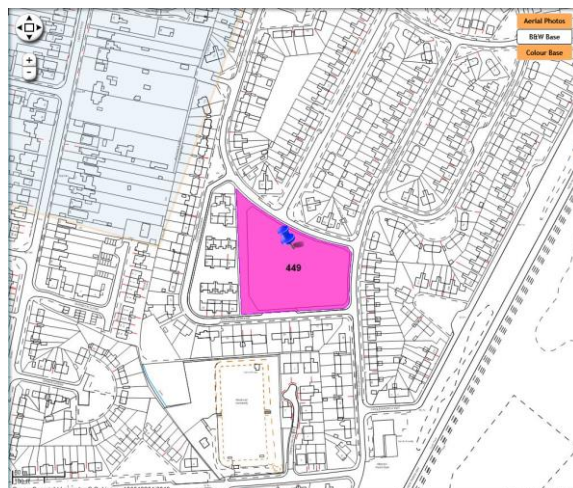
| | |
|---------------------------------|--|
| Site No: | 297 |
| Site Address: | Sturdee Road - The Exchange |
| Ward/Area: | Eyres Monsell (South) |
| Site Area (ha): | 0.7 |
| Category: | Brownfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 18 |
| Capacity (Employment): | N/A |
| 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. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 5 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 0 Red; 2 Amber; 18 Green |



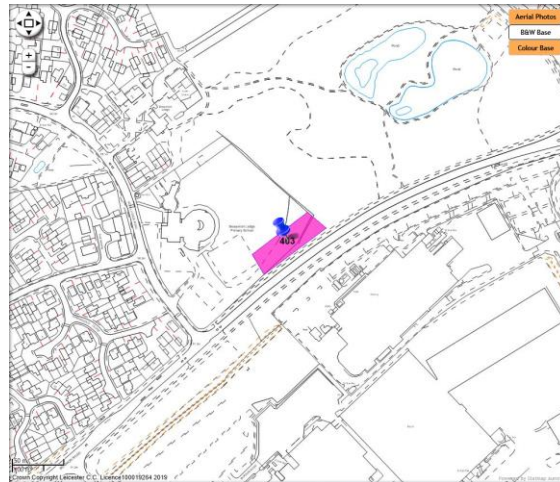
| | |
|---------------------------------|---|
| Site No: | 307 |
| Site Address: | Mary Gee Houses - 101-107 Ratcliffe Road |
| Ward/Area: | Knighton (South-East) |
| Site Area (ha): | 1.37 |
| Category: | Brownfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 100 |
| Capacity (Employment): | N/A |
| Capacity (Other): | N/A |
| Suitability Summary: | Previously developed site. Current application (20190433) for 100 flats with care for the elderly. Site is suitable for housing. In addition to usual planning requirements development will need to address: heritage. |
| Notes: | Whole site suitable for development |
| Ownership: | Private |
| Delivery Timeframe: | 5 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 0 Red; 2 Amber; 14 Green |



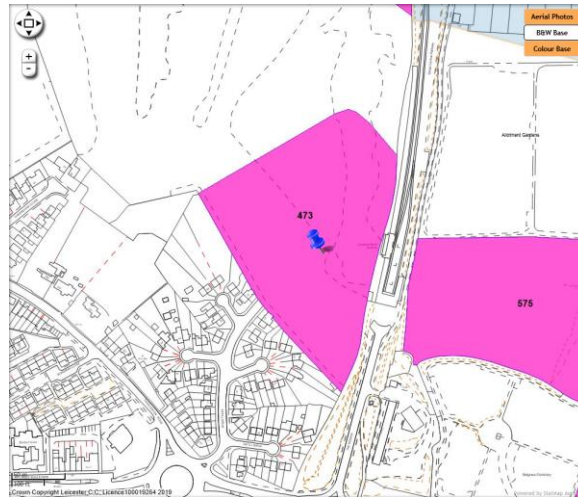
| | |
|---------------------------------|--|
| Site No: | 335 |
| Site Address: | Manor House Playing Fields - Narborough Road |
| Ward/Area: | Braunstone and Rowley Fields (Inner) |
| Site Area (ha): | 2.24 (development on 0.4ha only) |
| Category: | Greenfield |
| Proposed Uses: | Residential and Playing Fields |
| Capacity (Residential): | 19 |
| 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. |
| 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: | CLEAR |
| Initial RAG Score: | 3 Red; 1 Amber; 17 Green |



| | |
|---------------------------------|---|
| Site No: | 449 |
| Site Address: | Allextion Gardens Open Space |
| Ward/Area: | Western (West) |
| Site Area (ha): | 0.86 |
| Category: | Greenfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 22 |
| 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; and sport provision. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 2 Red; 4 Amber; 15 Green |



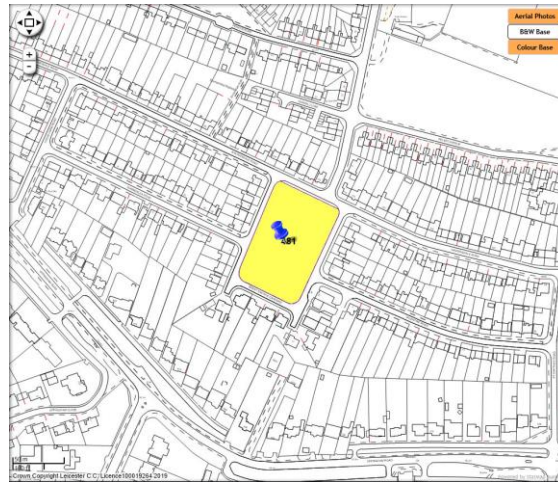
| | |
|---------------------------------|---|
| Site No: | 463 |
| Site Address: | Beaumont Lodge Primary School Playing Fields |
| Ward/Area: | Beaumont Leys (North-West) |
| Site Area (ha): | 0.25 |
| Category: | Greenfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 7 |
| Capacity (Employment): | N/A |
| Capacity (Other): | N/A |
| Suitability Summary: | Greenfield site (part of school grounds). Scope for release of part fronting Bennion Road without prejudice to school playing field. Site is suitable for housing. In addition to usual planning requirements development will need to address: heritage; ecology; and trees. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | AMBER |
| Initial RAG Score: | 3 Red; 6 Amber; 12 Green |



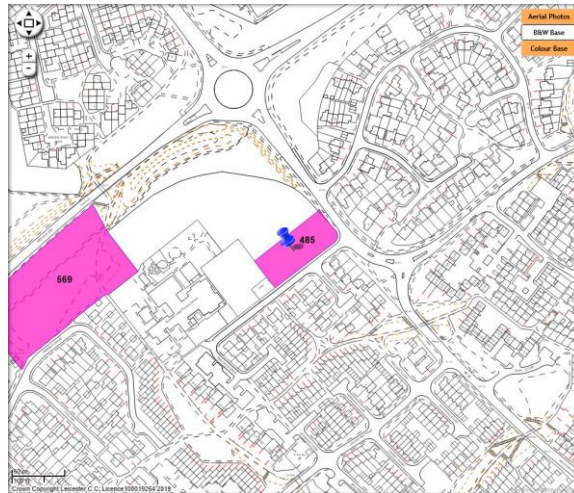
| | |
|---------------------------------|---|
| Site No: | 473 |
| Site Address: | Birstall Golf Course (adjacent to Astill Drive) |
| Ward/Area: | Abbey (North-West) |
| Site Area (ha): | 2.75 |
| Category: | Greenfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 52 |
| Capacity (Employment): | N/A |
| Capacity (Other): | N/A |
| Suitability Summary: | Greenfield site within Green Wedge (GW score 3.75). Scope for development as an extension of urban extent of Astill Drive estate up to boundary with Great Central Railway without significant harm to the remainder of this Green Wedge parcel. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; archaeology; and heritage. |
| Notes: | Whole site suitable for development |
| Ownership: | Private |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | AMBER |
| Initial RAG Score: | 3 Red; 7 Amber; 13 Green |



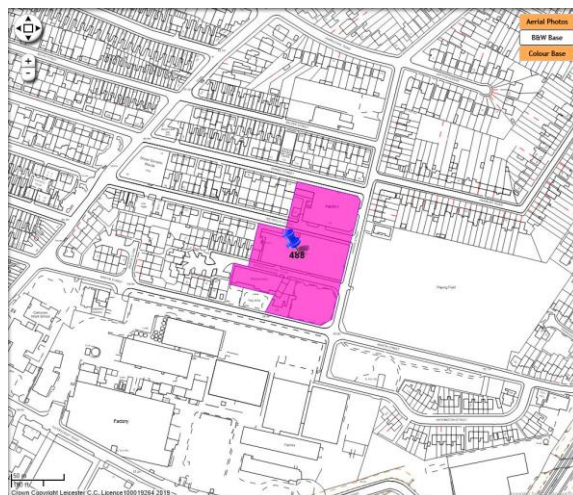
| | |
|---------------------------------|---|
| Site No: | 474 |
| Site Address: | Birstall Golf Course (south of Park Drive) |
| Ward/Area: | Abbey (North-West) |
| Site Area (ha): | 2.78 |
| Category: | Greenfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 53 |
| Capacity (Employment): | N/A |
| Capacity (Other): | N/A |
| Suitability Summary: | Greenfield site within Green Wedge (GW score 3.75). Scope for development as an extension of urban extent of Birstall without significant harm to the remainder of this Green Wedge parcel. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; archaeology; and highways access. |
| Notes: | Whole site suitable for development |
| Ownership: | Private |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | RED |
| Initial RAG Score: | 4 Red; 4 Amber; 15 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): | 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. Ocean Road Open Space and Willowbrook Park provide alternative nearby provision. Site is suitable for housing. |
| Notes: | Half of site (0.34ha) suitable for development. Remainder to be retained and enhanced as green space. |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 5 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 4 Red; 1 Amber; 16 Green |



| | |
|---------------------------------|--|
| Site No: | 485 |
| Site Address: | Buswells Lodge Primary School Playing Fields |
| Ward/Area: | Beaumont Leys (North-West) |
| Site Area (ha): | 0.25 |
| Category: | Greenfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 8 |
| Capacity (Employment): | N/A |
| Capacity (Other): | N/A |
| Suitability Summary: | Greenfield site (part of school grounds). Scope for release of part fronting Beauville Drive subject to extension of school site into adjacent amenity land (towards Krefeld Way) to ensure no prejudice to school playing field. Site suitable for housing. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | AMBER |
| Initial RAG Score: | 3 Red; 4 Amber; 16 Green |



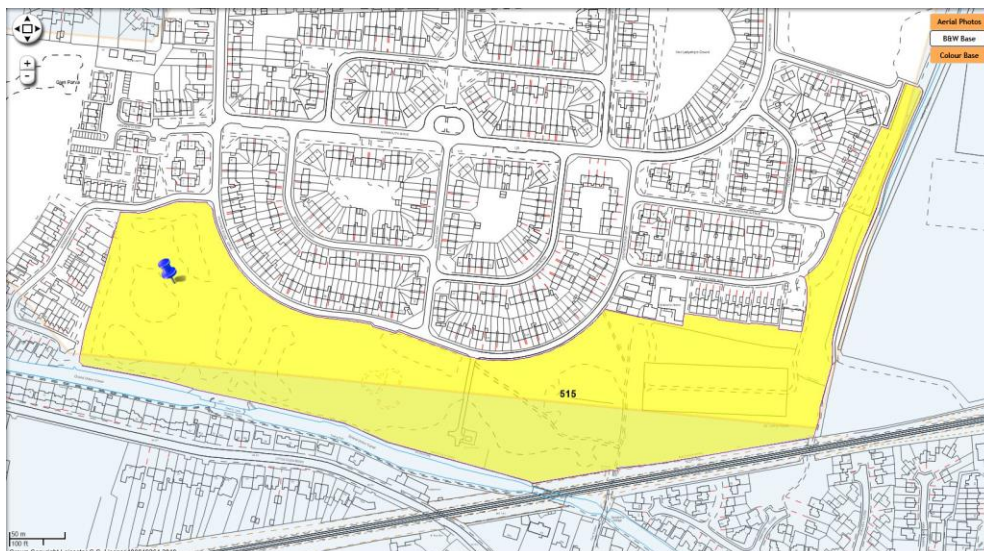
| | |
|---------------------------------|--|
| Site No: | 488 |
| Site Address: | Carter Street/Weymouth Street/Bardolph Street East |
| Ward/Area: | Belgrave (North-East) |
| Site Area (ha): | 1.05 (development on 0.64ha only) |
| Category: | Brownfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 16 |
| Capacity (Employment): | N/A |
| Capacity (Other): | N/A |
| Suitability Summary: | Previously developed site with active non-residential uses. Subject to the exception test (see SFRA) and no development on FZ3B parts, site is suitable for housing. In addition to usual planning requirements development will need to address: flood risk; easement of main river; heritage; and air quality. |
| Notes: | Other than FZ3B part, whole site suitable for development |
| Ownership: | Private |
| Delivery Timeframe: | 16-17 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 1 Red; 6 Amber; 16 Green |



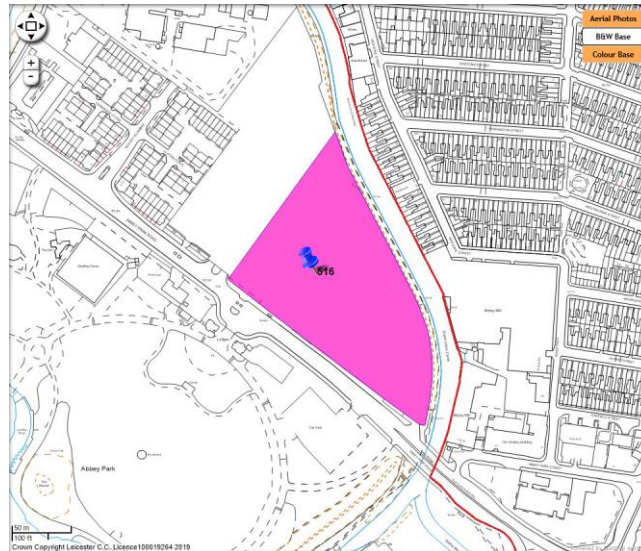
| | |
|---------------------------------|---|
| Site No: | 501 |
| Site Address: | Croyland Green |
| Ward/Area: | Thurncourt (North-East) |
| Site Area (ha): | 0.51 (development on 0.25ha only) |
| Category: | Greenfield |
| Proposed Uses: | Residential and Open Space |
| Capacity (Residential): | 8 |
| 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: heritage. |
| 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: | CLEAR |
| Initial RAG Score: | 3 Red; 3 Amber; 17 Green |



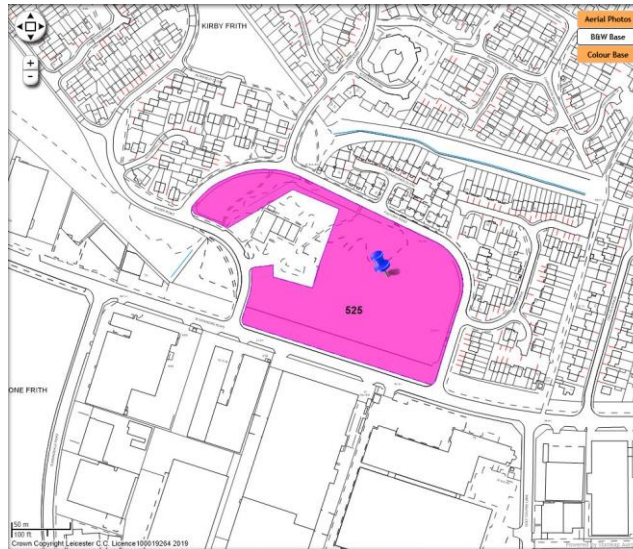
| | |
|---------------------------------|---|
| Site No: | 505 |
| Site Address: | Dorothy Road/Linden Street/Constance Road |
| Ward/Area: | Spinney Hills (Inner) |
| Site Area (ha): | 1.07 (development on 1.02ha only) |
| Category: | Brownfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 26 |
| Capacity (Employment): | N/A |
| Capacity (Other): | N/A |
| Suitability Summary: | Previously developed site with active non-residential uses. Subject to the exception test (see SFRA), no development on FZ3B parts and 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. |
| Notes: | Other than FZ3B part, whole site suitable for development |
| Ownership: | Private |
| Delivery Timeframe: | 16-17 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 1 Red; 1 Amber; 20 Green |



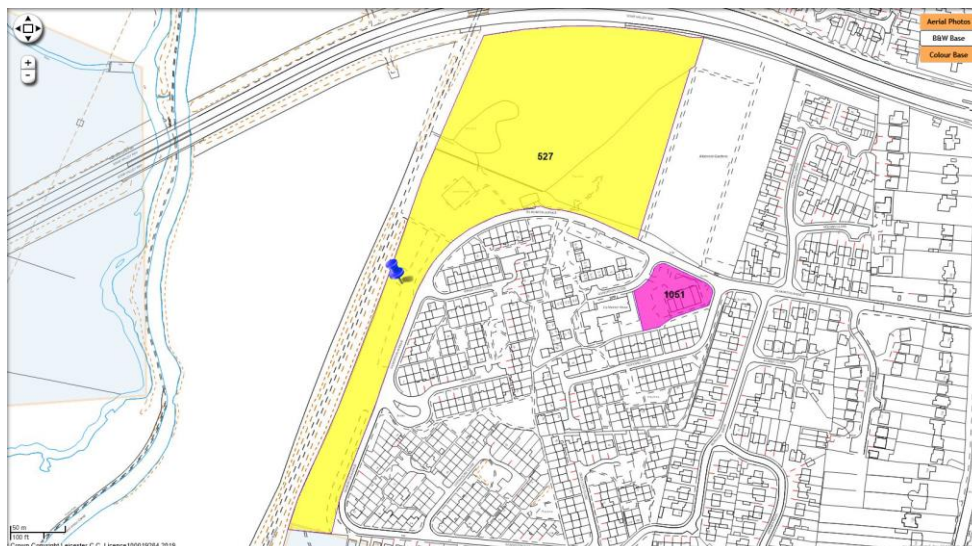
| | |
|---------------------------------|---|
| Site No: | 515 |
| Site Address: | Featherstone Drive Open Space |
| Ward/Area: | Eyres Monsell (South) |
| Site Area (ha): | 8.28 (development on 4.14ha only) |
| Category: | Greenfield |
| Proposed Uses: | Residential and Open Space |
| Capacity (Residential): | 78 |
| 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. Sonning Way Open Space and Her Ladyship's Covert (Site 545) provide alternative nearby provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; archaeology; air quality; allotment provision; and highways access. |
| Notes: | Half of site (4.14ha) suitable for development. Remainder to be retained and enhanced as green space. |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 11-15 yrs |
| Sustainability Typology: | RED |
| Initial RAG Score: | 4 Red; 6 Amber; 13 Green |



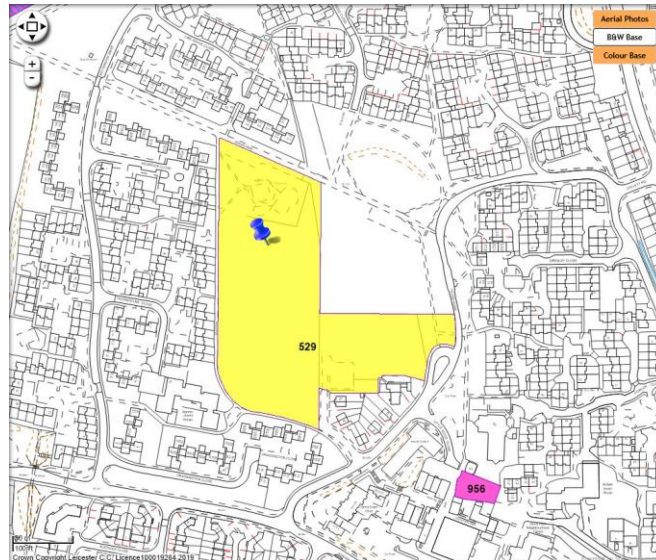
| | |
|---------------------------------|---|
| Site No: | 516 |
| Site Address: | Former bus depot, Abbey Park Road |
| Ward/Area: | Abbey |
| Site Area (ha): | 3.43 |
| Category: | Brownfield |
| Proposed Uses: | Education |
| Capacity (Residential): | N/A |
| Capacity (Employment): | N/A |
| Capacity (Other): | Secondary School (1,200 students) |
| Suitability Summary: | Previously developed site. Current planning application a two and three storey school building and sports hall (20191730). Subject to outcome of application 20191730 and the exception test (see SFRA), site is suitable for education use. In addition to usual planning requirements development will need to address: flood risk; easement of main river; ecology; heritage; and air quality. |
| Notes: | Whole site suitable for development. |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 2021 |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 0 Red; 5 Amber; 15 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): | 50 |
| 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 LNR, Ryder Road Open Space and Ryder Road Spinney (Sites 565, 656 and 658) 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. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | AMBER |
| Initial RAG Score: | 2 Red; 4 Amber; 16 Green |



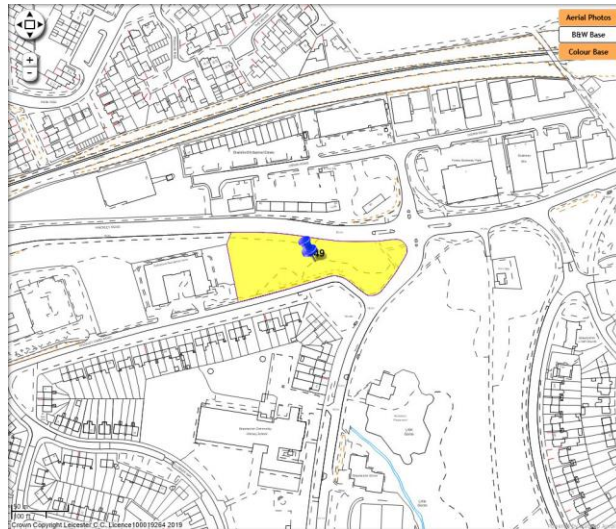
| | |
|---------------------------------|--|
| Site No: | 527 |
| Site Address: | Gilmorton Avenue Playground |
| Ward/Area: | Aylestone (South) |
| Site Area (ha): | 4.58 (development on 1.5ha only) |
| Category: | Greenfield |
| Proposed Uses: | Residential and Open Space |
| Capacity (Residential): | 38 |
| Capacity (Employment): | N/A |
| Capacity (Other): | N/A |
| Suitability Summary: | Greenfield site within Green Wedge (GW score 3.75). Scope for development as an extension of urban extent of Gilmorton Avenue estate up to boundary with Great Central Way without significant harm to other parcels forming the remainder of this Green Wedge. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; highways access; and sports provision. |
| Notes: | One third of site (1.5ha) suitable for development. Remainder to be retained and enhanced as green space. |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 6-10 & 11-15 yrs |
| Sustainability Typology: | RED |
| Initial RAG Score: | 5 Red; 5 Amber; 13 Green |



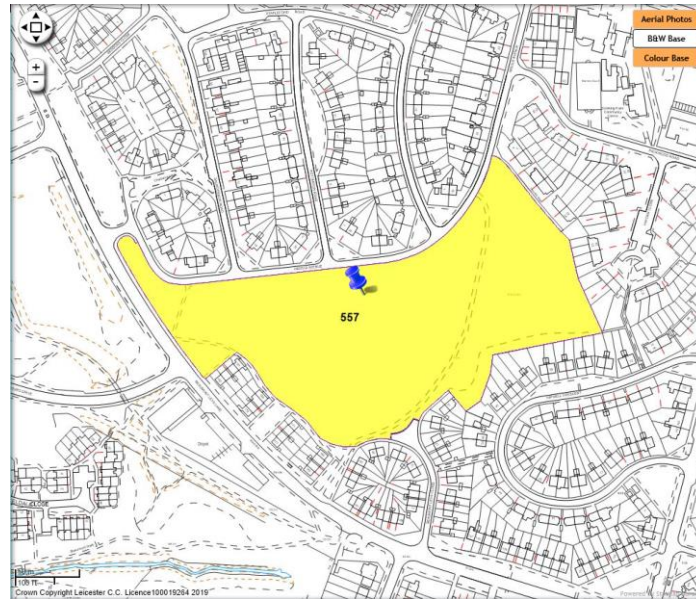
| | |
|---------------------------------|--|
| Site No: | 529 |
| Site Address: | Glovers Walk Open Space |
| Ward/Area: | Beaumont Leys (North-West) |
| Site Area (ha): | 2.36 (development on 1.18ha only) |
| Category: | Greenfield |
| Proposed Uses: | Residential and Open Space |
| Capacity (Residential): | 30 |
| 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 (Sites 543, 544 and 640) 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. |
| 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: | CLEAR |
| Initial RAG Score: | 2 Red; 2 Amber; 19 Green |



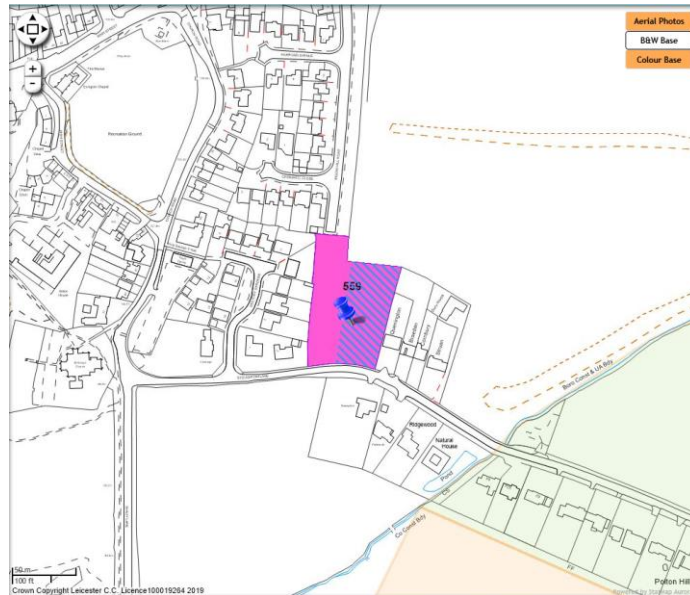
| | |
|---------------------------------|--|
| Site No: | 546 |
| Site Address: | Herrick Primary School Playing Fields |
| Ward/Area: | Rushey Mead (North-East) |
| Site Area (ha): | 0.25 |
| Category: | Greenfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 8 |
| Capacity (Employment): | N/A |
| Capacity (Other): | N/A |
| Suitability Summary: | Greenfield site (part of school grounds). Scope for release of part fronting Gleneagles Avenue without prejudice to school playing field. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; and trees. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | AMBER |
| Initial RAG Score: | 3 Red; 0 Amber; 18 Green |



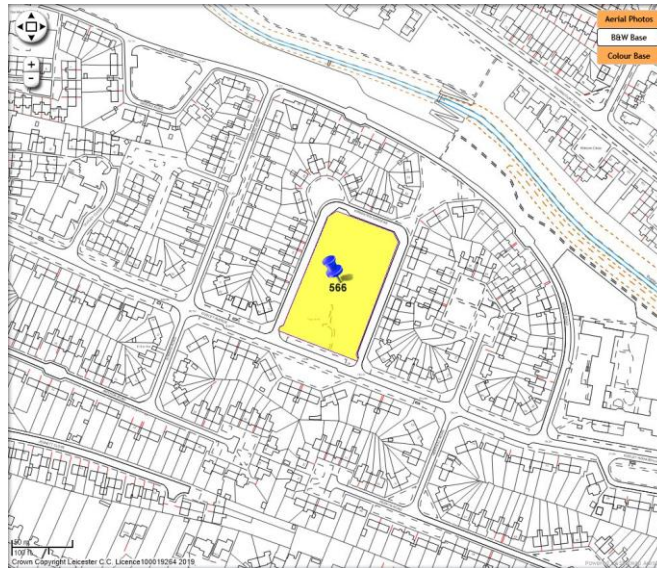
| | |
|---------------------------------|---|
| Site No: | 549 |
| Site Address: | Hockley Farm Road Open Space |
| Ward/Area: | Braunstone Park and Rowley Fields (West) |
| Site Area (ha): | 0.66 (development on 0.22ha only) |
| Category: | Greenfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 7 |
| 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; heritage; and air quality. |
| 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: | CLEAR |
| Initial RAG Score: | 2 Red; 2 Amber; 20 Green |



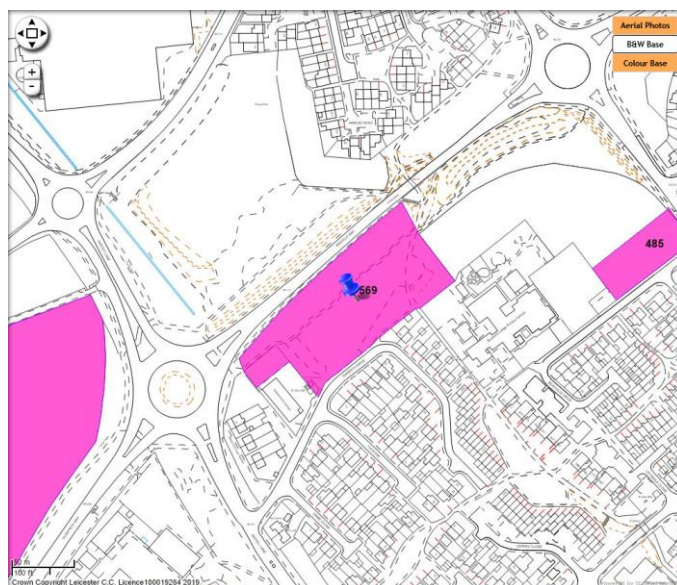
| | |
|---------------------------------|--|
| Site No: | 557 |
| Site Address: | Ingold Avenue Open Space |
| Ward/Area: | Abbey Ward (North-West) |
| Site Area (ha): | 3.69 (development on 2.46ha only) |
| Category: | Greenfield |
| Proposed Uses: | Residential and Open Space |
| Capacity (Residential): | 47 |
| 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 (Sites 543, 544 and 640) 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. |
| 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 & 11-15 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 2 Red; 3 Amber; 17 Green |



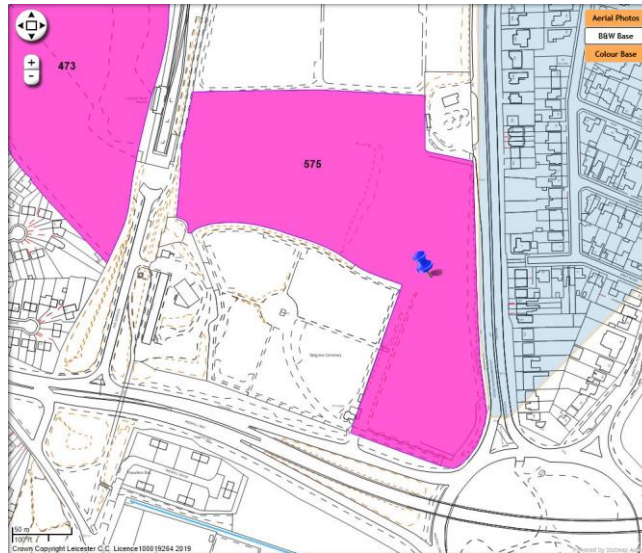
| | |
|---------------------------------|---|
| Site No: | 559 |
| Site Address: | Judgemeadow Community College Playing Fields |
| Ward/Area: | Evington (South-East) |
| Site Area (ha): | 0.54 |
| Category: | Greenfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 9 |
| Capacity (Employment): | 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. |
| Notes: | To safeguard route of EDDR the developable area is 0.28ha. |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | AMBER |
| Initial RAG Score: | 5 Red; 4 Amber; 13 Green |



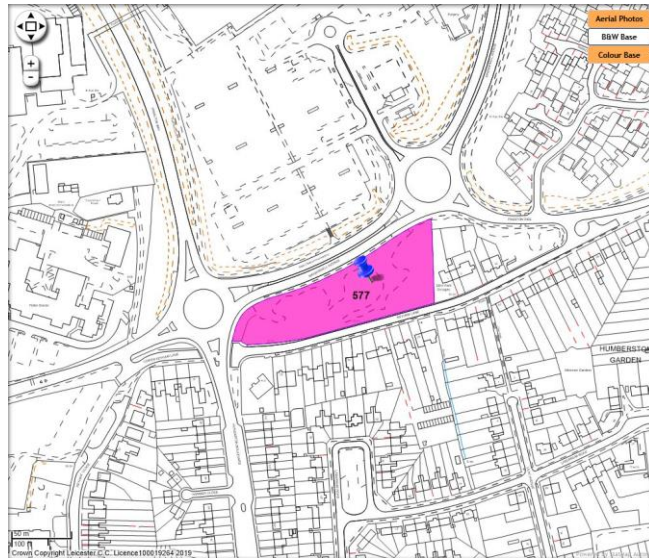
| | |
|---------------------------------|--|
| Site No: | 566 |
| Site Address: | Kirminton Gardens |
| Ward/Area: | Thurncourt (North-East) |
| Site Area (ha): | 0.68 (development on 0.34ha only) |
| Category: | Greenfield |
| Proposed Uses: | Residential and Open Space |
| Capacity (Residential): | 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. Ocean Road Open Space and Willowbrook Park (Sites 634 and 707) provide alternative nearby provision. |
| 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 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 4 Red; 2 Amber; 15 Green |



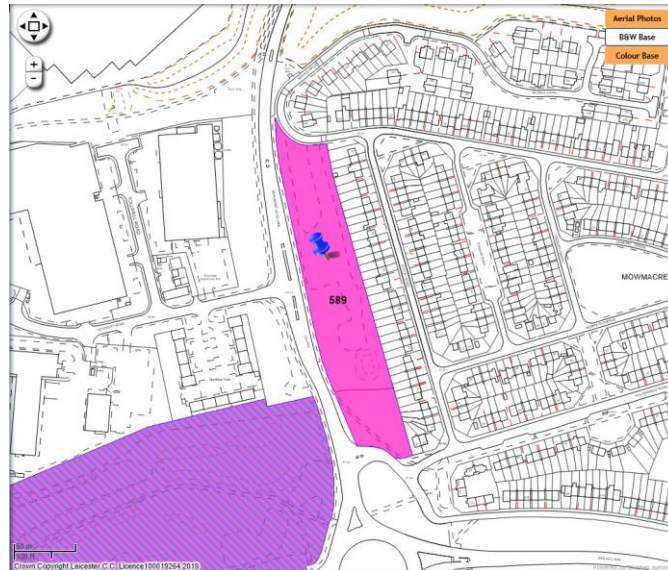
| | |
|---------------------------------|--|
| Site No: | 569 |
| Site Address: | Krefeld Way/Darenth Drive Open Space |
| Ward/Area: | Beaumont Leys (North-West) |
| Site Area (ha): | 1.13 |
| Category: | Greenfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 28 |
| Capacity (Employment): | 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 (Site 562) 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. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 2 Red; 6 Amber; 15 Green |



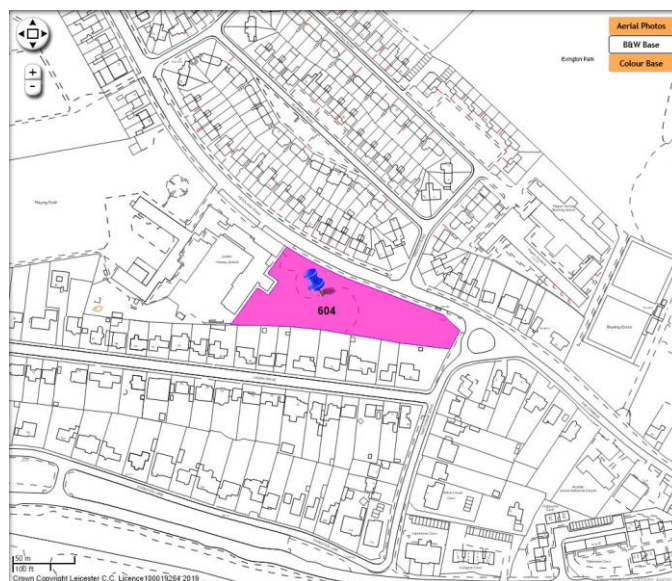
| | |
|---------------------------------|---|
| Site No: | 575 |
| Site Address: | Land adjacent Great Central Railway |
| Ward/Area: | Abbey (North-West) |
| Site Area (ha): | 4.38 |
| Category: | Greenfield |
| Proposed Uses: | Leisure/Tourism |
| Capacity (Residential): | N/A |
| Capacity (Employment): | 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; trees; archaeology; heritage; topography; and highways access. |
| 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 |
| Initial RAG Score: | 5 Red; 5 Amber; 8 Green |



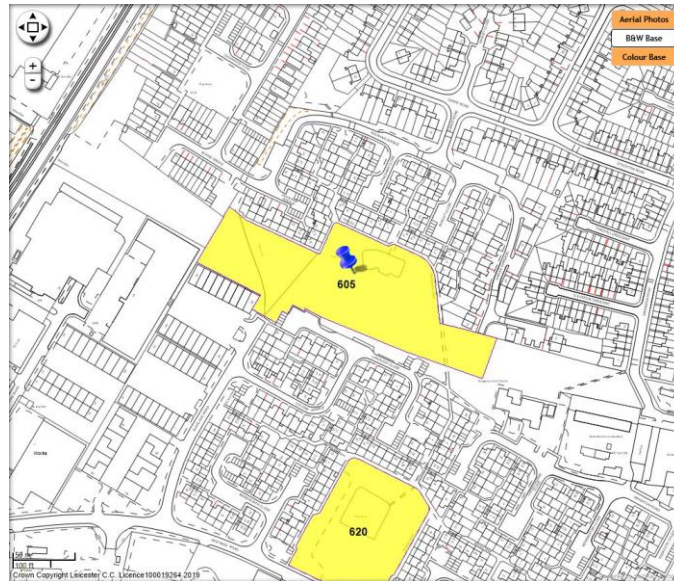
| | |
|---------------------------------|---|
| Site No: | 577 |
| Site Address: | Land adjacent Keyham Lane/Preston Rise |
| Ward/Area: | Humberstone and Hamilton (North-East) |
| Site Area (ha): | 0.8 |
| Category: | Greenfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 20 |
| Capacity (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. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 2 Red; 2 Amber; 18 Green |



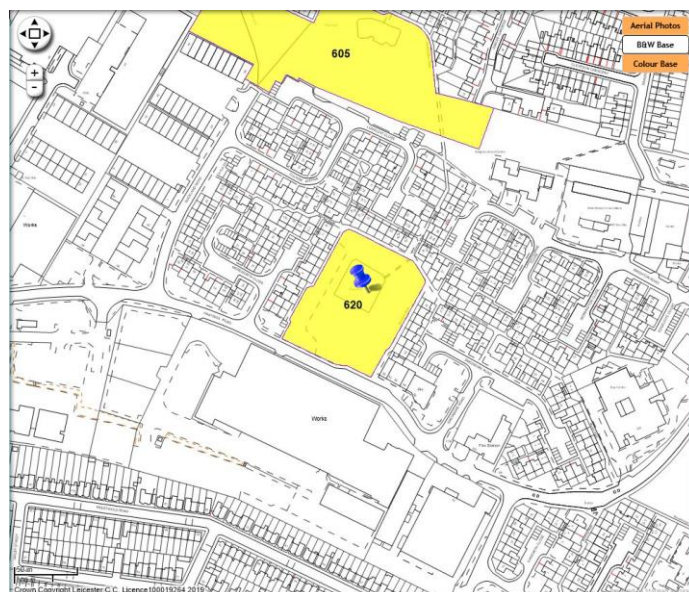
| | |
|---------------------------------|---|
| Site No: | 589 |
| Site Address: | Land to east of Beaumont Leys Lane |
| Ward/Area: | Abbey (North-West) |
| Site Area (ha): | 1.18 |
| Category: | Greenfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 30 |
| Capacity (Employment): | 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 (Sites 640 and 977) provide alternative nearby provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; and trees. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 2 Red; 6 Amber; 12 Green |



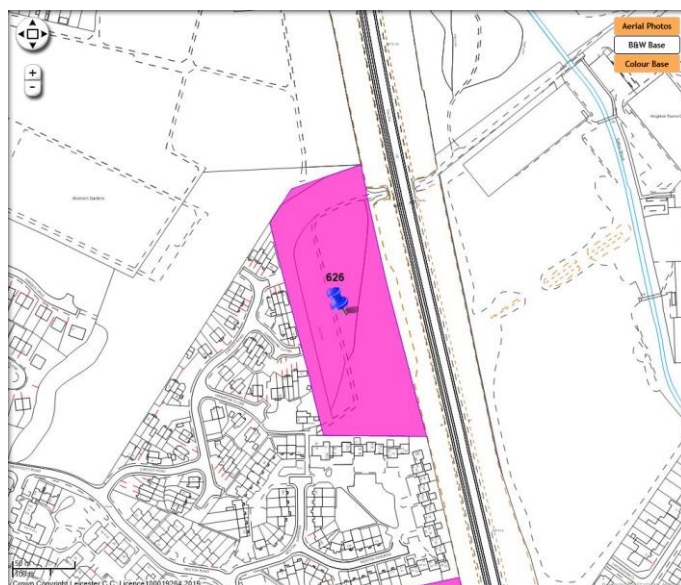
| | |
|---------------------------------|---|
| Site No: | 604 |
| Site Address: | Linden School Playing Fields |
| Ward/Area: | Evington (South-East) |
| Site Area (ha): | 0.69 |
| Category: | Greenfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 17 |
| Capacity (Employment): | N/A |
| Capacity (Other): | N/A |
| Suitability Summary: | Greenfield site (part of school grounds). Scope for release of part fronting Headland Road without prejudice to school playing field. Site is suitable for housing. In addition to usual planning requirements development will need to address: archaeology. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 3 Red; 2 Amber; 17 Green |



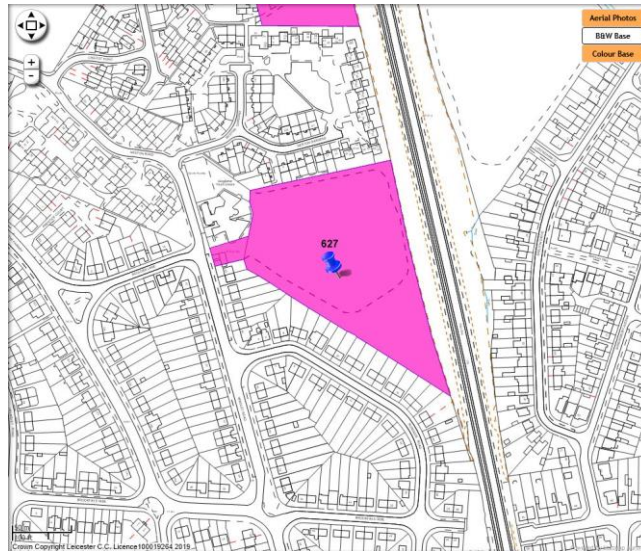
| | |
|---------------------------------|---|
| Site No: | 605 |
| Site Address: | Longleat Close Open Space (Waddesdon Walk) |
| Ward/Area: | North Evington (North-East) |
| Site Area (ha): | 1.76 (development on 0.6ha only) |
| Category: | Greenfield |
| Proposed Uses: | Residential and Open Space |
| 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. Craven Recreation Ground (Site 498) provides alternative nearby provision. Subject to safeguarding the route of the Catherine Street-Tailby Avenue road scheme this site is suitable for housing. In addition to usual planning requirements development will need to address: ecology and highways access. |
| Notes: | Third of site (0.6ha) suitable for development. Part to be safeguarded for Catherine Street-Tailby Avenue road scheme and remainder to be retained for enhanced as green space. |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | AMBER |
| Initial RAG Score: | 4 Red; 2 Amber; 16 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): | 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. Craven Recreation Ground (Site 498) provides alternative nearby provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology. |
| 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: | CLEAR |
| Initial RAG Score: | 2 Red; 3 Amber; 15 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): | 41 |
| 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 (Sites 614 & 615) 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; highways access and preserve footpath link underneath railway. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 11-15 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 1 Red; 8 Amber; 14 Green |



| | |
|---------------------------------|--|
| Site No: | 627 |
| Site Address: | Neston Gardens Playing Fields |
| Ward/Area: | Saffron (South) |
| Site Area (ha): | 1.83 |
| Category: | Greenfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 46 |
| 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 (Sites 614 & 615) provide alternative nearby provision. Subject to securing satisfactory access (including relocation of electricity substation) and mitigation for loss of playing fields, site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; trees; highways access; and sports provision. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council and Private |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 3 Red; 6 Amber; 14 Green |



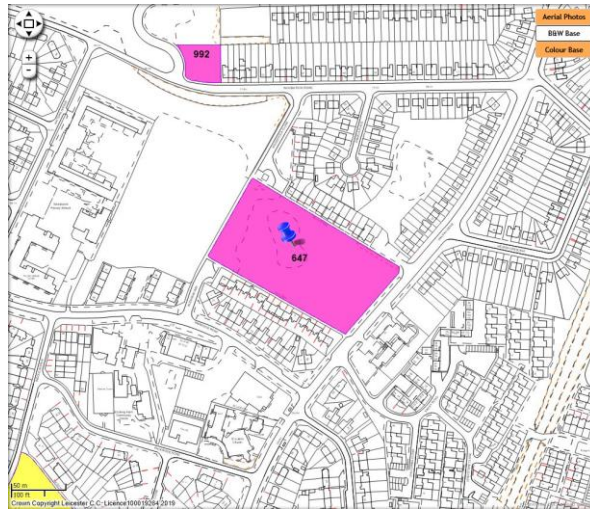
| | |
|---------------------------------|--|
| Site No: | 629 |
| Site Address: | Netherhall Road Open Space |
| Ward/Area: | Humberstone and Hamilton (North-East) |
| Site Area (ha): | 7.06 (development on 3.53ha only) |
| Category: | Greenfield |
| Proposed Uses: | Residential and Open Space |
| Capacity (Residential): | 67 |
| 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 Nether Hall 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; and archaeology. |
| 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 |
| Initial RAG Score: | 2 Red; 7 Amber; 14 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): | 11 |
| 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. |
| 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: | CLEAR |
| Initial RAG Score: | 2 Red; 4 Amber; 17 Green |



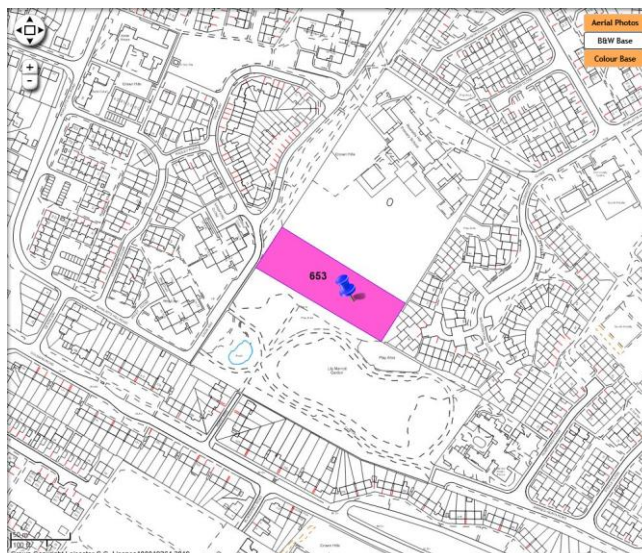
| | |
|---------------------------------|--|
| Site No: | 646 |
| Site Address: | Rancliffe Gardens |
| Ward/Area: | Braunstone Park and Rowley Fields (West) |
| Site Area (ha): | 1.8 |
| Category: | Greenfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 45 |
| Capacity (Employment): | 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 (Site 965) provides nearby alternative provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: easement of main river; ecology; archaeology; and highways access |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 11-15 yrs |
| Sustainability Typology: | AMBER |
| Initial RAG Score: | 3 Red; 1 Amber; 19 Green |



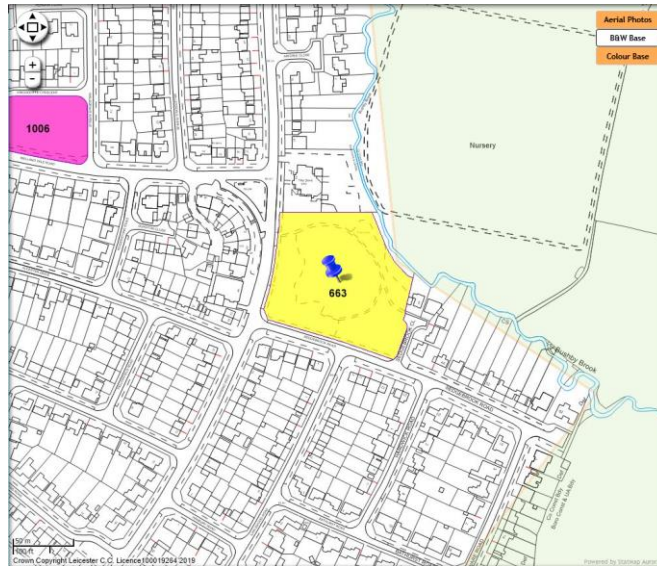
| | |
|---------------------------------|---|
| Site No: | 647 |
| Site Address: | Ranworth Open Space |
| Ward/Area: | Abbey (North-West) |
| Site Area (ha): | 1.23 |
| Category: | Greenfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 31 |
| Capacity (Employment): | N/A |
| Capacity (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 (Sites 543, 544, 640 and 983) 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. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 3 Red; 1 Amber; 21 Green |



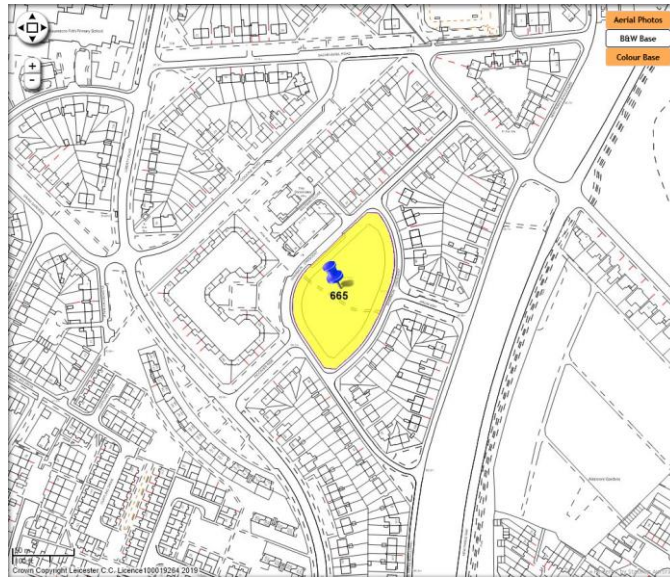
| | |
|---------------------------------|--|
| Site No: | 648 |
| Site Address: | Rayleigh Green |
| Ward/Area: | Humberstone and Hamilton (North-East) |
| Site Area (ha): | 0.64 |
| Category: | Greenfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 16 |
| Capacity (Employment): | 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. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 2 Red; 4 Amber; 17 Green |



| | |
|---------------------------------|--|
| Site No: | 653 |
| Site Address: | Rowlatts Hill School Playing Fields |
| Ward/Area: | Evington (South-East) |
| Site Area (ha): | 0.48 |
| Category: | Greenfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 12 |
| Capacity (Employment): | N/A |
| Capacity (Other): | N/A |
| Suitability Summary: | Greenfield site (part of school grounds). Scope for release of strip adjacent to Lily Marriot Garden without prejudice to school playing field. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; trees; archaeology; and highways access. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 2 Red; 5 Amber; 15 Green |



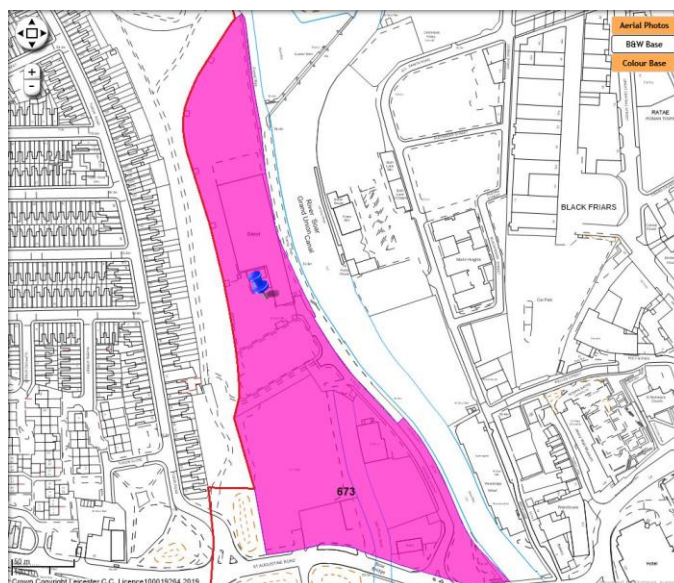
| | |
|---------------------------------|--|
| Site No: | 663 |
| Site Address: | Sedgebrook Road Open Space |
| Ward/Area: | Evington (South-East) |
| Site Area (ha): | 1.08 (development on 0.54ha only) |
| Category: | Greenfield |
| Proposed Uses: | Residential and Open Space |
| Capacity (Residential): | 14 |
| 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. Retain half to help meet local open space needs. Subject to retention of the play area and the exception test (see SFRA), site is suitable for housing. In addition to usual planning requirements development will need to address: trees; and archaeology. |
| Notes: | Half of site (0.54ha) suitable for development. Remainder to be retained and enhanced as green space. |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | AMBER |
| Initial RAG Score: | 2 Red; 2 Amber; 17 Green |



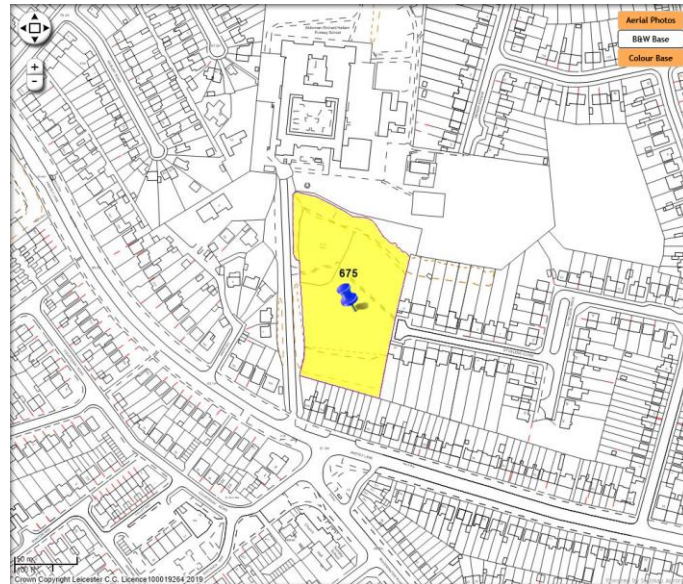
| | |
|---------------------------------|--|
| Site No: | 665 |
| Site Address: | Sharmon Crescent Open Space |
| Ward/Area: | Western (West) |
| Site Area (ha): | 0.66 (development on 0.33ha only) |
| Category: | Greenfield |
| Proposed Uses: | Residential and Open Space |
| Capacity (Residential): | 10 |
| 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. Western Park (Site 703) provides alternative nearby provision. Subject to retention of the play area, site suitable for housing. |
| Notes: | Half of site (0.33ha) suitable for development. Remainder to be retained and enhanced as green space. |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 2 Red; 5 Amber; 16 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): | 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. Sturdy Well Recreation Park provides alternative nearby provision. Site suitable for housing. In addition to usual planning requirements development will need to address: trees. |
| 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: | CLEAR |
| Initial RAG Score: | 1 Red; 3 Amber; 19 Green |



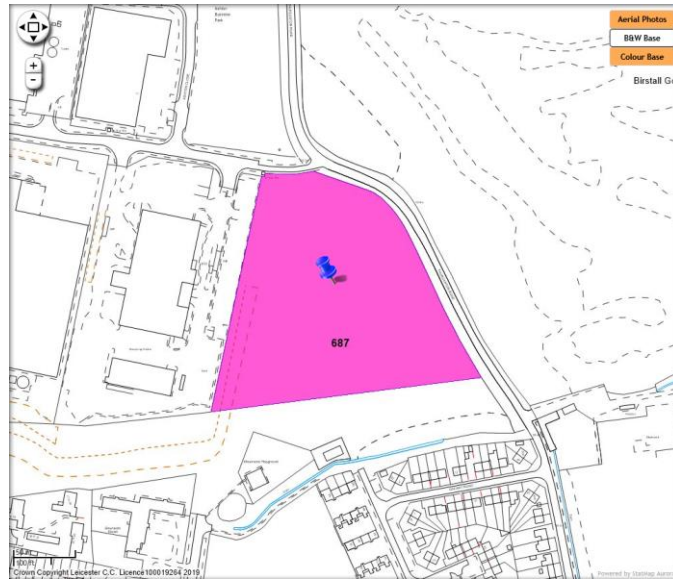
| | |
|---------------------------------|---|
| Site No: | 673 |
| Site Address: | St. Augustine's |
| Ward/Area: | Fosse (Inner) |
| Site Area (ha): | 4.98 |
| Category: | Brownfield |
| Proposed Uses: | Education |
| Capacity (Residential): | N/A |
| Capacity (Employment): | N/A |
| Capacity (Other): | Secondary School (1,200 students) |
| Suitability Summary: | Previously developed site within SRA. Subject to the exception test (see SFRA) site is suitable for new secondary school. |
| Notes: | Other than FZ3B parts, whole site suitable for development |
| Ownership: | Leicester City Council and Private |
| Delivery Timeframe: | 2021 |
| Sustainability Typology: | RED |
| Initial RAG Score: | 0 Red; 7 Amber; 13 Green |



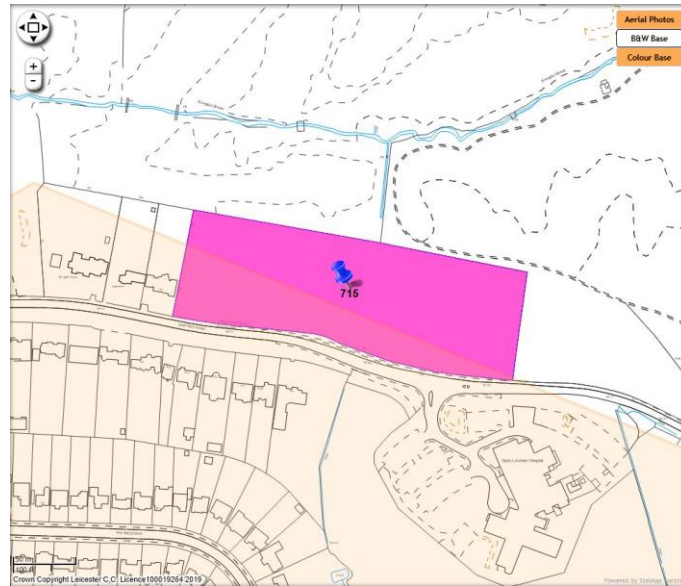
| | |
|---------------------------------|---|
| Site: | 675 |
| Site Address: | St. Helen's Close Open Space |
| Ward/Area: | Abbey (North-West) |
| Site Area (ha): | 1.07 (development on 0.53ha only) |
| Category: | Greenfield |
| Proposed Uses: | Residential and Open Space |
| Capacity (Residential): | 14 |
| 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. Jean Drive Open Space (Site 558) provides alternative nearby provision. Subject to retention of the play area, site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; topography; and highways access. |
| Notes: | Half of site (0.53ha) suitable for development. Remainder to be retained and enhanced as green space. |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 2 Red; 3 Amber; 17 Green |



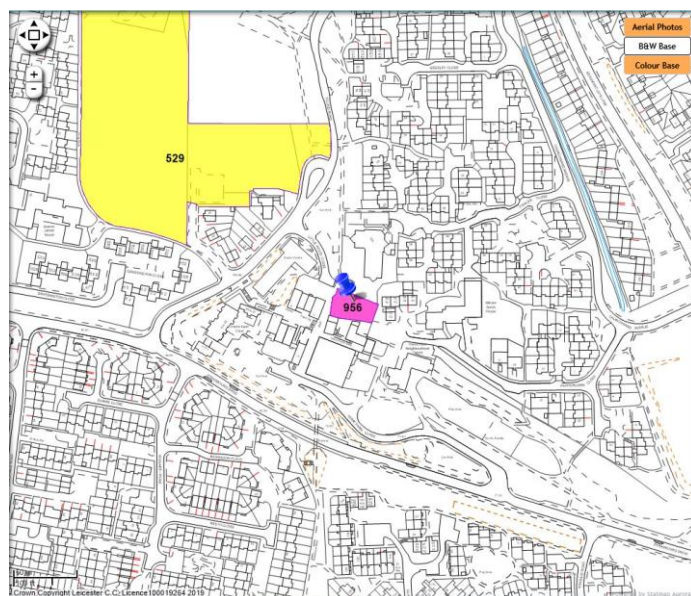
| | |
|---------------------------------|--|
| Site No: | 684 |
| Site Address: | Land adjacent to Evington Leisure Centre |
| Ward/Area: | Evington (South-East) |
| Site Area (ha): | 0.5 |
| Category: | Greenfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 13 |
| Capacity (Employment): | N/A |
| Capacity (Other): | N/A |
| Suitability Summary: | Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Scope for release of part fronting Downing Drive, retaining open space at rear to help meet local needs. Site is suitable for housing. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 3 Red; 1 Amber; 18 Green |



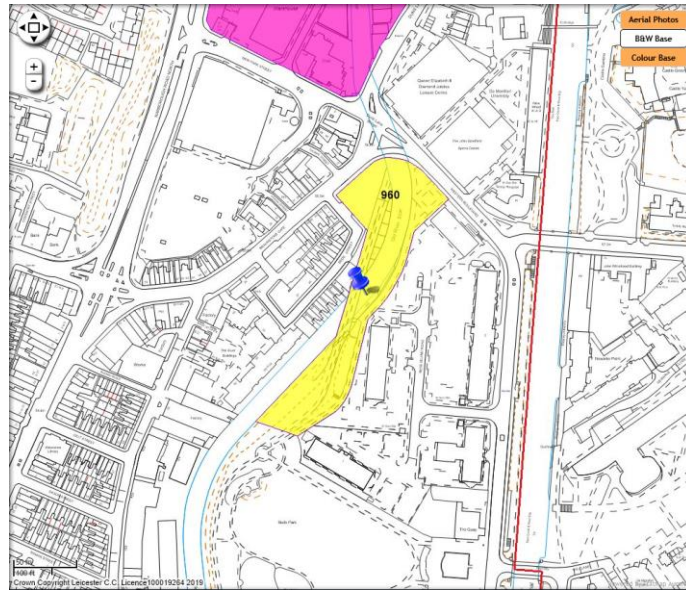
| | |
|---------------------------------|---|
| Site No: | 687 |
| Site Address: | Thurcaston Road/Hadrian Road Open Space |
| Ward/Area: | Abbey (North-West) |
| Site Area (ha): | 2.7 |
| Category: | Greenfield |
| Proposed Uses: | Employment (B1, B2 & B8 Uses) |
| Capacity (Residential): | N/A |
| Capacity (Employment): | 2.7 hectares / 19,800 sq. m |
| 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 (Sites 621 and 977) 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. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | AMBER |
| Initial RAG Score: | 2 Red; 2 Amber; 17 Green |



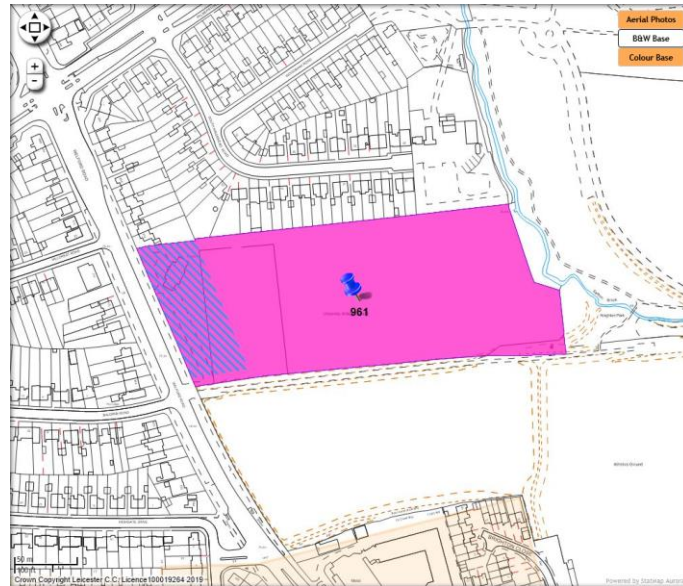
| | |
|---------------------------------|--|
| Site No: | 715 |
| Site Address: | Land north of Gartree Road |
| Ward/Area: | Evington (South-East) |
| Site Area (ha): | 2.36 (development on 1.2ha only) |
| Category: | Greenfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 30 |
| Capacity (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; and highways access. |
| Notes: | Whole site suitable for development (however site promotor advises that restrictive covenants reduce the developable area to 1.2ha) |
| Ownership: | Private |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | RED |
| Initial RAG Score: | 5 Red; 9 Amber; 8 Green |



| | |
|---------------------------------|---|
| Site No: | 956 |
| Site Address: | Site of 11 Old Barn Walk |
| Ward/Area: | Beaumont Leys (North-West) |
| Site Area (ha): | 0.05 |
| Category: | Brownfield |
| Proposed Uses: | Mixed Use |
| Capacity (Residential): | N/A |
| Capacity (Employment): | N/A |
| Capacity (Other): | Retail or community (500 sq. m) |
| Suitability Summary: | Previously developed vacant site. Local Centre. Site is suitable for retail, community and mixed-use development. In addition to usual planning requirements development will need to address: heritage; and highways access. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 6-11 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 1 Red; 5 Amber; 15 Green |

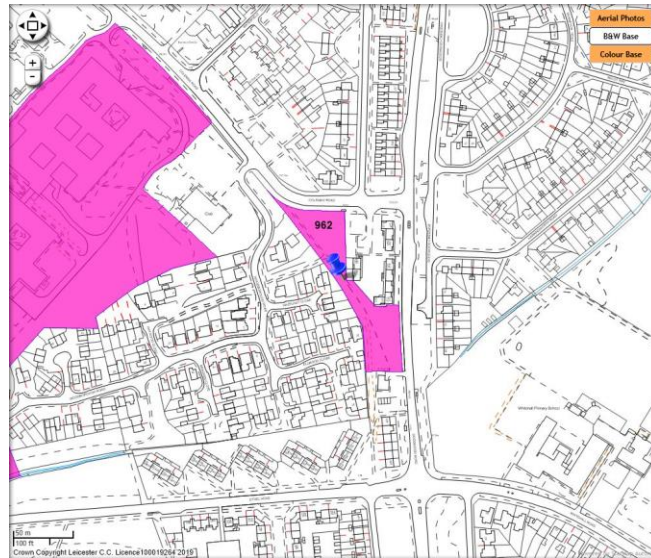


| | |
|---------------------------------|---|
| Site No: | 960 |
| Site Address: | Land west of Bede Island Road (Braunstone Gate) |
| Ward/Area: | Westcotes (Inner) |
| Site Area (ha): | 0.85 (development on 0.15ha only) |
| Category: | Brownfield/Greenfield |
| Proposed Uses: | Mixed Use and Open Space |
| Capacity (Residential): | 8 |
| 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 (FZ3B) 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 FZ3B suitable for mixed-use. In addition to usual planning requirements development will need to address: flood risk, easement of main river; ecology; archaeology; heritage; and air quality. |
| 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: | 6-10 yrs |
| Sustainability Typology: | RED |
| Initial RAG Score: | 1 Red; 10 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): | 13 |
| 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; trees; archaeology; heritage; highways access; and sports provision. |
| Notes: | Frontage development only alongside Welford Road (0.5ha). Remainder to be retained and enhanced as playing fields within the Green Wedge. |
| Ownership: | Private |

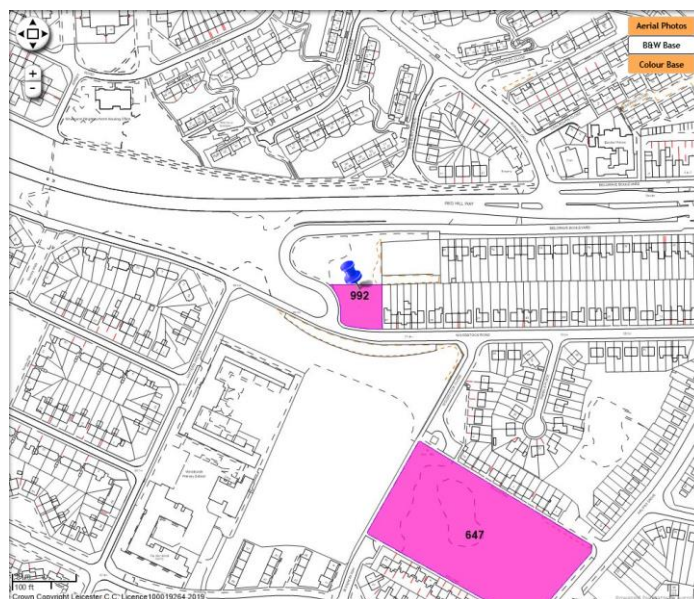
| | |
|---------------------------------|--------------------------|
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | RED |
| Initial RAG Score: | 4 Red; 6 Amber; 11 Green |



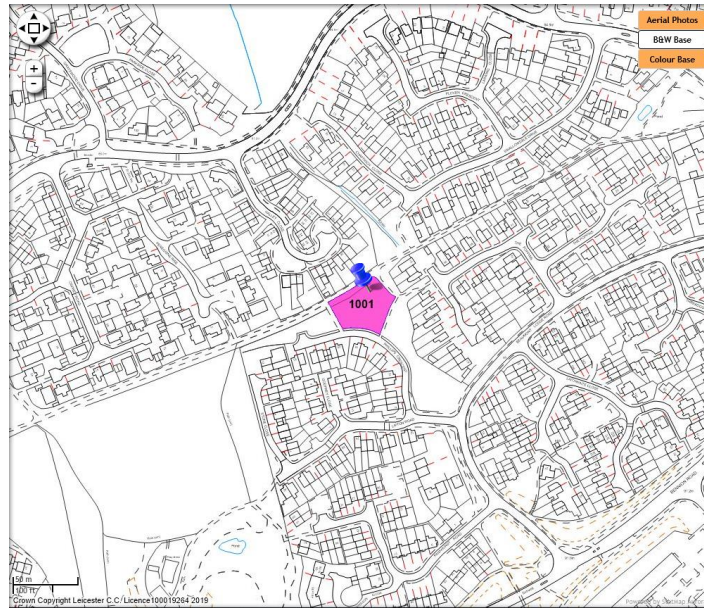
| | |
|---------------------------------|--|
| Site No: | 962 |
| Site Address: | Amenity land between Coleman Road and Goodwood Road (east of Hazelnut Close and Ellwood Close) |
| Ward/Area: | Evington (South-East) |
| Site Area (ha): | 0.257 |
| Category: | Greenfield |
| Proposed Uses: | Residential |
| 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. 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. |
| 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 |
| Initial RAG Score: | 2 Red; 4 Amber; 16 Green |



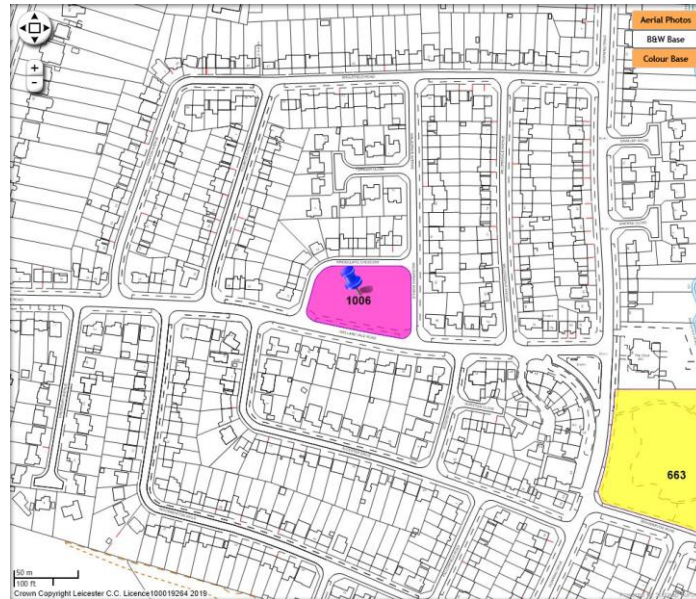
| | |
|---------------------------------|--|
| Site No: | 963 |
| Site Address: | Southfields Infant School and Newry Specialist Learning Centre |
| Ward/Area: | Eyres Monsell (South) |
| Site Area (ha): | 1.2 |
| Category: | Brownfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 30 |
| 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. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 0 Red; 4 Amber; 17 Green |



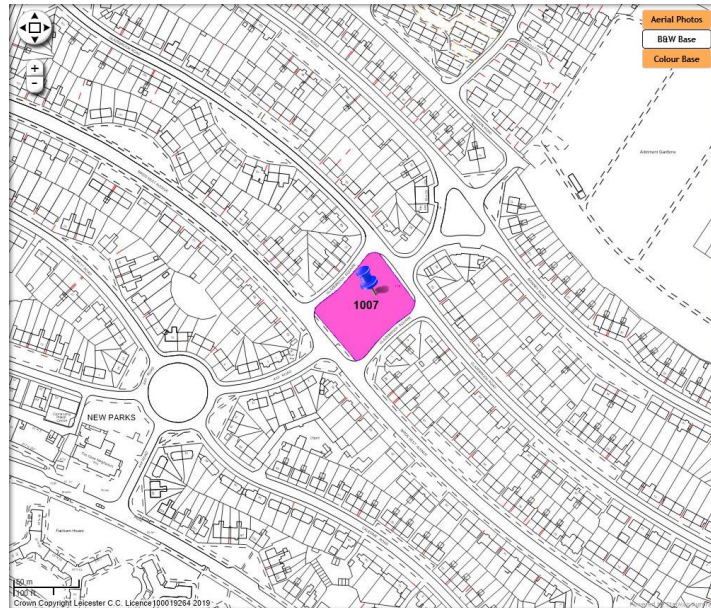
| | |
|---------------------------------|---|
| Site No: | 992 |
| Site Address: | Woodstock Road |
| Ward/Area: | Abbey (North-West) |
| Site Area (ha): | 0.15 |
| Category: | Greenfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 5 |
| Capacity (Employment): | N/A |
| Capacity (Other): | 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. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 2 Red; 1 Amber; 20 Green |



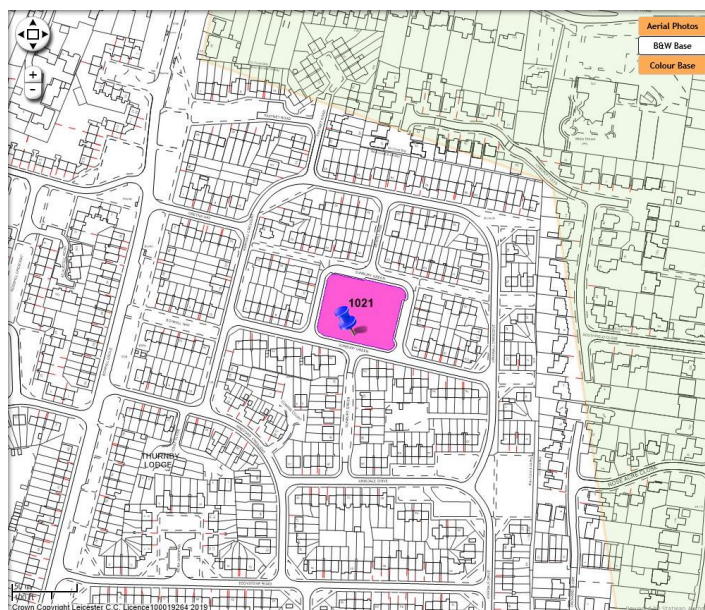
| | |
|---------------------------------|---|
| Site No: | 1001 |
| Site Address: | Phillips Crescent |
| Ward/Area: | Beaumont Leys (North-West) |
| Site Area (ha): | 0.14 |
| Category: | Greenfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 5 |
| Capacity (Employment): | N/A |
| 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. In addition to usual planning requirements development will need to address: ecology; trees; and footway provision. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 2 Red; 5 Amber; 16 Green |



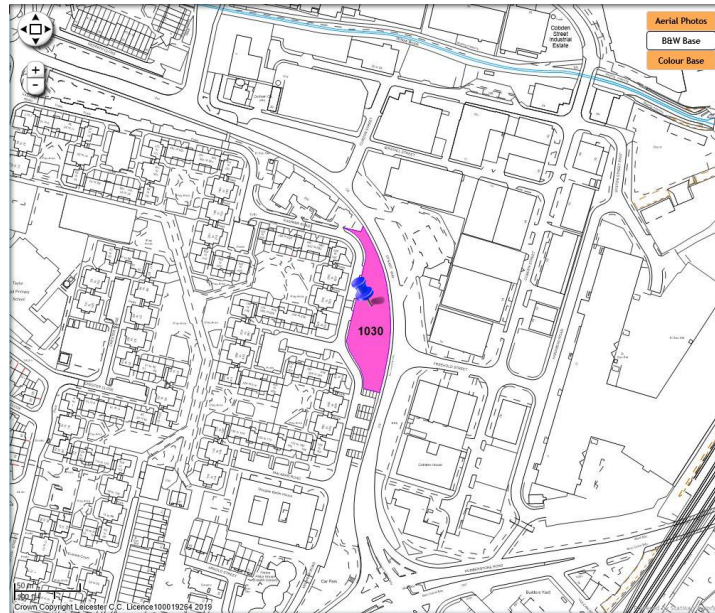
| | |
|---------------------------------|--|
| Site No: | 1006 |
| Site Address: | Kingscliffe Crescent Open Space |
| Ward/Area: | Evington (South-East) |
| Site Area (ha): | 0.34 |
| Category: | Greenfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 11 |
| Capacity (Employment): | N/A |
| Capacity (Other): | N/A |
| Suitability Summary: | Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Nearby Sedgebrook Road Open Space (Site 663) proposed for partial retention to help meet local open space needs. Site is suitable for housing. In addition to usual planning requirements development will need to address: trees. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 2 Red; 4 Amber; 16 Green |



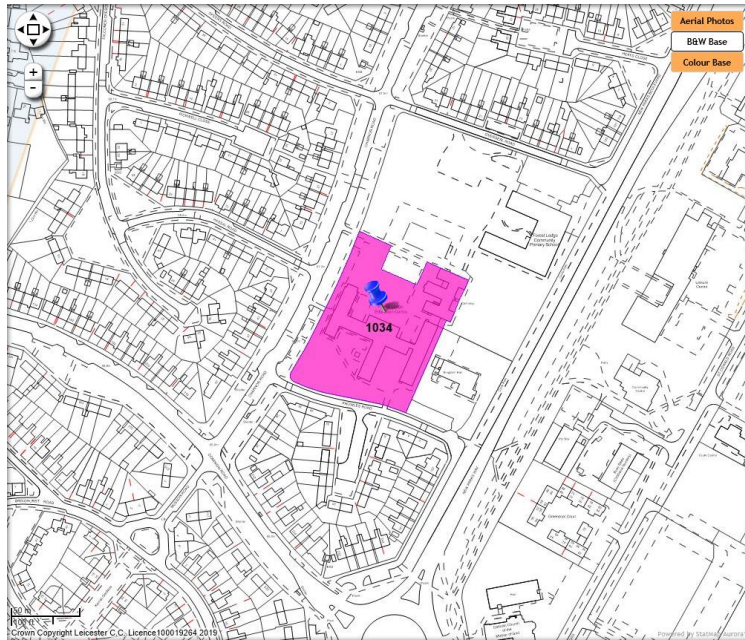
| | |
|---------------------------------|--|
| Site No: | 1007 |
| Site Address: | Glazebrook Square |
| Ward/Area: | Western (West) |
| Site Area (ha): | 0.33 |
| Category: | Greenfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 10 |
| Capacity (Employment): | N/A |
| Capacity (Other): | N/A |
| Suitability Summary: | Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Stokes Wood Park (Site 681) provides alternative nearby provision. Site is suitable for housing. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 3 Red; 4 Amber; 15 Green |



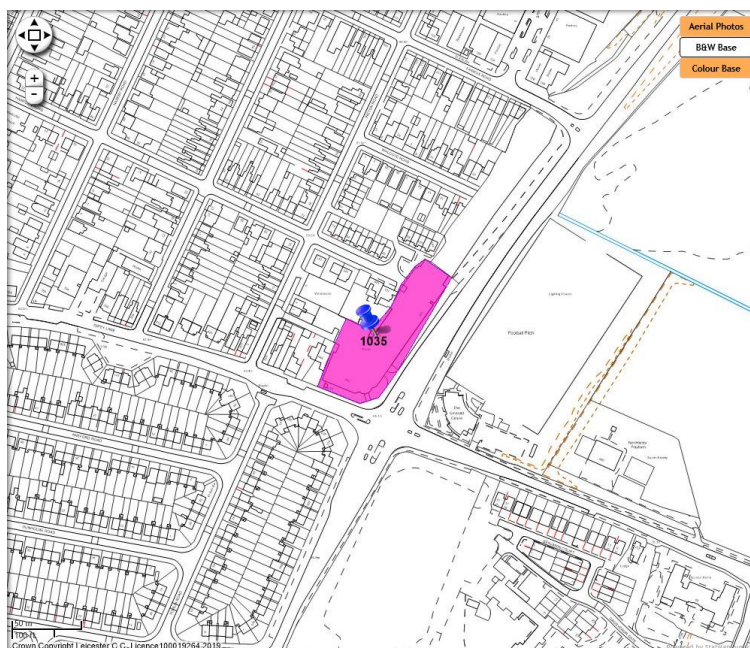
| | |
|---------------------------------|--|
| Site No: | 1021 |
| Site Address: | Sunbury Green |
| Ward/Area: | Thurncourt (North-East) |
| Site Area (ha): | 0.29 |
| Category: | Greenfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 9 |
| Capacity (Employment): | N/A |
| Capacity (Other): | N/A |
| Suitability Summary: | Greenfield site. Development would involve loss of open space in ward 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. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 3 Red; 1 Amber; 17 Green |



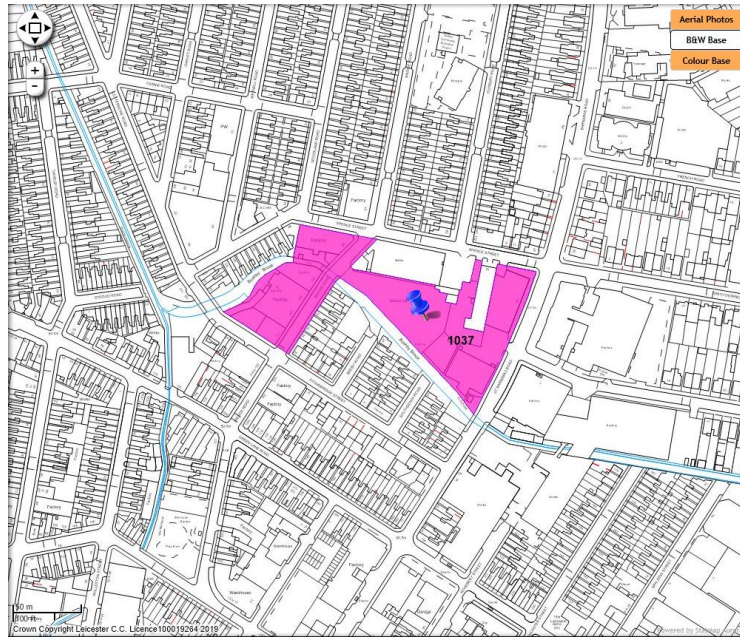
| | |
|---------------------------------|---|
| Site No: | 1030 |
| Site Address: | Dysart Way |
| Ward/Area: | Wycliffe (Inner) |
| Site Area (ha): | 0.25 |
| Category: | Greenfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 8 |
| Capacity (Employment): | N/A |
| Capacity (Other): | N/A |
| Suitability Summary: | Greenfield site. Development would involve loss of open space in ward and OSSR area with deficiency. However this is not a good quality site (configuration/location) and other play areas are integrated into the layout of this estate. Site is suitable for housing. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 1 Red; 4 Amber; 16 Green |



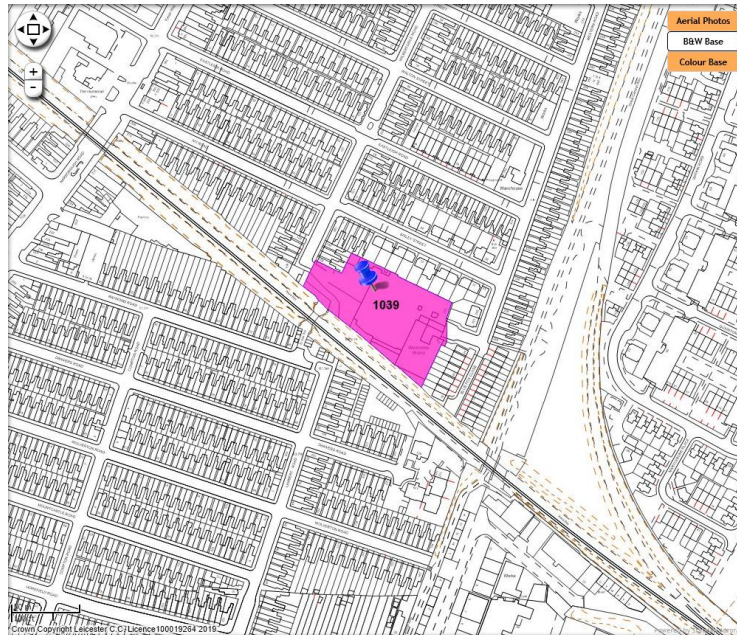
| | |
|---------------------------------|--|
| Site No: | 1034 |
| Site Address: | Forest Lodge Education Centre, Charnor Road |
| Ward/Area: | Western (West) |
| Site Area (ha): | 0.91 |
| Category: | Brownfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 23 |
| Capacity (Employment): | 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. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 1 Red; 3 Amber; 19 Green |



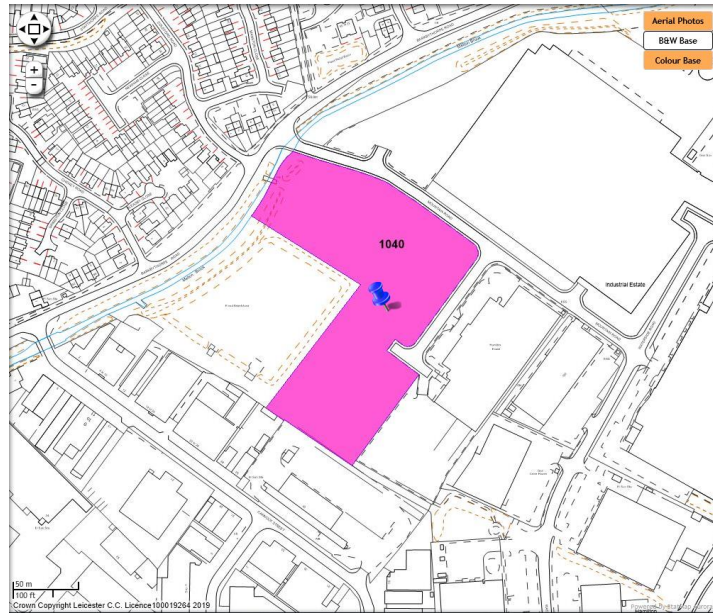
| | |
|---------------------------------|--|
| Site No: | 1035 |
| Site Address: | VRRE/Gipsy Lane |
| Ward/Area: | Troon (North-East) |
| Site Area (ha): | 0.41 |
| Category: | Brownfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 11 |
| Capacity (Employment): | N/A |
| Capacity (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. |
| Notes: | Whole site suitable for development |
| Ownership: | Private |
| Delivery Timeframe: | 11-15 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 0 Red; 3 Amber; 20 Green |



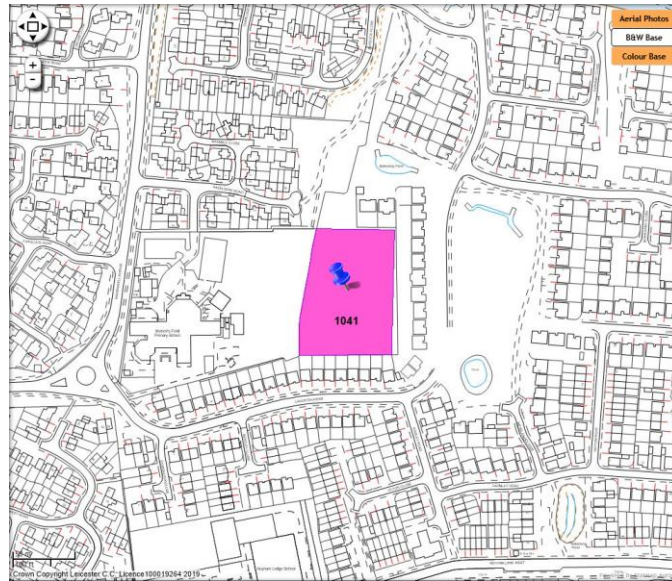
| | |
|---------------------------------|--|
| Site No: | 1037 |
| Site Address: | Spence Street |
| Ward/Area: | North Evington (South-East) |
| Site Area (ha): | 0.99 (development on 0.77ha only) |
| Category: | Brownfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 19 |
| Capacity (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. |
| Notes: | Other than FZ3B part, whole site suitable for development |
| Ownership: | Leicester City Council and Private |
| Delivery Timeframe: | 11-15 and 16 & 17 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 0 Red; 5 Amber; 18 Green |



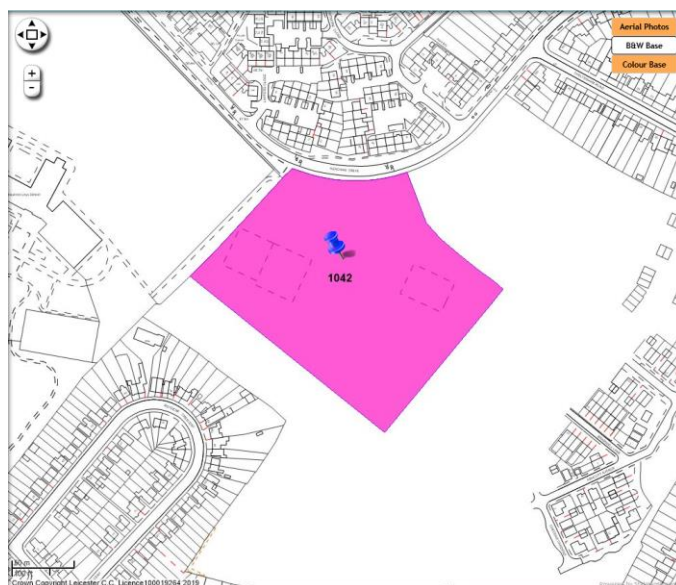
| | |
|---------------------------------|---|
| Site No: | 1039 |
| Site Address: | Bisley Street/Western Road |
| Ward/Area: | Westcotes (Inner) |
| Site Area (ha): | 0.6 |
| Category: | Brownfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 15 |
| Capacity (Employment): | N/A |
| 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. |
| Notes: | Whole site suitable for development |
| Ownership: | Private |
| Delivery Timeframe: | 11-15 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 0 Red; 3 Amber; 19 Green |



| | |
|---------------------------------|--|
| Site No: | 1040 |
| Site Address: | Mountain Road |
| Ward/Area: | Troon (North-East) |
| Site Area (ha): | 2.1 |
| Category: | Greenfield |
| Proposed Uses: | Employment (B1, B2 & B8 Uses) |
| Capacity (Residential): | N/A |
| Capacity (Employment): | 2.1 hectares / 8,400 sq. m |
| Capacity (Other): | N/A |
| Suitability Summary: | Greenfield land allocated in existing Local Plan as an employment opportunity site. Development would involve loss of open space in ward and OSSR area with sufficiency. Hamilton District Park (Site 542) 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; and ecology. |
| Notes: | Whole site suitable for development |
| Ownership: | Private |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | RED |
| Initial RAG Score: | 4 Red; 4 Amber; 15 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): | 19 |
| Capacity (Employment): | N/A |
| Capacity (Other): | N/A |
| Suitability Summary: | Greenfield site allocated in existing Local Plan as part of a wider housing development site (Site H01e). 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. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 11-15 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 2 Red; 6 Amber; 15 Green |

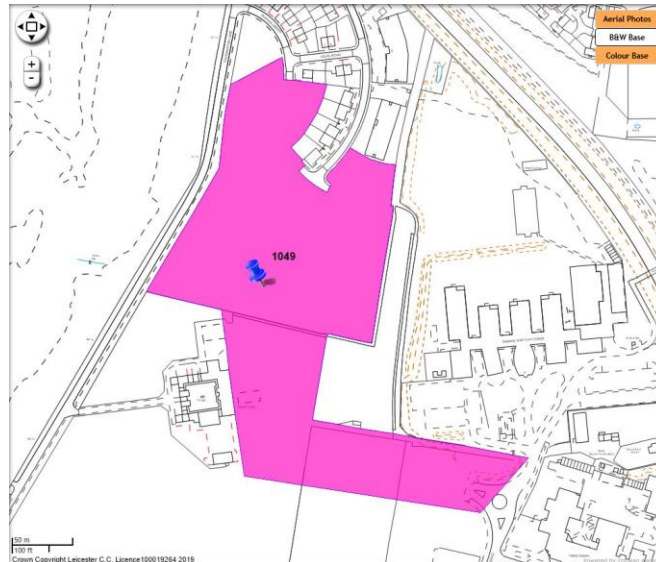


| | |
|---------------------------------|---|
| Site No: | 1042 |
| Site Address: | Land off Heacham Drive (former playing fields) |
| Ward/Area: | Abbey (North-West) |
| Site Area (ha): | 2.4 |
| Category: | Greenfield |
| Proposed Uses: | Residential |
| Capacity (Residential): | 45 |
| Capacity (Employment): | N/A |
| Capacity (Other): | N/A |
| Suitability Summary: | Greenfield site allocated in existing Local Plan as green space part of a wider housing development site (Site H01k). S.106 funding was secured to compensate for the loss of sports pitches on the wider development site and provision of 5.9ha open space was made elsewhere on-site. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; and air quality. |
| Notes: | Whole site suitable for development |
| Ownership: | Private |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 3 Red; 3 Amber; 17 Green |

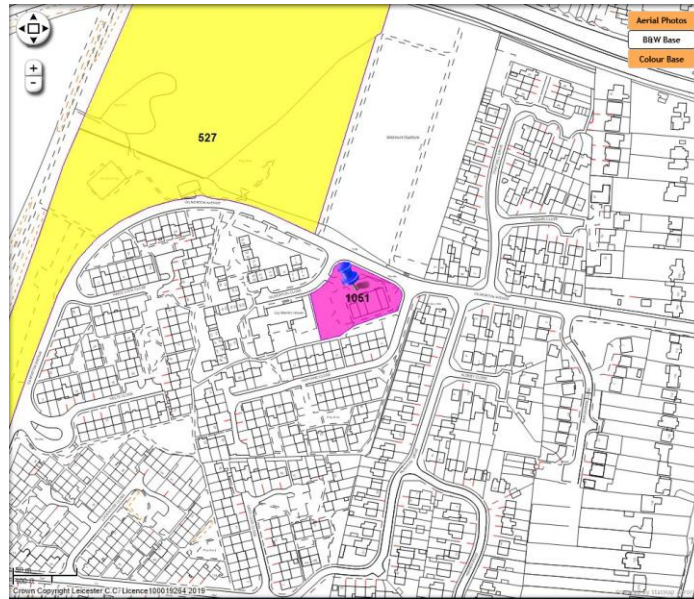


| | |
|--------------------------------|---|
| Site No: | 1047 |
| Site Address: | Land at Groby Road/Fosse Road North |
| Ward/Area: | Majority Fosse ward, part Beaumont Leys ward (majority Inner, part West) |
| Site Area (ha): | 5 |
| Category: | Greenfield |
| Proposed Uses: | Education |
| Capacity (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. |
| Notes: | Other than LWS part, whole site suitable for development. |

| | |
|---------------------------------|--------------------------|
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 2023 |
| Sustainability Typology: | AMBER |
| Initial RAG Score: | 1 Red; 5 Amber; 16 Green |



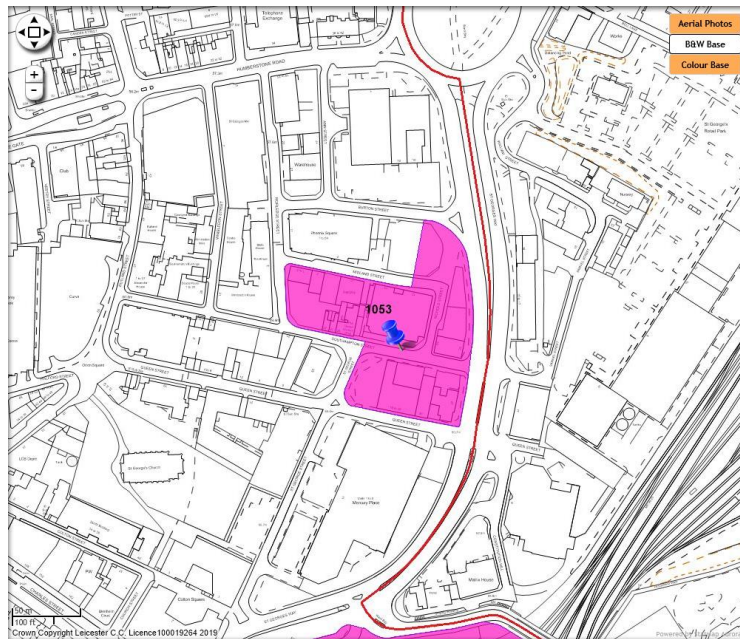
| | |
|---------------------------------|--|
| Site No: | 1049 |
| Site Address: | Land at Manor Farm/Collis Crescent |
| Ward/Area: | Humberstone and Hamilton (North-East) |
| Site Area (ha): | 3.88 |
| Category: | Greenfield |
| Proposed Uses: | Early Years & Secondary School (472 early years and 900 secondary students) |
| Capacity (Residential): | N/A |
| Capacity (Employment): | N/A |
| Capacity (Other): | N/A |
| Suitability Summary: | Greenfield site. Current planning application for a two and three storey school building and sports hall (20191832). Subject to outcome of application 20191832, site is suitable for education use. In addition to usual planning requirements development will need to address: easement of ordinary watercourse; ecology; trees; archaeology; and heritage. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 2021 |
| Sustainability Typology: | AMBER |
| Initial RAG Score: | 3 Red; 8 Amber; 10 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): | 8 |
| Capacity (Employment): | N/A |
| Capacity (Other): | N/A |
| Suitability Summary: | Previously developed site. Site is suitable for housing. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | AMBER |
| Initial RAG Score: | 4 Red; 1 Amber; 17 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 (B1a Use) |
| 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. |
| Notes: | Other than grade II listed railway station building, whole site suitable for development |
| Ownership: | Private |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 0 Red; 5 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 (B1a Use) |
| 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. |
| Notes: | Whole site suitable for development |
| Ownership: | Leicester City Council and Private |
| Delivery Timeframe: | 6-10 yrs |
| Sustainability Typology: | CLEAR |
| Initial RAG Score: | 0 Red; 7 Amber; 14 Green |

Glossary

| | |
|-------------|---|
| CDA | Central Development Area |
| EDDR | Eastern District Distributor Road |
| LNR | Local Nature Reserve |
| LWS/pLWS | Local Wildlife Site/Proposed Local Wildlife Site |
| NPPF | National Planning Policy Framework (2019) |
| NPPG | National Planning Practice Guidance |
| Plan Period | The time period covered by the draft Local Plan (2019-2036) |
| SA | Sustainability Appraisal |
| SFRA | Strategic Flood Risk Assessment |