

Leicester
City Council

**MEETING OF THE JOINT MEETING OF THE ADULT SOCIAL CARE;
CHILDREN YOUNG PEOPLE AND EDUCATION; HEALTH AND
WELLBEING SCRUTINY COMMISSIONS**

DATE: WEDNESDAY, 21 SEPTEMBER 2022

TIME: 5:30 pm

**PLACE: Meeting Rooms G.01 and G.02, Ground Floor, City Hall, 115
Charles Street, Leicester, LE1 1FZ**

**Members of the Adult Social Care Committee; the Children Young People
and Education Committee; the Health & Wellbeing Committee**

Councillors Aldred, Batool, Crewe, Joshi, Kaur Saini, Khan, March, Dr Moore,
O'Donnell, Pantling, Patel, Riyait, Dr Sangster, Singh Johal, Thalukdar, Westley
and Willmott

Co-optees (CYPE)

Carolyn Lewis (Church of England rep)

Mohit Sharma (Parent Governor rep)

Members of the Committees are all invited to attend the above meeting to
consider the items of business listed overleaf.

For Monitoring Officer

Officer contacts:

Anita James (Senior Democratic Support Officer), Anita Patel (Scrutiny Policy Officer),

Tel: 0116 4546358, e-mail: anita.james2@leicester.go.vuk

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Anita James, Senior Democratic Support Officer on 0116 4546358. Alternatively, email committees@leicester.gov.uk or call in at City Hall.

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PUBLIC SESSION

AGENDA

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1. ELECT A CHAIR FOR MEETING

Members will be invited to elect a Chair for the meeting.

2. APOLOGIES FOR ABSENCE

3. DECLARATIONS OF INTEREST

Members will be asked to declare any pecuniary or other interests they may have in the business on the agenda.

4. LEICESTER LOCAL PLAN (2020-2036) - PUBLIC CONSULTATION ON SUBMISSION PLAN (REGULATION 19)

Appendix A

The Director of Planning, Development and Transportation submits a report which outlines the main strategies and proposals of the submission for the City of Leicester Local Plan for public consultation in November 2022.

A presentation will also be made at the meeting covering the report and related details.

Members of the 3 commissions are invited to participate and contribute to the consideration of this item.

5. ANY OTHER URGENT BUSINESS



Adult Social Care, Children, Young People and Education, and Health and Wellbeing Committee

Date of Meeting: 21st September 2022

Leicester Local Plan (2020 – 2036) - Public Consultation on Submission Plan (Regulation 19)

Report of the Director of Planning, Development and
Transportation

Useful information

- Ward(s) affected: all
- Report author: Fabian D'Costa
- Author contact details: 0116 454 2974
- Report version number: 1

1. Summary

The report outlines the main strategies and policies of the submission City of Leicester Local Plan for public consultation in November 2022.

A presentation will be made at the Scrutiny Commission meeting covering this report and related details.

2. Recommendations

That the key local plan strategies, policies, site allocations, and provisions for consultation be noted with any associated comments.

3. Draft Local Plan

3.1 Background

The National Planning Policy Framework (NPPF) requires all local planning authorities to produce a local plan. In view of this officers have been working on a new plan which will replace the current core strategy (2014) and saved policies from the previous local plan of 2006. The key consultation stages are shown in section 4 below.

The draft plan will cover the period 2020 – 2036 and seeks to:

- Meet the needs for homes, jobs, shopping, and leisure
- Allocate sites for development including strategic development sites
- Protect important sites such as those with heritage value
- Set clear policies that guide decisions on planning applications
- The plan is required to be viable and deliverable

This will be the final consultation before the plan is submitted to the independent Planning Inspectorate for an Examination in Public (EIP) early next year.

3.2 Previous 'Reg 18' Local Plan Consultation

- Previous consultation on the Draft Leicester Local Plan (Reg 18) was delayed due to the COVID-19 Pandemic until September - December 2020
- All policies and proposed site allocations have been reviewed in the context of the consultation responses received and comments from Scrutiny Commissions made at the Regulation 18 Consultation stage. Revisions to the list of proposed development sites have also had to be made following consultation and as a result of the withdrawal of some proposed allocations by site promoters.
- Comments from previous Scrutiny Commission meetings held at the last local plan consultation stage have been considered and responses provided as set out in appendix 1.

3. 3 Key Strategies and Policies in the draft Local Plan

- Housing need for the city over the plan period is 39,424 dwellings (2,464 dwellings per annum).
- This is an increase of 12,512 dwellings from the Reg 18 previous plan due to Central Government publishing a new standard method for calculating housing need. This resulted in our housing need increasing by 35%, adding a further 9,712 homes to our need between 2020 and 2036. In March 2022 the Government published new data (affordability ratios) which increased housing need in the city by a further 2,800 homes to 2036.
- However, there will be an insufficient supply of land available in the city, which means there will be a shortfall of approximately 18,700 dwellings and 23 ha of employment land.
- A Statement of Common Ground (SoCG) on the redistribution of 18,700 unmet housing need and 23ha of employment within Leicester and Leicestershire was approved in April and would support our Local Plan progressing to an examination subject to approval by the individual councils.
- Housing Supply (See appendices for full list of allocated sites) will be provided as follows:
- Four Strategic Sites
 - Former Western Park Golf Course (LCC) – Including housing, employment and open space, and permanent Gypsy and Traveller provision
 - East of Ashton Green (LCC) – Including housing, employment and open

space

- Land North of A46 bypass (LCC/Private) – Including housing and open space
- Land at Billesdon Close and the Paddock (Private)
- 48 other sites will be allocated for housing
- There has been a net reduction of 23 sites from the local plan since the last Regulation 18 plan version
- The Central Development Area (CDA) will provide around 6286 dwellings largely on brownfield sites to contribute towards housing supply but also focus on retailing, culture, leisure and entertainment. This is an increase on the previous Regulation 18 plan version of 1386 dwellings.
- Employment – To meet 42ha of employment need, new sites remain proposed to be allocated at the former Western Park Golf course; East of Ashton Green and Beaumont Park as well as two smaller sites at Thurcaston Road/Hadrian Road and Mountain Road. The city centre remains the focus for office proposals. Note, one or both of Beaumont Park and Thurcaston/Hadrian Road sites could provide Gypsy and Traveller transit sites.
- Open Space – The plan provides for a balance between Housing, employment and open space. Development site proposals include some green wedge loss and public open space reductions. However, there are opportunities to secure new open space on strategic sites and enhance the quality of existing public open space through developer contributions.
- Transport – The plan will support the emerging Leicester Local Transport Plan, in particular improving key transport hubs; providing a fast and efficient bus network; and promoting and cycling.

3.4 Key planning policies that planning applications will be judged against

The following key policies included in the Reg 19 Local Plan are highlighted:

- Climate Change – Includes air quality, transport, energy and flooding
- Health and Wellbeing – Good design, open spaces, employment, cycling and walking
- Internal Space Standards – City wide
- Affordable Housing 30% on greenfield sites

- Policies in relation to Houses in Multiple Occupation, Student Housing and retention of family housing
- Delivering Quality Places – includes tall buildings where suitable, landscaping, shopfronts, protecting residential amenity
- Policies to preserve our heritage assets and to support tourism in the city
- Maintaining and enhancing the quality of open space
- Protecting designated bio-diversity sites and support for Bio-diversity net gain
- Policies to protect existing sports pitches and support for new one
- Support the city's retail hierarchy and leisure and cultural facilities

3.5 Local Plan Timetable

The following provides a summary of key dates and an estimated forward timetable to plan adoption.

- Housing and EDTCE Scrutiny meeting – 19th Sept (To be re-arranged)
- HCLT and Neighbourhoods Scrutiny meeting – 20th Sept
- ASC, CYPE and Health – 21st Sept
- Special Meeting of OSC – 27th Sept
- Special Full Council – 11th October
- 6 Week Regulation 19 Consultation – from mid-November
- Submit Plan to Government – Spring 2023
- Examination in Public – mid 2023
- Local Plan formally adopted – end 2023

4. Public Consultation

The emerging local plan has been subject to extensive consultation as follows:

- Public Consultation on Key Issues and Options
- Public Consultation on Emerging Options and Development Management Policies
- Public Consultation on Draft Local Plan (Regulation 18)

The final plan (Regulation 19) and supporting evidence will be available for consideration at Full Council on the 11th October.

Officers plan to commence consultation in November in line with the approved Statement of Community Involvement (SCI) document. This sets out how we will involve the public, developers, businesses and other agencies in the preparation of the council's planning policy documents.

5. Financial, legal and other implications

5.1 Financial implications

Whilst a great deal of officer time and effort goes into the development of the Local Plan, these costs are largely funded through existing staff budgets and reserves set aside for this purpose.

Stuart McAvoy – Acting Head of Finance

5.2 Legal implications

The draft local plan will be subject to a further period of public consultation; a public hearing before an independently appointed Inspector prior to adoption by the Council.

Legal

5.3 Climate Change and Carbon Reduction implications

Buildings and land are responsible for the majority of Leicester's Scope 1 & 2 carbon emissions, with new development leading to both operational and embodied emissions. Considering the council's declaration of a climate emergency and ambition to reach carbon neutrality, it is therefore vital that these emissions are considered and addressed, including through the new Local Plan.

The council's current Climate Emergency Action Plan includes an action to ensure that the new Local Plan addresses the climate emergency. As set out within this report, the new Local Plan will include a policy on climate change, which will implement this action. The Climate Emergency Action Plan also contains an action on carrying out a study on sustainable construction to inform the Local Plan, which has been carried out. In addition, the council's Sustainability Service has been consulted on development of the new policy as part of the development of the Plan.

Aidan Davis, Sustainability Officer, Ext 37 2284

5.4 Equalities Implications

Under the Equality Act 2010, public authorities have a Public Sector Equality Duty (PSED) which means that they have a statutory duty to pay due regard to the need to eliminate unlawful discrimination, harassment and victimisation and any other conduct prohibited by the Act, to advance equality of opportunity between people who share a protected characteristic and those who don't and to foster good relations between people who share a protected characteristic and those who don't.

This on-going duty. Where a disproportionate negative impact on a particular protected characteristic/s is identified, steps should be taken to mitigate (reduce or remove) that impact.

Protected Characteristics under the Equality Act 2010 are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

One of the three overarching objectives in achieving sustainable development is a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

The purpose of the Statement of Community Involvement is to ensure that all members of the public, stakeholders and industry professionals can become involved in the plan making process, and comment on planning applications. It aims to ensure that the views of a wide range of stakeholders from across a range of protected characteristics, backgrounds and communities are considered, supporting the aims of the Public Sector Equality Duty. Meaningful consultation on the local plan is an important method of collating evidence around any potential equalities implications and should aid the authority in paying due regard to the aims of the PSED.

An equality impact assessment has been produced for the plan; the assessment is an iterative document and should be revisited and updated throughout the process and should take into account the consultation findings. It is important that the consultation is accessible.

Equalities Officer, Surinder Singh, Ext 37 4148

5.5 Other Implications (You will need to have considered other implications in preparing this report. Please indicate which ones apply?)

Not applicable

6. Background information and other papers:

Appendix 1 - Previous Scrutiny Comments
Appendix 2 - Strategic Site Allocations
Appendix 3 – Non Strategic Site Allocations

Appendix 1

Record of minutes of Scrutiny Meetings - Reg 18 Consultation Sept to Dec 2020

26th Oct 2020	Adult Social Care & Health and Wellbeing (Joint)
30 Nov 2020	Children, young people and education

1. Adult Social Care & Health and Wellbeing – 26th Oct 2020

Responses in blue

The Chair, in noting all that was discussed in the meeting, summarised the points raised as follows:

1. The Local Plan did not have a lot of specificity in that it was quite broad in that it could give a general direction for a land use but could not address things such as whether some things should be socially rented to cater for older people, and that it was quite hard beyond general residential use to find specificity.

Although, the policies in the plan can seem quite broad they are flexible enough to consider the local area and also specific issues when assessing planning applications.

The Local Plan is also supported by detailed evidence such as on housing mix that has been taken into account when drafting policies. The evidence base will also be used when assessing applications. Policies in the Reg 19 draft of the Local Plan are more detailed than the last Reg 18 consultation version.

2. In terms of the General Hospital site, further specific information about the provision of health facilities under the Community Facilities heading was needed. There was real concern over the disposal of such a large site at General Hospital, and possible site around Glenfield Hospital (though could not be confirmed at the meeting) that disposal of land based on a plan to 2023 would not be seen through to 2035, and once disposed of it might be able to be bought back but at great cost to the taxpayer.

On top of looking at the feasibility of the site as residential accommodation, evidence that where the county caters for some of the city's needs in terms of housing, that the city will need to cater for the county's needs in terms of health services and particularly acute health services. The Chair pressed the need to see more evidence and ask those who were promoting the disposal of the General Hospital and potentially other University Hospital Leicester sites to other uses to have an answer for where it would stand in 2035.

The Leicester General Hospital site is no longer formally allocated for housing in the Local Plan as the UHL Trust is not in a position to confirm the site availability at this time. This does not mean the site won't be coming forward for development at some point in the future, once UHL's plans are firmed up and the council will work closely with the Trust on their plans in the future.

3. In terms of open space standards, it was considered the St Mary's allotment site provided a blueprint of something that could be achieved with the disposal of a site, with a good mix in terms of the use of the space to provide much needed housing, and high-quality provision of green open space and facilities for both the houses and surrounding community and was a good way to bring back in sites. However, it was noted that it was relatively easy to achieve the development as it was within the Council's ownership and would need to look for ways to embed that into the Local Plan and compel the City Council and private developers to achieve developments across the same standard.

The local plan policies when read together will support high quality development across the city. The council has selected the sites for development based on availability and robust assessment.

4. In terms of internal space standards, the Members noted the encouraging signs from government, in terms of offices being changed to residential without any need for a planning application, that they would achieve minimum space standards, and that those minimum space standards should be adopted.

We have a city wide Nationally Described Space Standards (NDSS) policy in the new local plan.

5. The open space standards and the private space standards clearly had a mental and physical health remit.

Open space Standards

The Local Plan sets open space standards for the city. The importance of green spaces and access to green spaces for physical and mental well-being is recognised in several chapters of the plan including Health & Wellbeing (Chapter 7), Open Space, Sport & Recreation (Chapter 14) and the Natural Environment (Chapter 15).

Private Space standards

The Local Plan contains a new policy on Nationally Described Space Standards (NDSS), which proposals for new dwellings must meet as a minimum.

6. It was noted under use class orders the ability to change one property use into another but was also noted that takeaways would still require permission. The Health and Wellbeing Scrutiny Commission would specifically within its physical health remit be interested in what controls the Local Plan would seek to put particularly over takeaway food outlets.

The Local Plan does include a policy on hot food takeaways. It seeks to locate these uses within shopping centres in the first instance and take account of the number, distribution and proximity of other hot food takeaway and drink uses within the centre. This is to maintain a balance of uses in the centre and reduce the impact on the vitality and viability of the centre.

In preparing this Plan, Planning and Public Health have thoroughly explored and debated the possibility of widening the policy to address health issues related to hot food takeaways and the consumption of high calorific food. Through the Local Plan the policy would only apply to applications for new HFTs. Therefore, we could not address any impact from existing hot food takeaways.

In, addition, food delivery is radically changing the way people can access takeaways (e.g. uber, Deliveroo). The physical location of the business is less of a factor in accessing high calorific food than in the past. No longer have to leave home to get a takeaway. A restrictive policy around secondary schools would only have a negligible impact on health & wellbeing.

7. It was noted with interest there would be a 10-year plan in terms of the provision of social care that would be shared with the Adult Social Care Scrutiny Commission at a future meeting. It was asked that as far as practical to ensure that future care home demand is taken into account in the Local Plan, which would interact with the strategy. This was seconded by Councillor Joshi.

The infrastructure assessment under pinning the Local Plan has been revised for this consultation. It takes into account future requirements for extra care accommodation as per the council's adopted strategy on this matter.

AGREED:

1. the points summarised above to be provided to officers as consultation feedback from the Joint Adult Social Care / Health and Wellbeing Scrutiny Commission.
2. The 10-year plan in terms of the provision of social care be taken to a future meeting of the Adult Social Care Scrutiny Commission.
3. The Health and Wellbeing Scrutiny Commission to look at what controls the Local Plan would seek to put over takeaway food outlets.

2. Children, young people and education – 30th Nov 2020

Responses in blue

The Commission scrutinised the Draft Local Plan, commenting as follows

1. There was some concern amongst a few Members of the Commission in relation to play spaces/ areas for children which had been identified for housing site developments. It was further expressed that the loss of these play sites impacted the health and wellbeing of children. The Assistant City Mayor for Education and Housing noted that the commission could have a broader umbrella that also looked at places which impact children such as play spaces/ areas rather than just school sites.

The importance of green spaces and access to green spaces for physical and mental well-being is recognised in several chapters of the plan including Health & Wellbeing (Chapter 7), Open Space, Sport & Recreation (Chapter 14) and the Natural Environment (Chapter 15).

Unfortunately, given the constraints of the city and the level of need for new housing it is not possible to avoid development on greenfield sites and play spaces altogether. Sites that have been allocated for development have been assessed against the provision of open space within each ward and area and opportunities for access to alternative spaces.

As part of new development and particularly the strategic sites in the Local Plan provision will

be made for appropriate green spaces and play areas. Policies in the Local Plan also allow sites to benefit from planning contributions where appropriate

2. Due to several factors and fluctuation of patterns over time, it would be difficult to know the demand for the number of children going to schools in 20-30 years' time. The Assistant City Mayor for Education and Housing agreed to bring back to the commission details about Pupil Place Planning, which was carried out every 5-10 years and allowed for an estimation of these numbers to be achieved as well as a whole range of factors that would also need to be monitored going forward.

The Infrastructure Assessment considers likely pupil provision. However, it is entirely dependent on the quantum and location of development that comes forward. We will continue to monitor this over time.

3. In regard to the Metropolitan Academy, dialogue with Education colleagues would need to take place to see if there was a justification to safeguard/ retain that site or if it could be allocated residential redevelopment. Feedback was being awaited and the site would be kept under review.

There is ongoing dialogue in respect of this site and our education colleagues are aware of this issue.

4. Concerns of replacement oversupply and undersupply of open sites would more be included in the next consultation.

We have considered the oversupply and under supply of open space sites when undertaking thorough assessments of sites for development. For instance, sites that have been allocated for development have been assessed against the provision of open space within each ward and area and opportunities for access to alternative spaces have been considered.

As part of new development and particularly the strategic sites in the Local Plan provision will be made for appropriate green spaces and play areas. Policies in the Local Plan also allow sites to benefit from planning contributions where appropriate

5. It was confirmed that all schools with potential site allocation had received correspondence.

Noted

AGREED:

1. That the presentation be noted.
2. To be updated on the schools playing sites selection process and in addition be informed of the measures that the Council put in place to address the loss of playing fields, playing spaces as well as the monitoring of developer contributions.
3. To return at the next point of public consultation with the local plan in full.

APPENDIX 2

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

THIS DOCUMENT IS STILL BEING UPDATED

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 was published with the draft Local Plan consultation in 2020. The growth diagram portrayed the extent of the proposed new Central Development Area (CDA) and showed indicatively the locations of strategic components of the draft Local Plan. A policies map will be published with the Local Plan for the next round of consultation, which will form part of the Local Plan when adopted.

As part of the draft Local Plan, the Council showed 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. Both of these documents will be updated prior to the next consultation and will be supported by 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 5 strategic allocations (4 housing sites and 1 employment site) proposed in the draft Local Plan and set out in this document collectively make provision for 1,838 new homes over the plan period. They also make provision for 20.42 hectares of land for employment uses and for one new school.

Site Selection and Information

The proposed strategic 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 (and 2022 update)

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

For each strategic allocation in this document there is a map extract, on an Ordnance Survey base, identifying the subject strategic allocation in the centre of the map with the relevant individual site number(s), and showing the extent of the proposed allocation in pink (denoting that the whole of the site is proposed for development¹).

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 ² area)
Site Area (ha):	the site area, in hectares
Category:	either brownfield or greenfield ³
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

¹ Except for site 464, where a development area has been defined and the remainder proposed as enhances open space.

² 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.

³ Brownfield means land which is previously developed, greenfield means land which is not previously developed.

Ownership:	either City Council or privately owned
Delivery Timeframe:	when the site is likely to be developed (years from 2020)
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 sites contained within this document are within the final version of the Local Plan. 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

The Council has reviewed all comments received as part of the 2020 consultation and have 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 final comments. The Council have engaged with other interested parties including site owners/promoters, neighbouring local authorities and the County Council, utilities providers and others. New sites submitted during the previous consultation have been considered for inclusion in the final list for the Local Plan.

Summary List of Strategic Sites

Strategic Site	Site Address	Pages
Ashton Green East	Land to East of Leicester Road Adj Ashton Green (Site 262) Land north of Birstall Golf Course (Site 579)	5-8
Land West of Anstey Lane	Land North of Billesdon Close (Site 309) The Paddock, Glenfield Hospital, Hallgate Drive (Site 718) Land West of Anstey Lane/South of Gorse Hill Hospital (Site 1054)	9-11
Land North of A46	Land to North of A46 Western Bypass Adj Thurcaston (Site 261) Land north of Castle Hill Country Park (Site 580)	12-14
Western Golf Course	Western Golf Course (Site 702)	15-17
General Hospital	Land at Leicester General Hospital (Site 1044)	18-20
Beaumont Park	Beaumont Park (Site 464)	21-23

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Summary

This strategic opportunity comprises two sites: one north of Greengate Lane (Site 262) and one south of Greengate Lane (Site 579). Both are within a moderately-scoring portion of Green Wedge land. The draft allocation leads to the loss of the Green Wedge but is outweighed by the strategic opportunity of the two sites, as a natural extension of the already approved and partially delivered main Ashton Green development, to help meet the City's housing and employment needs over the Plan period. Site 262 is considered suitable primarily for housing development (including the provision of some plots for custom & self-build dwellings) but with provision made also for new public open space and a new secondary school. The part of the site considered suitable for housing and new public open space is shown as 262a. The part of the site considered suitable for a new secondary school is shown as 262b. Site 579 is considered suitable for employment in view of its relationship with adjacent land upon which employment uses are also to be delivered as part of the approved main Ashton Green development.

In terms of sustainability, the SA finds that Site 262 and Site 579 both perform poorly (red). This is partly attributable to the sites' existing Green Wedge designation and relative remoteness in public transport terms. Mitigations for identified sustainability issues should include: measures to ensure good public transport accessibility; archaeological investigation and heritage protection; retention of broadleaf woodland; ecological protection and enhancement; and retention of existing boundary hedges and ditches where feasible.

Site No:	262 a + b	Site No:	579
Site Address:	Land to East of Leicester Road Adj Ashton Green	Site Address:	Land north of Birstall Golf Course
Ward/Area:	Beaumont Leys (North-West)	Ward/Area:	Beaumont Leys (North-West)
Site Area (ha):	48.10	Site Area (ha):	4.86
Category:	Greenfield	Category:	Greenfield
Proposed Uses:	Residential and Public Open Space (262a) and Education (262b)	Proposed Uses:	Employment (B1, B2 & B8 Uses)
Capacity (Residential):	660 (including some provision for custom & self-build plots)	Capacity (Residential):	N/A
Capacity (Employment):	N/A	Capacity (Employment):	4.86 hectares / 19,440 sq. m

Capacity (Other):	Secondary School (1,200 students) Public Open Space (4.94 hectares)	Capacity (Other):	N/A
Suitability Summary:	Greenfield site within Green Wedge (GW score 2.75). Scope for comprehensive release with land to south and Ashton Green development to west to form eastward extension of the urban extent beyond Ashton Green Road/Leicester Road up to the former Great Central Railway. Suitable for housing. In addition to usual planning requirements development will need to address: easement of ordinary watercourse; ecology; trees and hedgerows; archaeology; heritage; air quality; traffic noise; and sport provision.	Suitability Summary:	Greenfield site within Green Wedge (GW score 2.75). Scope for development in conjunction with (and access through) consented Ashton Green development to south of Greengate Lane and to east of Thurcaston Road. Suitable for employment. In addition to usual planning requirements development will need to address: easement of ordinary watercourse; ecology; and highways access.
Notes:	Whole site suitable for development (but land to be made available within the site for a secondary school and 4.94 hectares of public open space).	Notes:	Whole site suitable for development
Ownership:	Leicester City Council	Ownership:	Leicester City Council

Delivery Timeframe:	6-10 yrs and 11-15 yrs Secondary School: 2023	Delivery Timeframe:	6-10 yrs
Sustainability Typology:	RED	Sustainability Typology:	AMBER
Initial RAG Score:	5 Red; 7 Amber; 10 Green	Initial RAG Score:	5 Red; 4 Amber; 12 Green

23



Summary

This strategic opportunity comprises three sites: one north of Billesdon Close (Site 309), one east of Hallgate Drive (Site 718) and a third to the west of Anstey Lane/South of Gorse Hill Hospital (Site 1054). All three are within a high-scoring portion of Green Wedge land. The draft allocation leads to the loss of the Green Wedge but is outweighed by the strategic opportunity of the sites, as a natural extension of the existing residential estate served by Hallgate Drive and Lady Hay Road, to help meet the City's housing needs during the Local Plan period. The strategic opportunity extends to the north and west on land (in separate ownership) within the administrative areas of both Charnwood Borough Council and Blaby District Council. Sites 309, 718 and 1054 are considered suitable primarily for housing development, but with provision made also for new public open space, giving a combined potential capacity of 336 dwellings (not including the potential capacity of land beyond the City boundary).

In terms of sustainability, the SA finds that Site 309 performs poorly (red) whilst Site 718 and site 1054 are found to be neutral (amber). This is partly attributable to the sites' existing Green Wedge designation and relative remoteness in public transport terms. Mitigations for identified sustainability issues should include: measures to ensure good public transport accessibility; archaeological investigation and heritage protection; retention of broadleaf woodland; ecological protection and enhancement; retention of existing drainage/flood relief basins; and retention of existing boundary hedges where feasible.

Site No:	309	Site No:	718	Site No:	1054
Site Address:	Land North of Billesdon Close	Site Address:	The Paddock, Glenfield Hospital, Hallgate Drive	Site Address:	Land West of Anstey Lane/South of Gorse Hill Hospital
Ward/Area:	Beaumont Leys (North-West)	Ward/Area:	Beaumont Leys (North-West)	Ward/Area:	Beaumont Leys (North-West)
Site Area (ha):	12.8	Site Area (ha):	4.5	Site Area (ha):	0.5
Category:	Greenfield	Category:	Greenfield	Category:	Greenfield
Proposed Uses:	Residential and Public Open Space	Proposed Uses:	Residential and Public Open Space	Proposed Uses:	Residential and Public Open Space
Capacity (Residential):	240	Capacity (Residential):	85	Capacity (Residential):	12

Capacity (Employment):	N/A	Capacity (Employment):	N/A	Capacity (Employment):	N/A
Capacity (Other):	Public Open Space (2.43 hectares across sites 309 & 718)	Capacity (Other):	Public Open Space (2.43 hectares across sites 309 & 718)	Capacity (Other):	Public Open Space (2.43 hectares across sites 309 & 718)
Suitability Summary:	Greenfield site within Green Wedge (GW score 3.25). Scope for comprehensive release with Site 718 and adjacent Green Wedge land in Charnwood/Blaby to form north-western extension of the urban extent beyond Glenfrith Way/Anstey Lane to A46 and Gynsill Lane. Subject to comprehensive access solution, site is suitable for housing. In addition to usual planning requirements development will need to address:	Suitability Summary:	Greenfield site within Green Wedge (GW score 3.25). Scope for comprehensive release with Site 309 and adjacent Green Wedge land in Charnwood/Blaby to form north-western extension of the urban extent beyond Glenfrith Way/Anstey Lane to A46 and Gynsill Lane. Subject to comprehensive access solution, site is suitable for housing. In addition to usual planning requirements development will need to address:	Suitability Summary:	TBC

	easement of ordinary watercourse and retention of attenuation features; ecology; trees and hedgerows; archaeology; heritage; air quality; and highways access.		ecology; trees and hedgerows; archaeology; heritage; air quality; and highways access.		
Notes:	Whole site suitable for development (but land to be made available across sites 309 & 718 for 2.43 hectares of public open space).	Notes:	Whole site suitable for development (but land to be made available across sites 309 & 718 for 2.43 hectares of public open space).	Notes:	TBC
Ownership:	Private	Ownership:	Private	Ownership:	Private
Delivery Timeframe:	11-15 yrs and 16-17 yrs	Delivery Timeframe:	11-15 yrs and 16-17 yrs	Delivery Timeframe:	TBC
Sustainability Typology:	RED	Sustainability Typology:	CLEAR	Sustainability Typology:	Amber
Initial RAG Score:	4 Red; 9 Amber; 8 Green	Initial RAG Score:	4 Red; 4 Amber; 13 Green	Initial RAG Score:	5 Red; 5 Amber; 15 Green

Summary

This strategic opportunity comprises of one site to the south of Thurcaston village (Site 261), site 580 has been dropped from this site allocation. Site 261 is within a high-scoring portion of Green Wedge land. The draft allocation leads to the loss of the Green Wedge but is outweighed by the strategic opportunity of the site, as a northward extension of the (in conjunction with the consented Ashton Green development) urban extent of the City beyond the A46, to help meet the City's housing needs during the Local Plan period. There are existing uses on part of this strategic opportunity which will need to be retained or for which a relocation will need to be facilitated, to the satisfaction of the existing user, by the site promotor. Subject to this, the site has been considered as suitable primarily for housing development, but with provision made also for new public open space, giving a combined potential capacity of 420 dwellings.

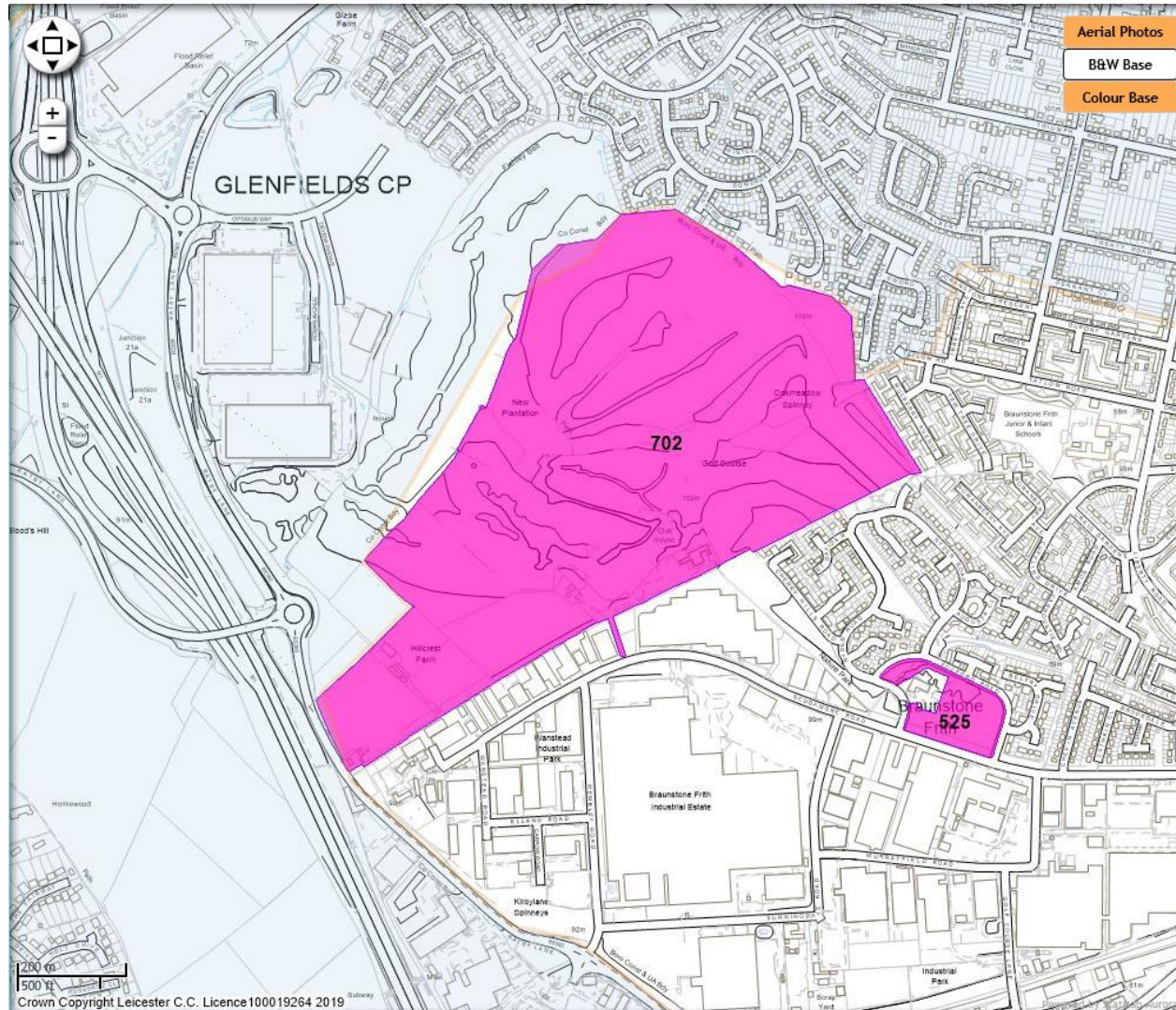
In terms of sustainability, the SA finds that site 261 perform poorly (red). This is partly attributable to the sites' existing Green Wedge designation and relative remoteness in public transport terms. Mitigations for identified sustainability issues should include: measures to ensure good public transport accessibility; archaeological investigation; ecological protection and enhancement; flood risk management and retention of an on-site pond.

Site No:	261	Site No:	580
Site Address:	Land to North of A46 Western Bypass Adj Thurcaston	Site Address:	Land north of Castle Hill Country Park
Ward/Area:	Beaumont Leys (North-West)	Ward/Area:	Beaumont Leys (North-West)
Site Area (ha):	21.95	Site Area (ha):	10.6
Category:	Greenfield	Category:	Greenfield
Proposed Uses:	Residential	Proposed Uses:	Residential
Capacity (Residential):	412	Capacity (Residential):	199
Capacity (Employment):	N/A	Capacity (Employment):	N/A
Capacity (Other):	Public Open Space (4.57 hectares across sites 261 & 580)	Capacity (Other):	Public Open Space (4.57 hectares across sites 261 & 580)
Suitability Summary:	Greenfield site within Green Wedge (GW score 3). Scope	Suitability Summary:	Greenfield site within Green Wedge (score 3). Scope for

	for comprehensive release with Site 580 and Ashton Green development to south to form northward extension of the urban extent beyond the A46 to Anstey Lane, but leave gap along Leicester Road site frontage to retain visual separation along Leicester Rd between City and Thurgaston village. Site is suitable for housing. In addition to usual planning requirements development will need to address: easement of ordinary watercourse; ecology; trees and hedgerows; archaeology; heritage; air quality; traffic noise; highways access; and sport provision.		comprehensive release with Site 261 and Ashton Green development to south to form northward extension of the urban extent beyond the A46 to Anstey Lane. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; trees and hedgerows; archaeology; air quality; traffic noise; and highways access.
Notes:	Whole site suitable for development (but land to be made available across sites 261 & 580 for 4.57 hectares of public open space).	Notes:	Whole site suitable for development (but land to be made available across sites 261 & 580 for 4.57 hectares of public open space).
Ownership:	Private	Ownership:	Leicester City Council
Delivery Timeframe:	5 yrs and 6-10 yrs	Delivery Timeframe:	6-10 yrs and 11-15 yrs
Viability Typology:	Green 400 (20)	Viability Typology:	Green 400 (20)
Sustainability Typology:	RED	Sustainability Typology:	RED

Initial RAG Score:	8 Red; 7 Amber; 5 Green	Initial RAG Score:	5 Red; 5 Amber; 12 Green
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Strategic Site: WESTERN GOLF COURSE



Summary

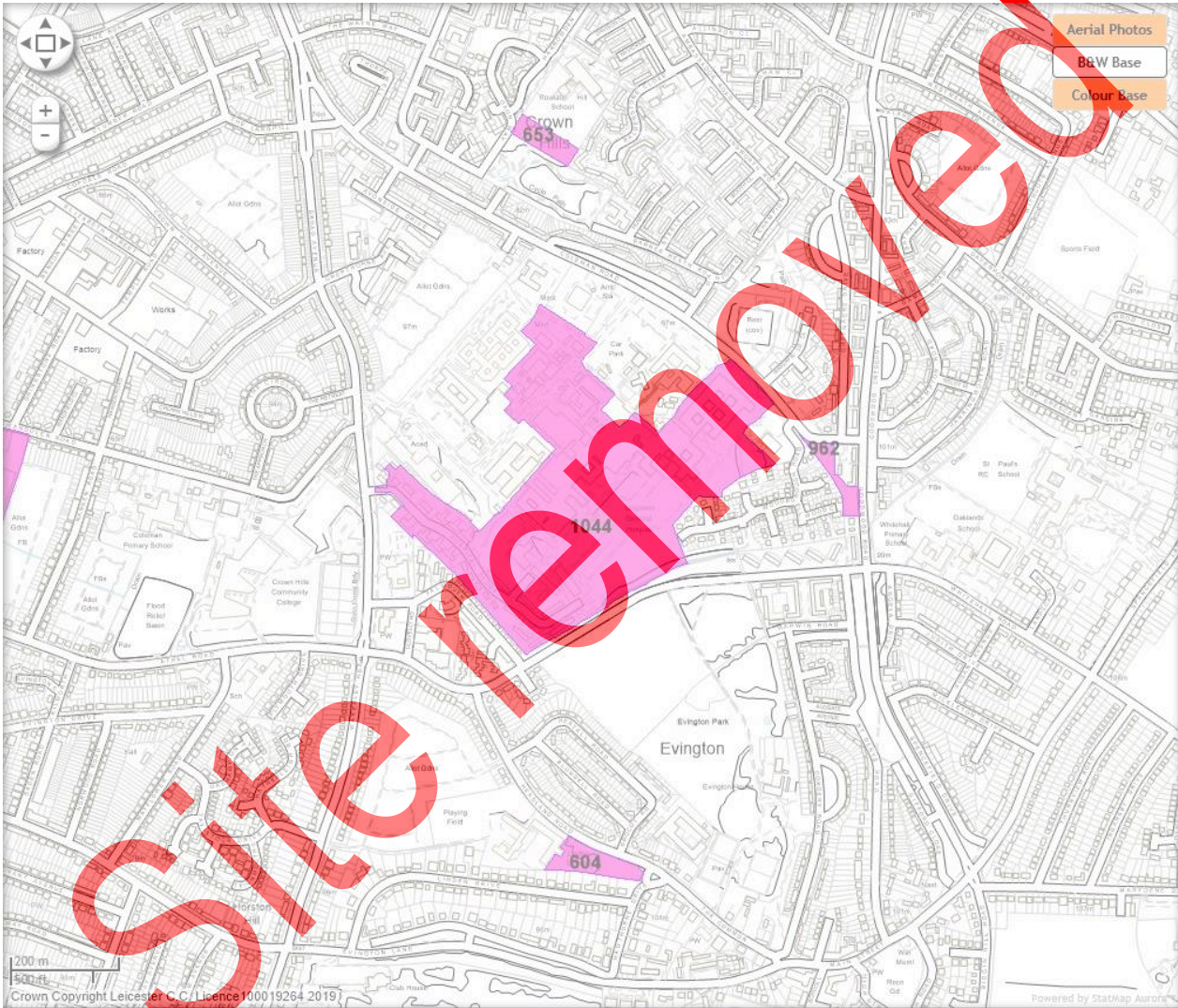
This strategic opportunity comprises the majority land area of a former golf course (Site 702). The site is within a high-scoring portion of Green Wedge land. The draft allocation leads to the loss of the Green Wedge but is outweighed by the strategic opportunity of the site, as a natural extension of the existing residential estate served by Ryder Road and the industrial estate served by Scudamore Road, to help meet the City's housing and employment needs over the Plan period. The strategic opportunity of the former golf course extends beyond the City boundary to the north-west on land (also within Leicester City Council's ownership) within the administrative area of Blaby District Council. Whilst the site is considered suitable primarily for housing (including the provision of some plots for custom & self-build dwellings) and employment development, with provision made also for new public open space, the site is also suitable to accommodate the City's need for 7 permanent pitches for Gypsies & Travellers. The wider strategic opportunity, beyond the City boundary, may also make provision for supporting/ancillary retail and/or food and drink uses.

In terms of sustainability, the SA finds that the site (Site 702) performs poorly (red). This is partly attributable to the site's existing Green Wedge designation. Mitigations for identified sustainability issues should include: archaeological investigation; ecological protection and enhancement; and retention of on-site ponds.

Site No:	702
Site Address:	Western Golf Course
Ward/Area:	Western (West)
Site Area (ha):	52.1
Category:	Greenfield
Proposed Uses:	Residential, Employment (B1, B2 & B8 Uses), Gypsy & Traveller Permanent Pitches and Public Open Space
Capacity (Residential):	466 (including some provision for custom & self-build plots)
Capacity (Employment):	20.5 hectares / 70,000 sq. m
Capacity (Other):	Gypsy and Traveller Pitches (7 Permanent Pitches) Public Open Space (3.48 hectares)
Suitability Summary:	Greenfield site within Green Wedge (GW score 4). Scope for comprehensive release with adjoining land in Blaby to form westward extension of the urban extent beyond up to Ratby

	Lane/Optimus Point. Subject to protection of LWS and comprehensive highways access for this and adjoining land in Blaby, site is suitable for mixed use development including Gypsy & Traveller pitches. In addition to usual planning requirements development will need to address: ecology; trees and hedgerows; archaeology; heritage; air quality; traffic noise; highways access; and sport provision.
Notes:	Whole site suitable for development (but land to be made available within the site for 7 Gypsy & Traveller permanent pitches and 3.48 hectares of public open space).
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs and 11-15 yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	4 Red; 8 Amber; 9 Green

Strategic Site: GENERAL HOSPITAL



Summary

This strategic opportunity arises primarily from the planned transfer of many (but not all) clinical functions from the General Hospital to the Royal Infirmary and Glenfield Hospitals, and is subject to the Central Government funding needed to enable that transfer. A secondary part of the opportunity arises from the planned disposal of land and buildings at Hospital Close. This secondary part would form phase one of development, with the larger part forming a second phase at a later date. Most of the opportunity comprises previously developed land but a part of the site (in phase two) is designated Green Space and could be preserved or re-provided. The proposal represents a strategic redevelopment opportunity within the existing urban area of the City, to help meet the City's housing needs during the Local Plan period. Both phases of the site are considered suitable primarily for housing development, but with provision made also for new public open space and the retention (and reuse) of locally listed buildings.

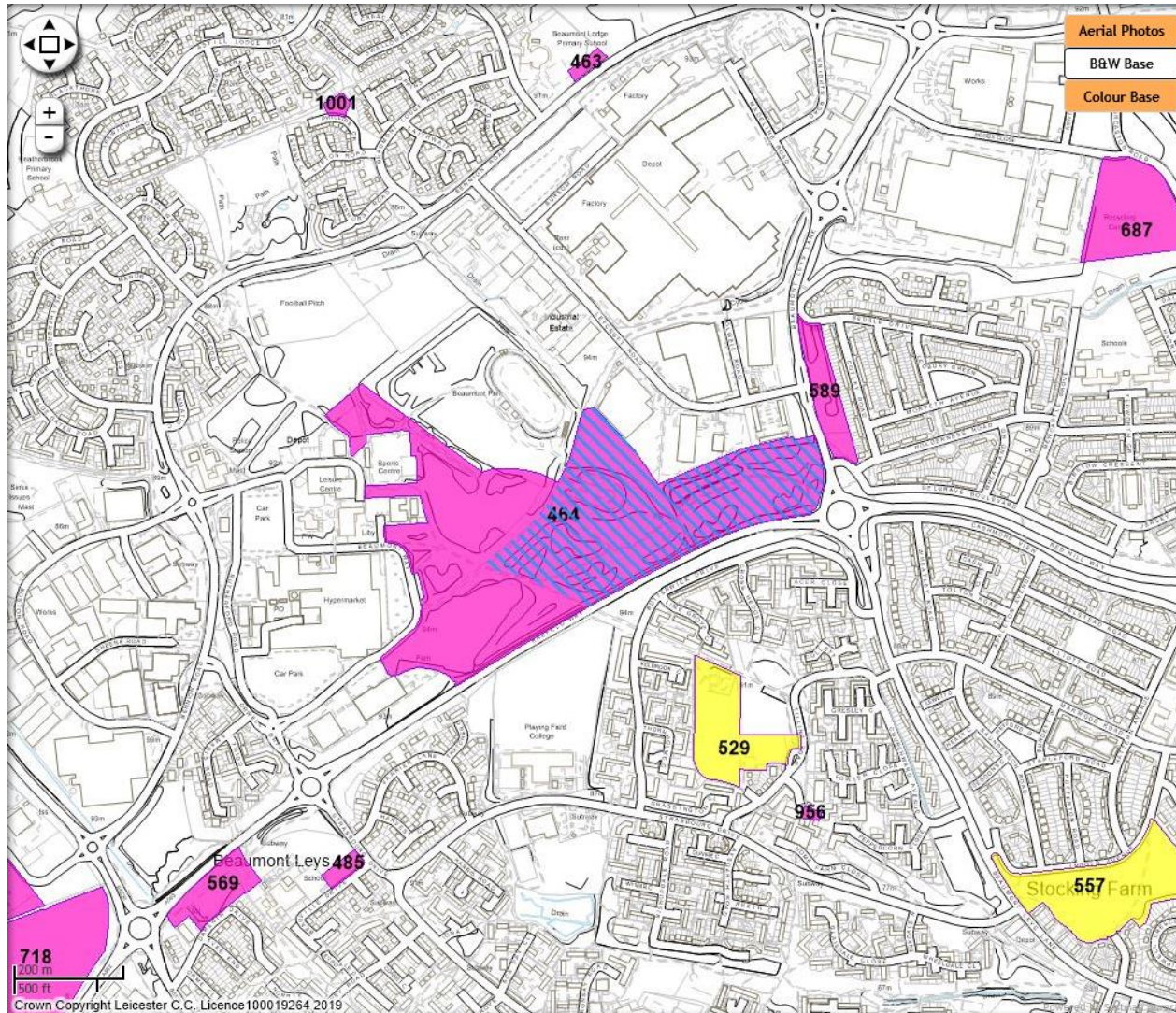
In terms of sustainability, the SA finds the site's (Site 1044) performance to be neutral (clear). Mitigations for identified sustainability issues should include: archaeological investigation; ecological protection and enhancement; and flood risk management.

Site No:	1044
Site Address:	Land at Leicester General Hospital
Ward/Area:	Evington (South-East)
Site Area (ha):	28.35
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	532
Capacity (Employment):	N/A
Capacity (Other):	Public Open Space (3.98 hectares) and retention/re-provision of existing open space
Suitability Summary:	Predominantly a previously developed site with active non-residential uses. Development could involve some loss of existing open space in ward with sufficiency but OSSR area with deficiency, but this could be mitigated through re-provision (in addition to any new open space requirement). Subject to protection of LWS, open space re-provision and retention of locally listed buildings, site is suitable for housing. In addition to usual planning requirements development will need to

	address: surface water flood risk; ecology; heritage; archaeology; trees; air quality; and highways mitigation.
Notes:	Whole site suitable for development (but land to be made available across both phases for 3.98 hectares of new public open space, and retention/re-provision of existing open space)
Ownership:	NHS
Delivery Timeframe:	5yrs, 6-10 yrs and 11-15 yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	1 Red; 8 Amber; 13 Green

Site removed

Strategic Site: BEAUMONT PARK



Summary

This strategic opportunity comprises part of the land area of Beaumont Park (Site 464). The site is designated Green Space. The proposed loss of Green Space is regrettable but would be outweighed by the strategic opportunity of the site, located between Beaumont Leys Town Centre and the industrial estate served by Leycroft Road, to help meet the City's employment needs during the Local Plan period.

In terms of sustainability, the SA finds that the site (Site 464) performs moderately (Amber). This is partly attributable to the loss of public open space. Mitigations for identified sustainability issues should include: sports provision; ecological protection and enhancement; and retention or relocation of an on-site pond. As the land is known to be contaminated, remediation to a standard appropriate for employment use will be required.

*NB: Other parts of Beaumont Park are included in the OSSR as children & young people's playspace and as outdoor sports space.

Site No:	464
Site Address:	Beaumont Park
Ward/Area:	Beaumont Leys (North-West)
Site Area (ha):	20.74 (development on 8.8ha only)
Category:	Greenfield
Proposed Uses:	Employment (B1, B2 & B8 Uses)
Capacity (Residential):	N/A
Capacity (Employment):	7.53 hectares / 25,000 sq. m
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Astill Lodge Park (Site 452) and Heard Walk Open Space (Site 544) provide alternative nearby provision. Site is suitable for employment use. In addition to usual planning requirements development will need to address: ecology; trees; land contamination; air quality; and sports provision.

Notes:	Approx. 40% of site (7.53Ha) 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:	3 Red; 9 Amber; 11 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

APPENDIX 3

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

**THIS DOCUMENT IS STILL BEING UPDATED, TAKING INTO ACCOUNT
REVISED DENSITIES ETC.**

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 was published with the draft Local Plan consultation in 2020. The growth diagram portrayed the extent of the proposed new Central Development Area (CDA) and showed indicatively the locations of strategic components of the draft Local Plan. A policies map will be published with the Local Plan for the next round of consultation, which will form part of the Local Plan when adopted.

As part of the draft Local Plan, the Council showed 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. Both of these documents will be updated prior to the next consultation and will be supported by 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 (48 proposed for housing, 2 - employment, 1 - leisure and tourism, 2 – schools) proposed in the Local Plan and set out in this document collectively make provision for 1,232 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 (and 2022 update).

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 development¹) or in yellow (denoting that only part of the site is proposed

¹ 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

for development)². For those sites shown in yellow as partial development sites, the part of the site that would be developed has not been determined³ and the Council would welcome views on this as part of the consultation.

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 ⁴ area)
Site Area (ha):	the site area, in hectares
Category:	either brownfield or greenfield ⁵
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 2020)
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

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).

² In this context, 'development' includes the provision (where relevant) of roads, car parking, amenity areas, landscaping etc., not just buildings.

³ Except for site 960, parts of which is subject to environmental/planning constraints.

⁴ 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.

⁵ Brownfield means land which is previously developed, greenfield means land which is not previously developed.

The sites contained within this document are within the final version of the Local Plan. 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

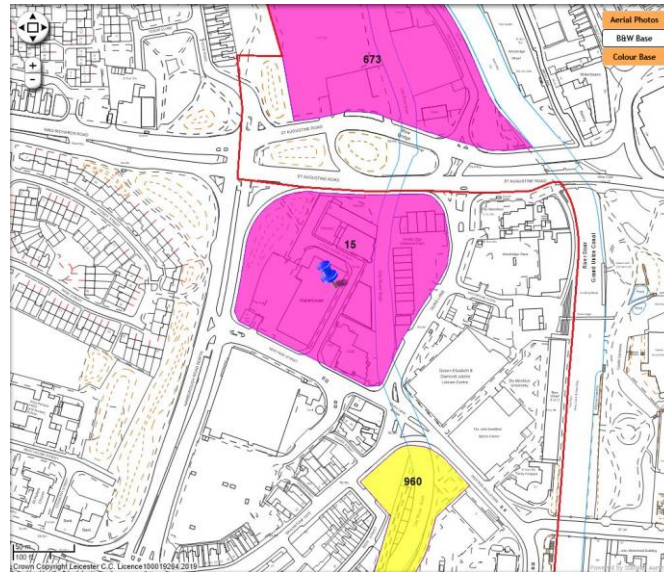
The Council has reviewed all comments received as part of the 2020 consultation and have taken these into consideration when deciding the final list of sites that it wishes to be included in the Local Plan for submission for Examination in Public. The upcoming consultation will give the opportunity to review the soundness of the Local Plan and provide any final comments. The Council have engaged with other interested parties including site owners/promoters, neighbouring local authorities and the County Council, utilities providers and others. 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

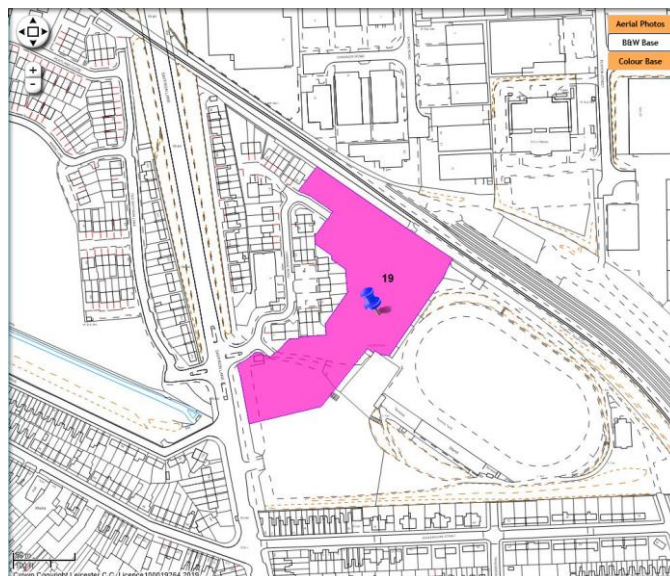
Site No.	Site Address	Page
15	St. Augustine Road	7
19	Velodrome Saffron Lane	8
190	Lanesborough Road – former allotments	9
219	Rosedale Avenue – Land rear of, and Harrison Road allotments	10
222	Evington Valley Road (former Dunlop Works)	11
240	114-116 Western Road	12
297	Sturdee Road - The Exchange	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

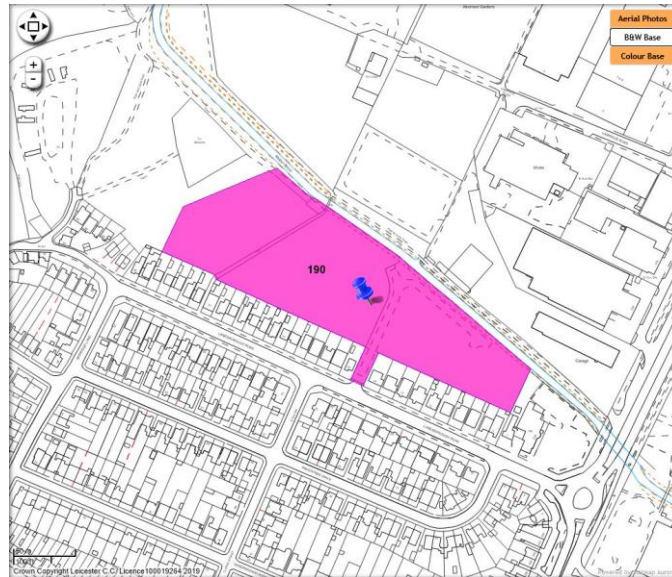
1040	Mountain Road	74
1041	Land off Hazeldene Road adj. Kestrel's Field Primary School	75
1042	Land off Heacham Drive (former playing fields)	76
1047	Land at Groby Road/Fosse Road North	77
1049	Land at Manor Farm/Collis Crescent	79
1051	Gilmorton Community Rooms/Hopyard Close shops	80
1052	Railway station, former sorting office and station car park	81
1053	Land at Midland St, Southampton St, Nicholas St & Queen St	82



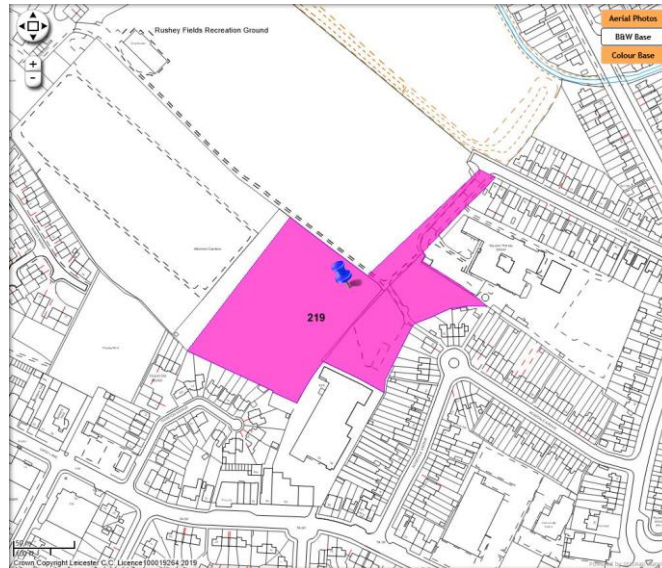
Site No:	15
Site Address:	St. Augustine Road
Ward/Area:	Westcotes (Inner)
Site Area (ha):	2.02
Category:	Brownfield
Proposed Uses:	Mixed Residential and Employment Uses
Capacity (Residential):	36
Capacity (Employment):	To be determined by scheme feasibility
Capacity (Other):	N/A
Suitability Summary:	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



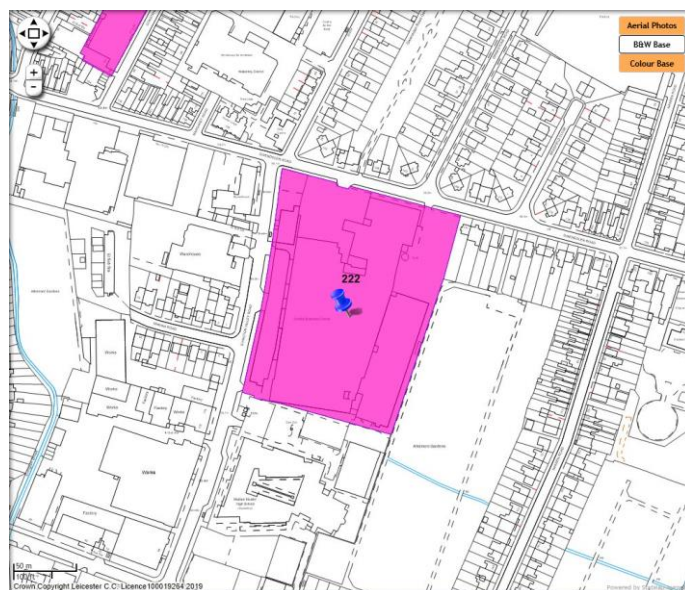
Site No:	19
Site Address:	Velodrome Saffron Lane
Ward/Area:	Saffron (Inner)
Site Area (ha):	1.28
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	32
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Previously developed vacant site with previous outline planning 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



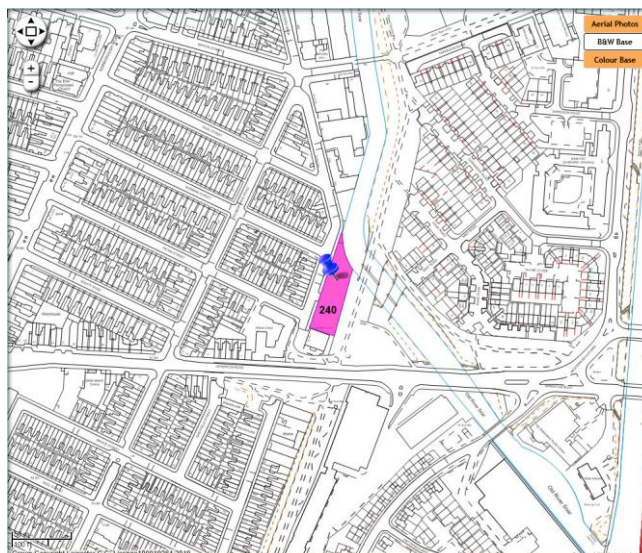
Site No:	190
Site Address:	Lanesborough Road – former allotments
Ward/Area:	Rushey Mead (North-West)
Site Area (ha):	2.3
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	44
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield former (declassified) allotment 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



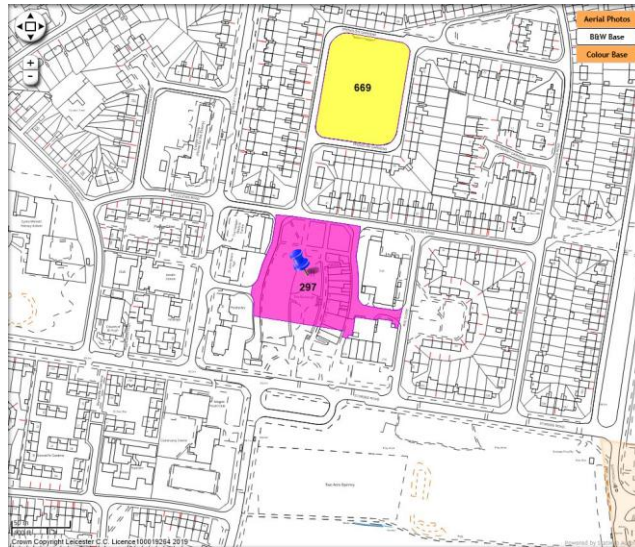
Site No:	219
Site Address:	Rosedale Avenue – Land at rear of, and Harrison Road allotments
Ward/Area:	Rushey Mead (North-East)
Site Area (ha):	1.83
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	46
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield 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



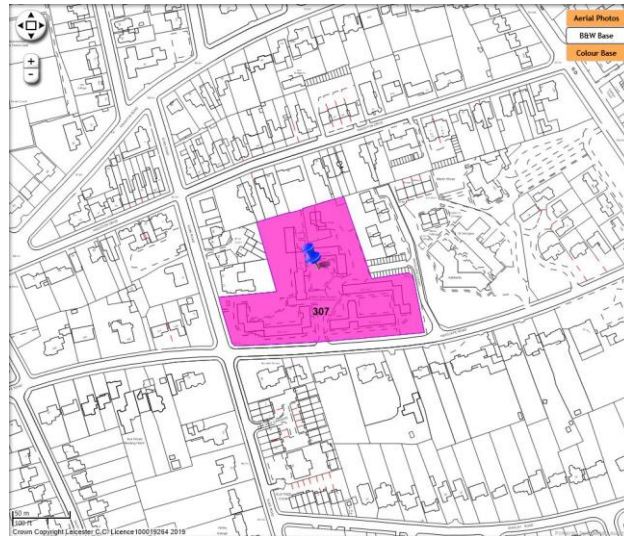
Site No:	222
Site Address:	Evington Valley Road (former Dunlop Works)
Ward/Area:	Spinney Hills (Inner)
Site Area (ha):	2.37
Category:	Brownfield
Proposed Uses:	Mixed Residential and Employment Uses
Capacity (Residential):	45
Capacity (Employment):	To be determined by scheme feasibility
Capacity (Other):	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



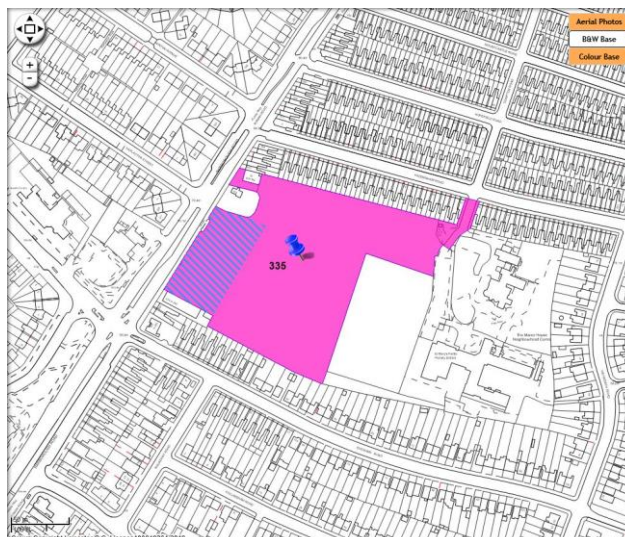
Site No:	240
Site Address:	114-116 Western Road
Ward/Area:	Westcotes (Inner)
Site Area (ha):	0.14
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	7
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Previously developed site. Withdrawn application (20150498) 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



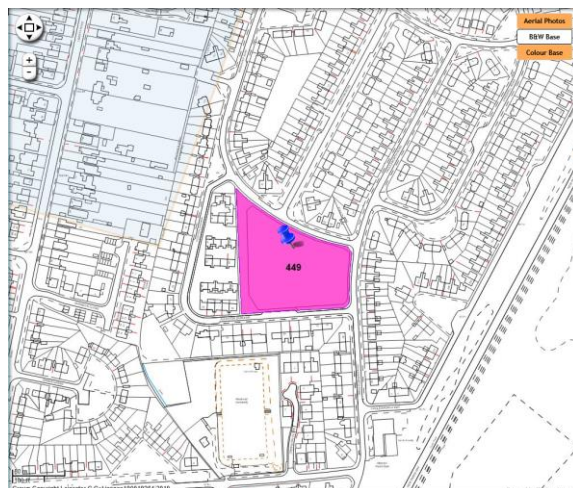
Site No:	297
Site Address:	Sturdee Road - The Exchange
Ward/Area:	Eyres Monsell (South)
Site Area (ha):	0.7
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	18
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Previously developed site with previous outline 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



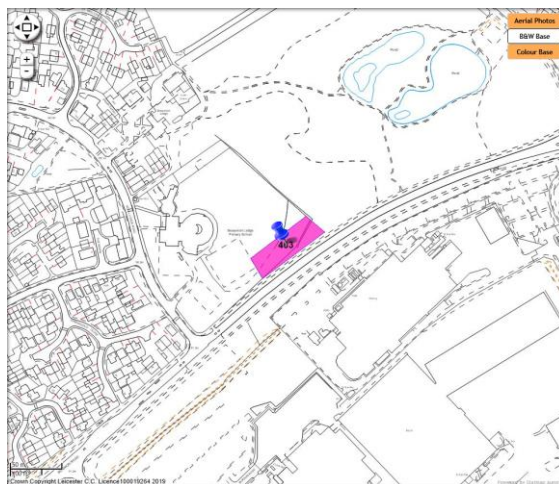
Site No:	307
Site Address:	Mary Gee Houses - 101-107 Ratcliffe Road
Ward/Area:	Knighton (South-East)
Site Area (ha):	1.37
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	100
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Previously developed site. Current 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



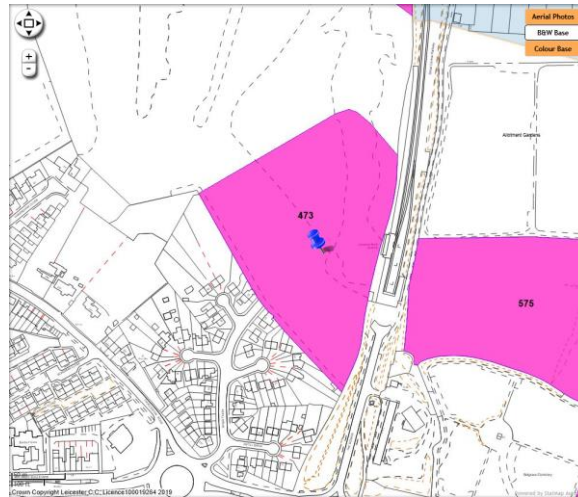
Site No:	335
Site Address:	Manor House Playing Fields - Narborough Road
Ward/Area:	Braunstone and Rowley Fields (Inner)
Site Area (ha):	2.24 (development on 0.4ha only)
Category:	Greenfield
Proposed Uses:	Residential and Playing Fields
Capacity (Residential):	19
Capacity (Employment):	N/A
Capacity (Other):	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



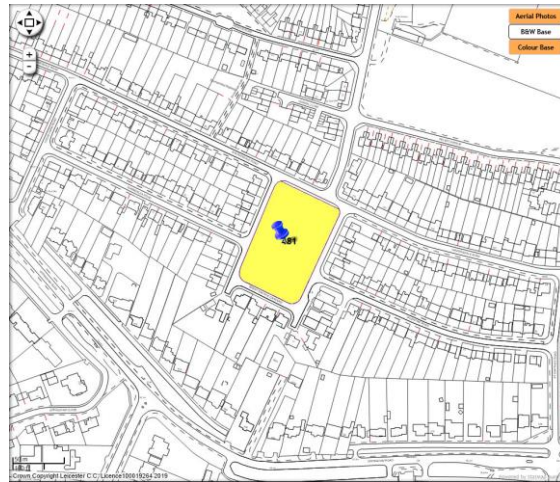
Site No:	463
Site Address:	Beaumont Lodge Primary School Playing Fields
Ward/Area:	Beaumont Leys (North-West)
Site Area (ha):	0.25
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	7
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site (part of school 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



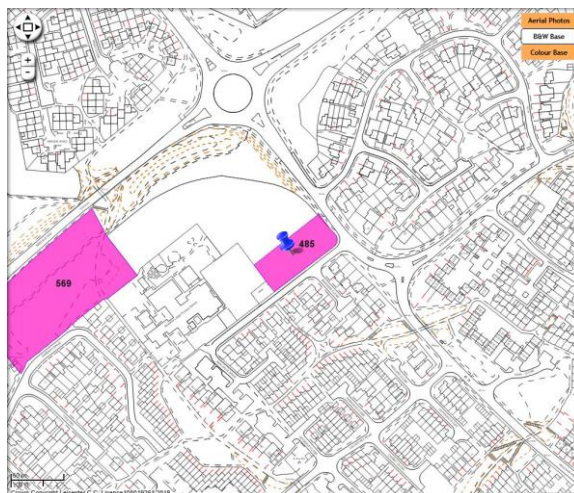
Site No:	473
Site Address:	Birstall Golf Course (adjacent to Astill Drive)
Ward/Area:	Abbey (North-West)
Site Area (ha):	2.75
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	52
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site within Green Wedge (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



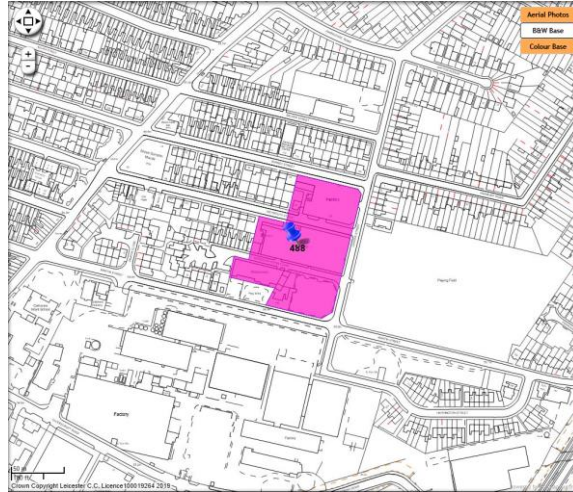
Site No:	474
Site Address:	Birstall Golf Course (south of Park Drive)
Ward/Area:	Abbey (North-West)
Site Area (ha):	2.78
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	53
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site within Green Wedge (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



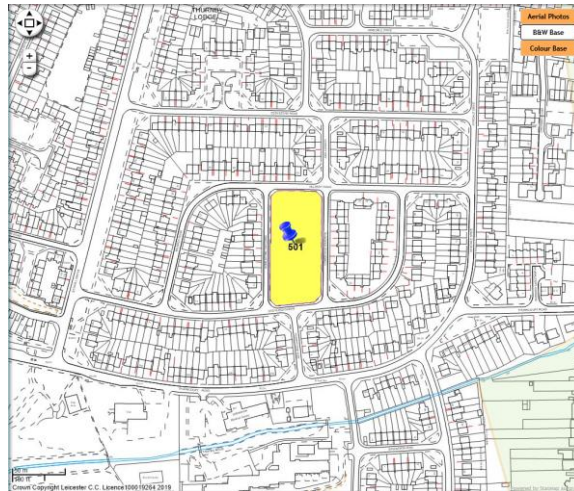
Site No:	481
Site Address:	Brent Knowle Gardens
Ward/Area:	Thurncourt (North-East)
Site Area (ha):	0.68 (development on 0.34ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	11
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield 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



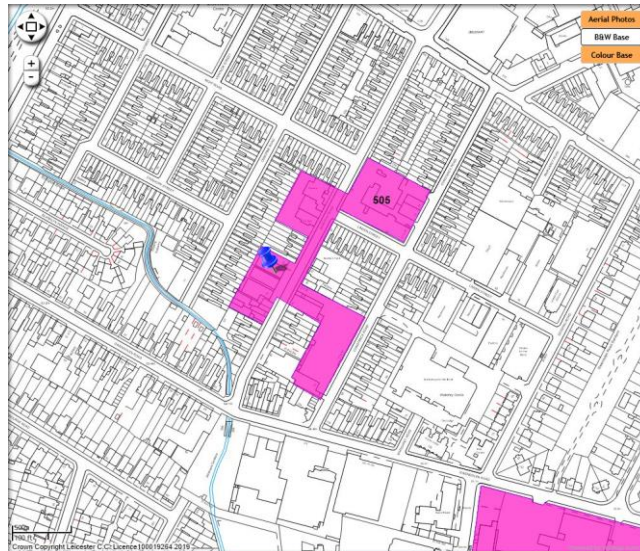
Site No:	485
Site Address:	Buswells Lodge Primary School Playing Fields
Ward/Area:	Beaumont Leys (North-West)
Site Area (ha):	0.25
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	8
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site (part of school 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



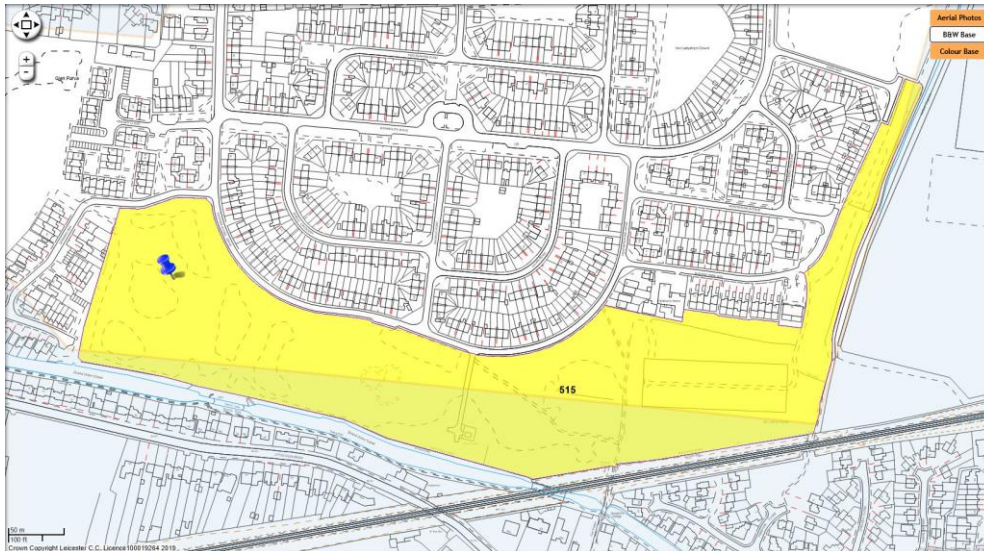
Site No:	488
Site Address:	Carter Street/Weymouth Street/Bardolph Street East
Ward/Area:	Belgrave (North-East)
Site Area (ha):	1.05 (development on 0.64ha only)
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	16
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	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



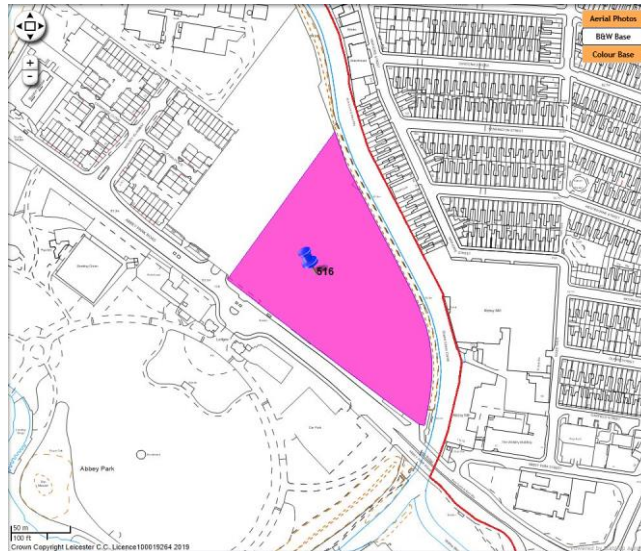
Site No:	501
Site Address:	Croyland Green
Ward/Area:	Thurncourt (North-East)
Site Area (ha):	0.51 (development on 0.25ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	8
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. 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



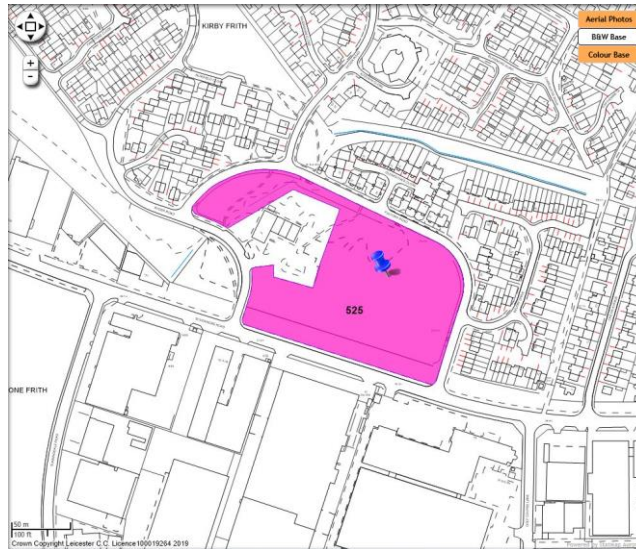
Site No:	505
Site Address:	Dorothy Road/Linden Street/Constance Road
Ward/Area:	Spinney Hills (Inner)
Site Area (ha):	1.07 (development on 1.02ha only)
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	26
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Previously 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



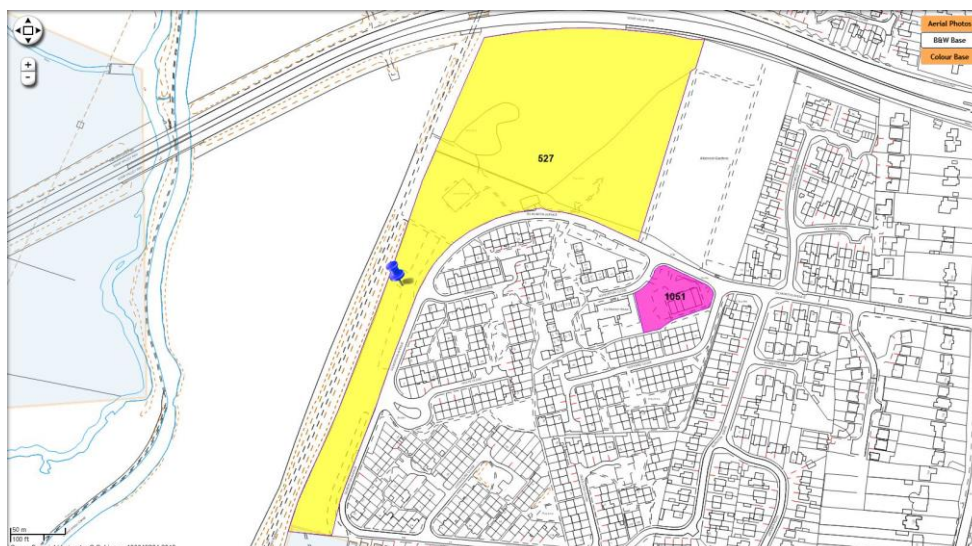
Site No:	515
Site Address:	Featherstone Drive Open Space
Ward/Area:	Eyres Monsell (South)
Site Area (ha):	8.28 (development on 4.14ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	78
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield 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



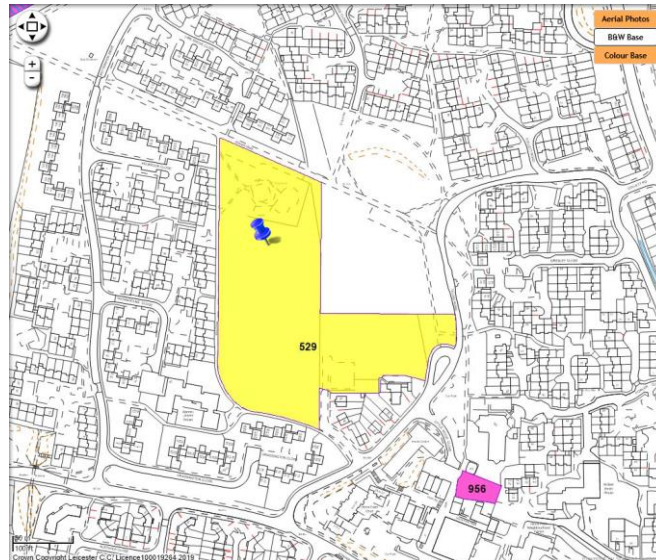
Site No:	516
Site Address:	Former bus depot, Abbey Park Road
Ward/Area:	Abbey
Site Area (ha):	3.43
Category:	Brownfield
Proposed Uses:	Education
Capacity (Residential):	N/A
Capacity (Employment):	N/A
Capacity (Other):	Secondary School (1,200 students)
Suitability Summary:	Previously developed site. Current 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



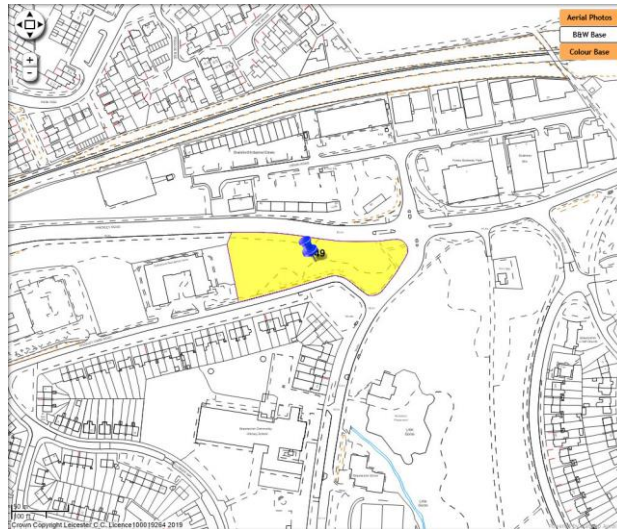
Site No:	527
Site Address:	Gilmorton Avenue Playground
Ward/Area:	Aylestone (South)
Site Area (ha):	4.58 (development on 1.5ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	38
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield 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



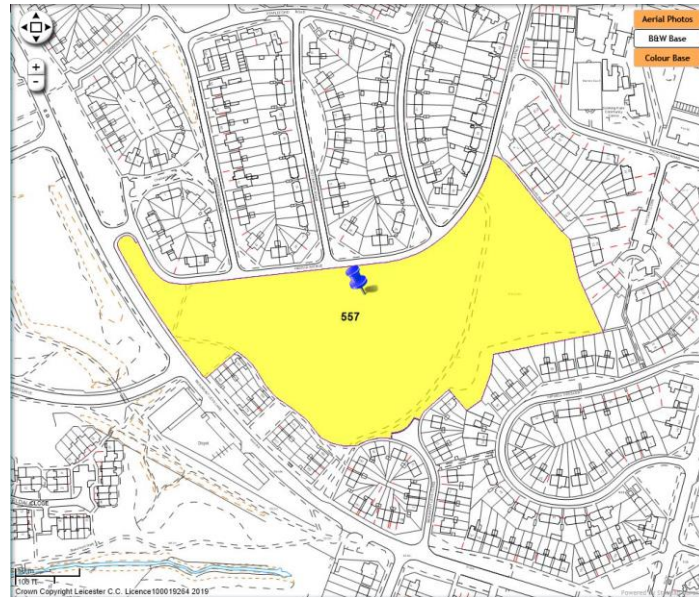
Site No:	529
Site Address:	Glovers Walk Open Space
Ward/Area:	Beaumont Leys (North-West)
Site Area (ha):	2.36 (development on 1.18ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	30
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield 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



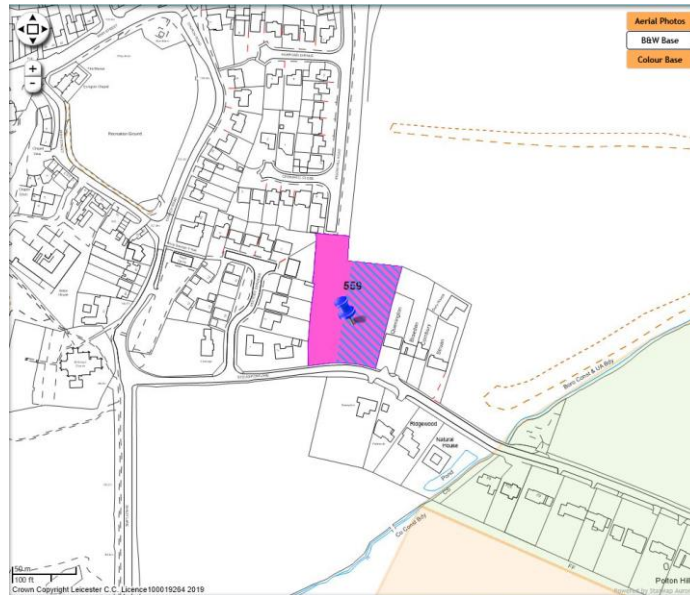
Site No:	546
Site Address:	Herrick Primary School Playing Fields
Ward/Area:	Rushey Mead (North-East)
Site Area (ha):	0.25
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	8
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site (part of school grounds). 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



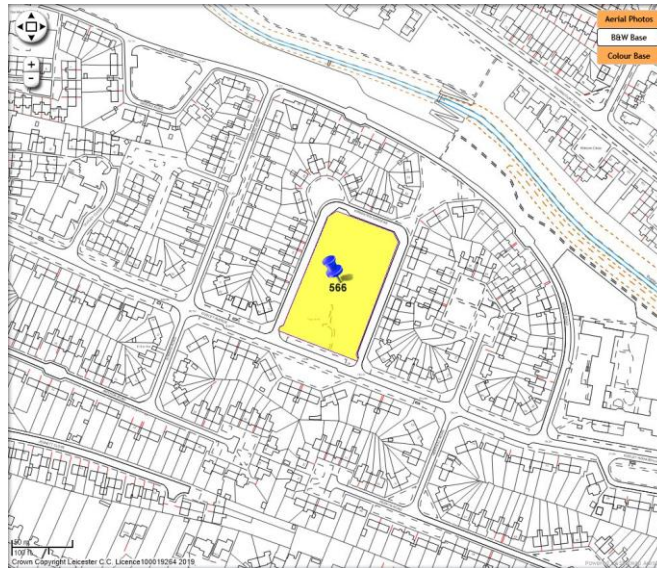
Site No:	549
Site Address:	Hockley Farm Road Open Space
Ward/Area:	Braunstone Park and Rowley Fields (West)
Site Area (ha):	0.66 (development on 0.22ha only)
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	7
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	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



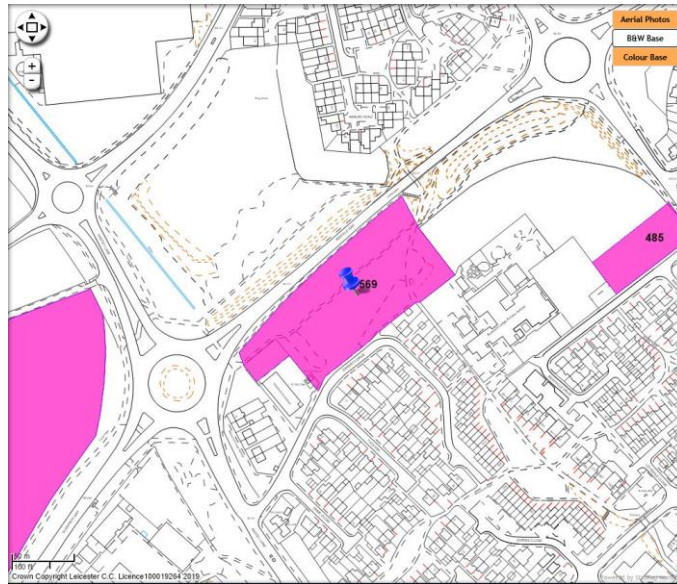
Site No:	557
Site Address:	Ingold Avenue Open Space
Ward/Area:	Abbey Ward (North-West)
Site Area (ha):	3.69 (development on 2.46ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	47
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield 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



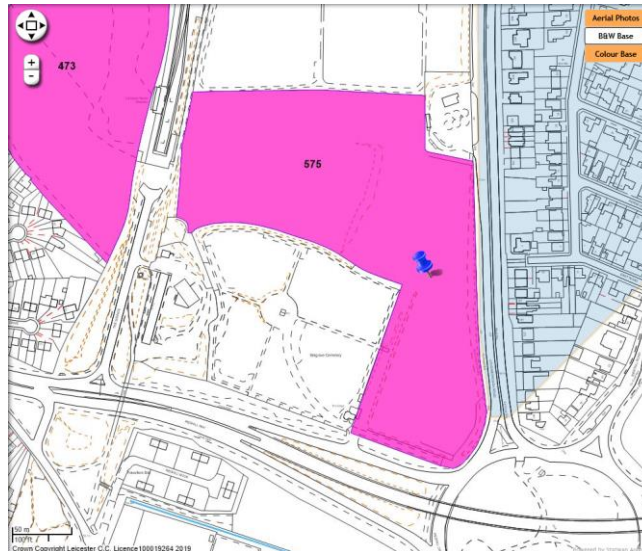
Site No:	559
Site Address:	Judgemeadow Community College Playing Fields
Ward/Area:	Evington (South-East)
Site Area (ha):	0.54
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	9
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site (part of school 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



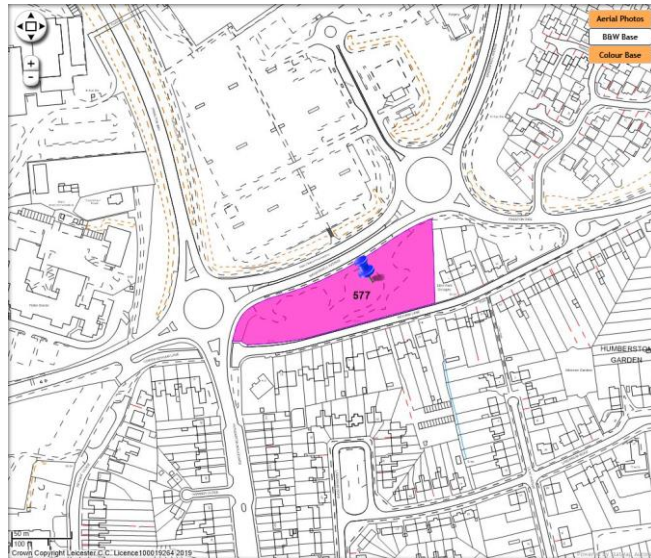
Site No:	566
Site Address:	Kirminton Gardens
Ward/Area:	Thurncourt (North-East)
Site Area (ha):	0.68 (development on 0.34ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	11
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield 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



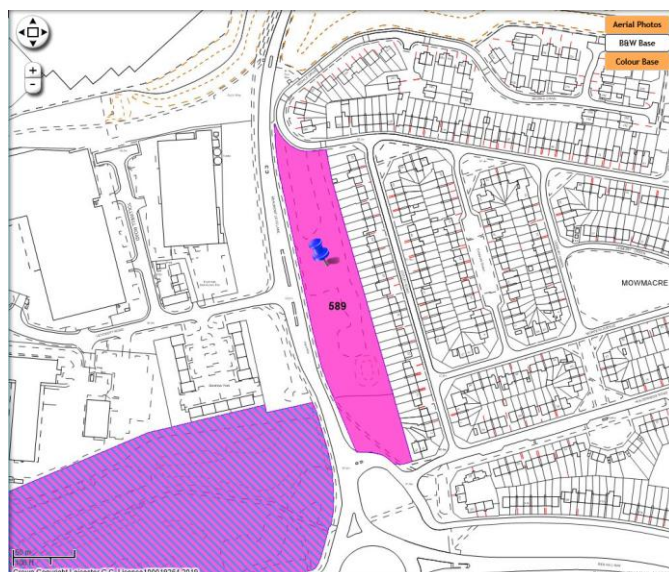
Site No:	569
Site Address:	Krefeld Way/Darenth Drive Open Space
Ward/Area:	Beaumont Leys (North-West)
Site Area (ha):	1.13
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	28
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would 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



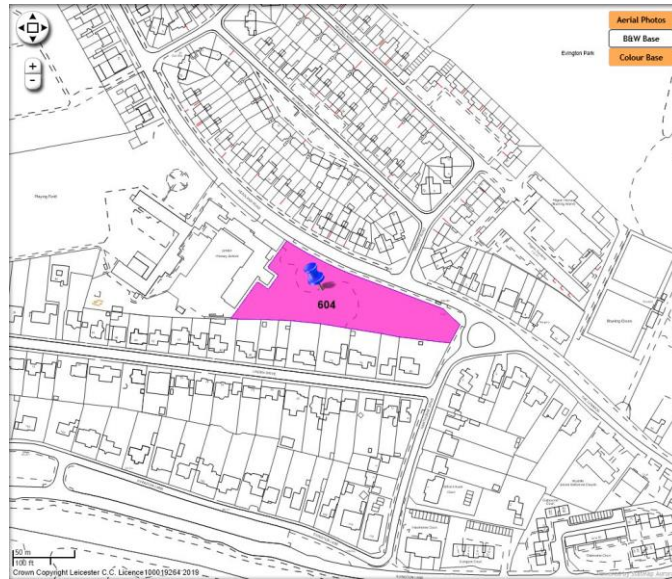
Site No:	575
Site Address:	Land adjacent Great Central Railway
Ward/Area:	Abbey (North-West)
Site Area (ha):	4.38
Category:	Greenfield
Proposed Uses:	Leisure/Tourism
Capacity (Residential):	N/A
Capacity (Employment):	N/A
Capacity (Other):	Potential for dual use of any car parking provision with Birstall 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



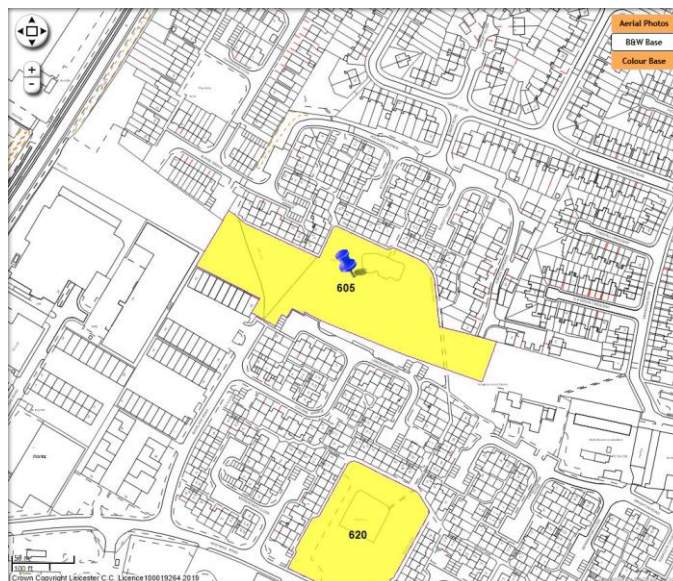
Site No:	577
Site Address:	Land adjacent Keyham Lane/Preston Rise
Ward/Area:	Humberstone and Hamilton (North-East)
Site Area (ha):	0.8
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	20
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development 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



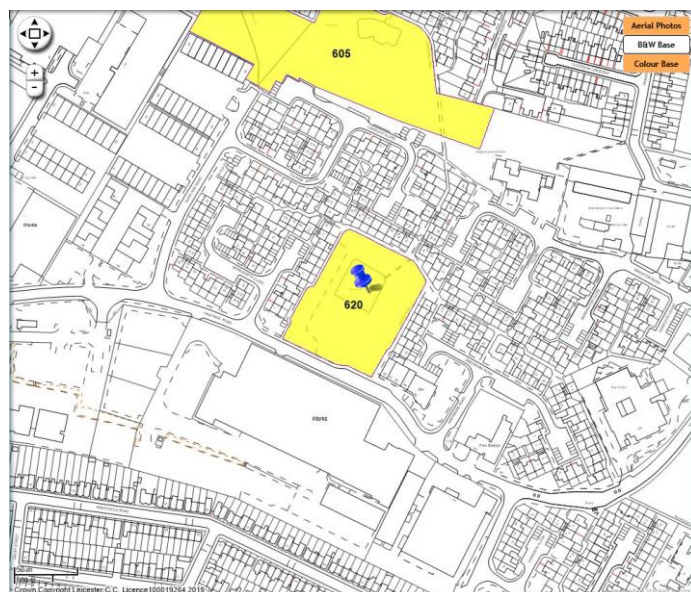
Site No:	589
Site Address:	Land to east of Beaumont Leys Lane
Ward/Area:	Abbey (North-West)
Site Area (ha):	1.18
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	30
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve 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



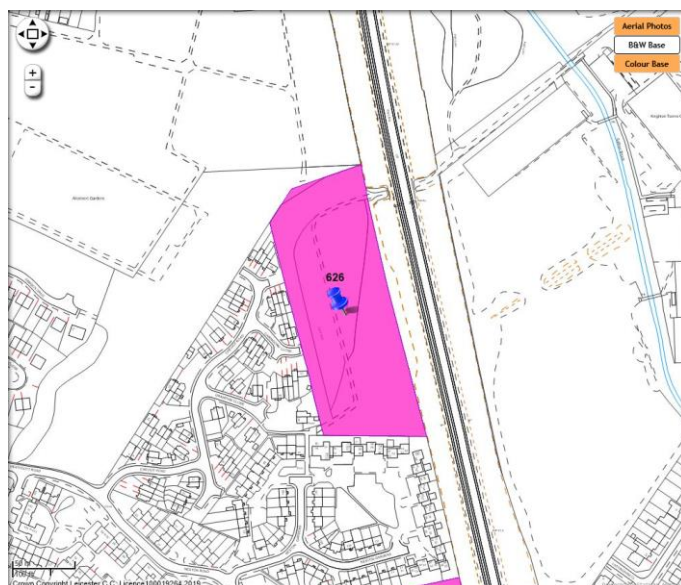
Site No:	604
Site Address:	Linden School Playing Fields
Ward/Area:	Evington (South-East)
Site Area (ha):	0.69
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	17
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site (part of school grounds). Scope 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



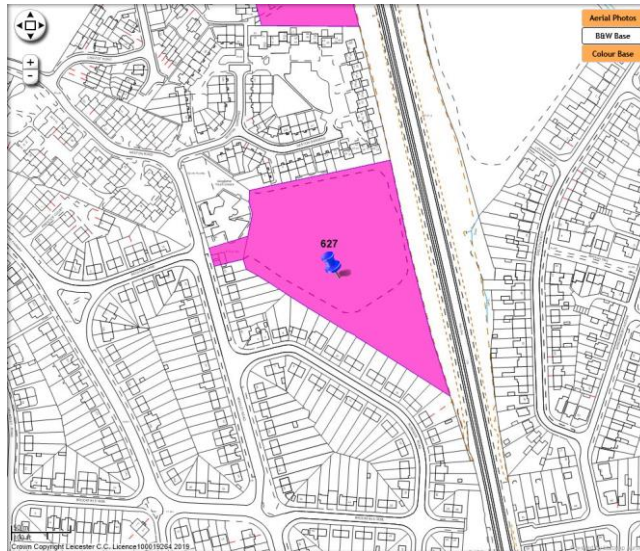
Site No:	605
Site Address:	Longleat Close Open Space (Waddesdon Walk)
Ward/Area:	North Evington (North-East)
Site Area (ha):	1.76 (development on 0.6ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	15
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability 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



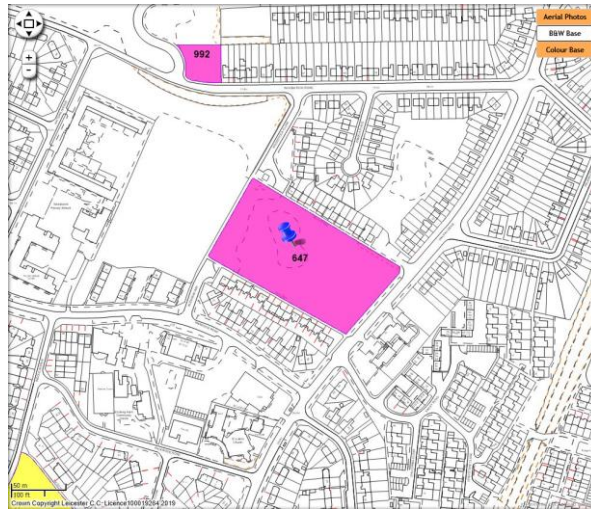
Site No:	629
Site Address:	Netherhall Road Open Space
Ward/Area:	Humberstone and Hamilton (North-East)
Site Area (ha):	7.06 (development on 3.53ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	67
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability 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



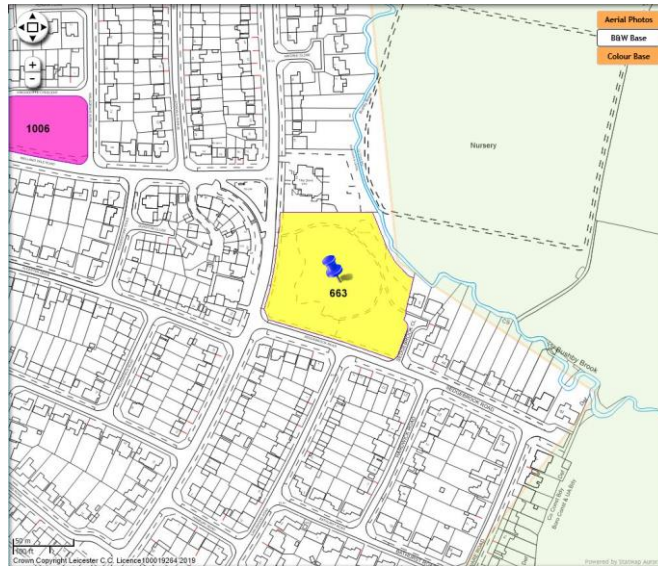
Site No:	647
Site Address:	Ranworth Open Space
Ward/Area:	Abbey (North-West)
Site Area (ha):	1.23
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	31
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space 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



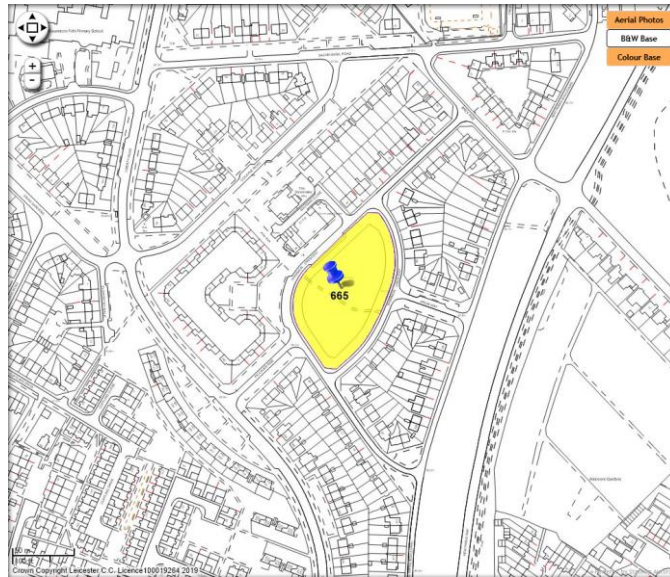
Site No:	648
Site Address:	Rayleigh Green
Ward/Area:	Humberstone and Hamilton (North-East)
Site Area (ha):	0.64
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	16
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss 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:	Rowlands 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



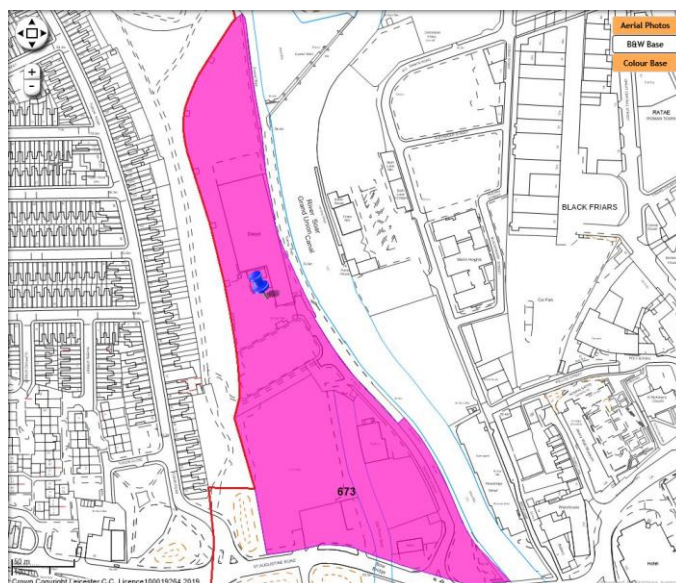
Site No:	663
Site Address:	Sedgebrook Road Open Space
Ward/Area:	Evington (South-East)
Site Area (ha):	1.08 (development on 0.54ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	14
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield 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



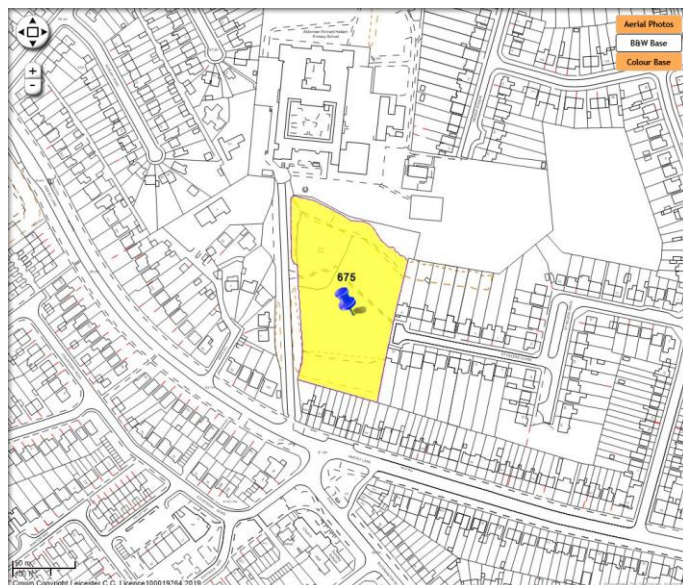
Site No:	665
Site Address:	Sharmon Crescent Open Space
Ward/Area:	Western (West)
Site Area (ha):	0.66 (development on 0.33ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	10
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield 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



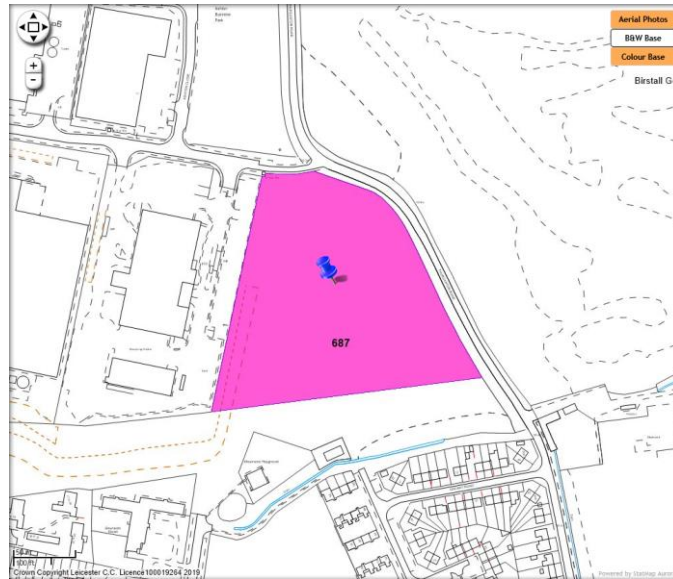
Site No:	673
Site Address:	St. Augustine's
Ward/Area:	Fosse (Inner)
Site Area (ha):	4.98
Category:	Brownfield
Proposed Uses:	Education
Capacity (Residential):	N/A
Capacity (Employment):	N/A
Capacity (Other):	Secondary School (1,200 students)
Suitability Summary:	Previously developed site within SRA. 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



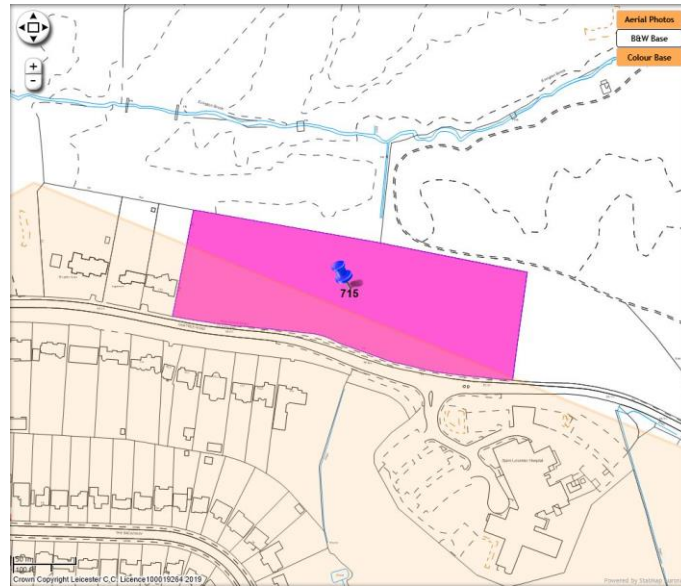
Site:	675
Site Address:	St. Helen's Close Open Space
Ward/Area:	Abbey (North-West)
Site Area (ha):	1.07 (development on 0.53ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	14
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield 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



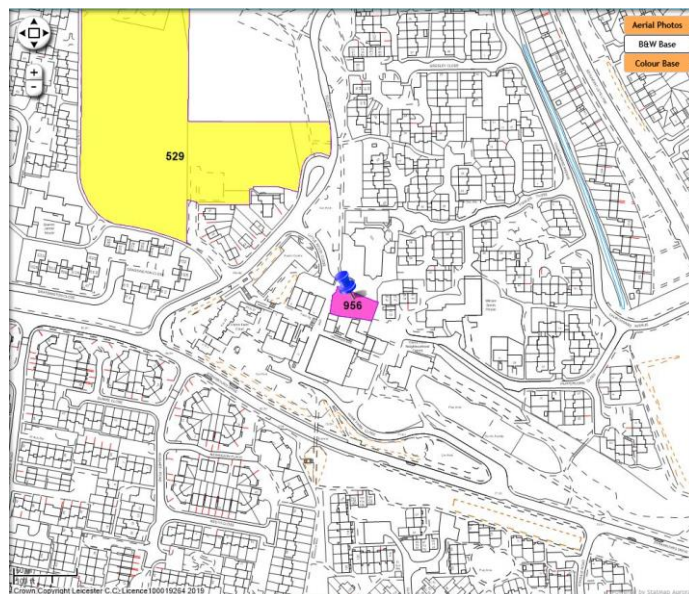
Site No:	684
Site Address:	Land adjacent to Evington Leisure Centre
Ward/Area:	Evington (South-East)
Site Area (ha):	0.5
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	13
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would 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



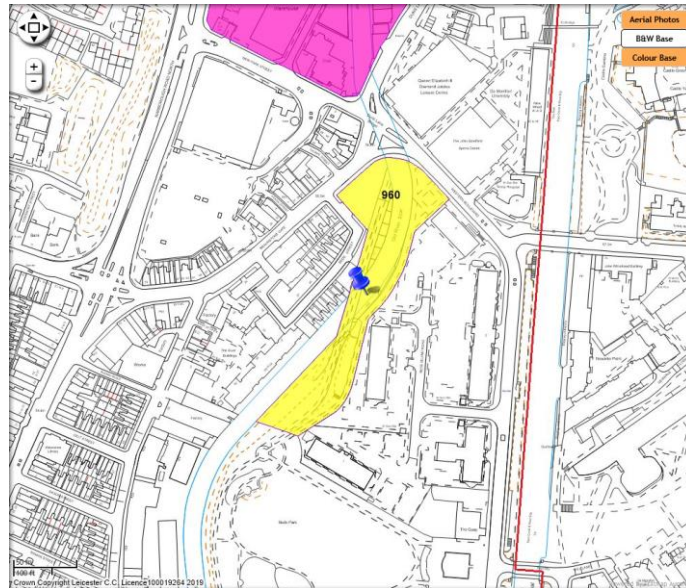
Site No:	687
Site Address:	Thurcaston Road/Hadrian Road Open Space
Ward/Area:	Abbey (North-West)
Site Area (ha):	2.7
Category:	Greenfield
Proposed Uses:	Employment (B1, B2 & B8 Uses)
Capacity (Residential):	N/A
Capacity (Employment):	2.7 hectares / 19,800 sq. m
Capacity (Other):	N/A
Suitability Summary:	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



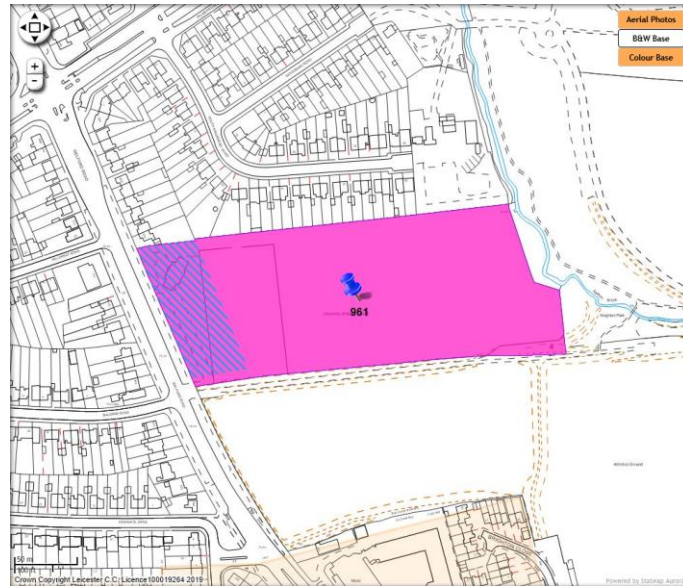
Site No:	715
Site Address:	Land north of Gartree Road
Ward/Area:	Evington (South-East)
Site Area (ha):	2.36 (development on 1.2ha only)
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	30
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site within 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

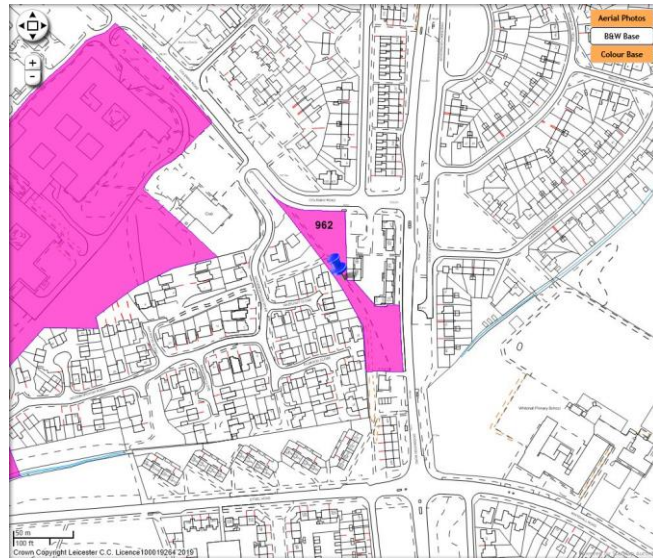


Site No:	960
Site Address:	Land west of Bede Island Road (Braunstone Gate)
Ward/Area:	Westcotes (Inner)
Site Area (ha):	0.85 (development on 0.15ha only)
Category:	Brownfield/Greenfield
Proposed Uses:	Mixed Use and Open Space
Capacity (Residential):	8
Capacity (Employment):	N/A
Capacity (Other):	Retained/enhanced 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

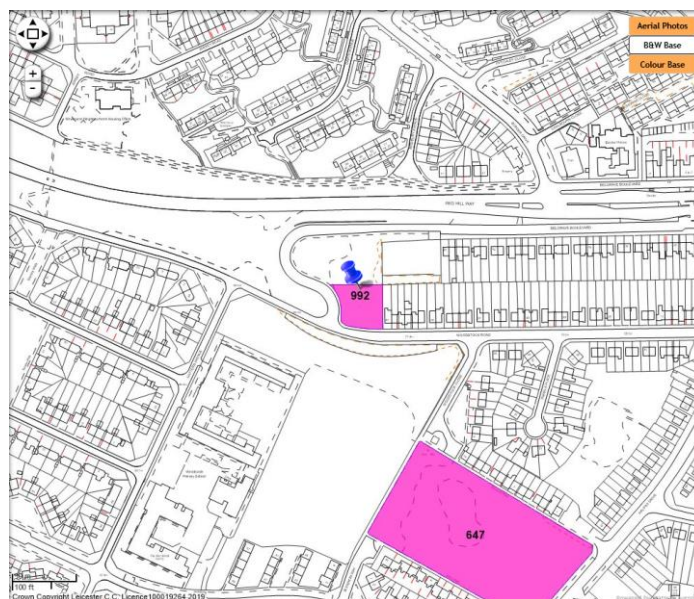
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	RED
Initial RAG Score:	4 Red; 6 Amber; 11 Green



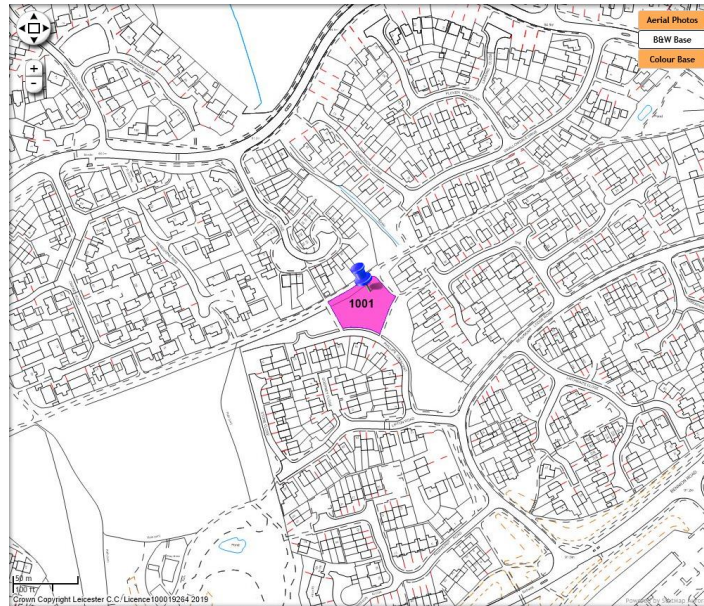
Site No:	962
Site Address:	Amenity land between Coleman Road and Goodwood Road (east of Hazelnut Close and Ellwood Close)
Ward/Area:	Evington (South-East)
Site Area (ha):	0.257
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	8
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability 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



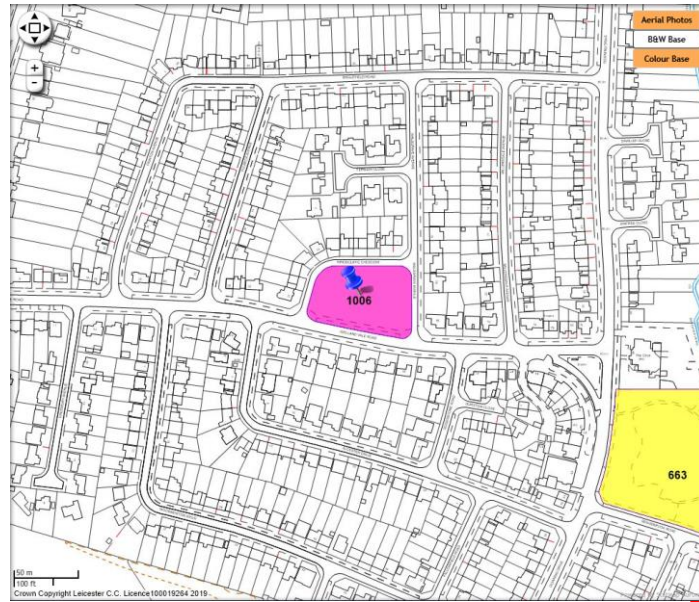
Site No:	963
Site Address:	Southfields Infant School and Newry Specialist Learning Centre
Ward/Area:	Eyres Monsell (South)
Site Area (ha):	1.2
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	30
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Previously developed 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



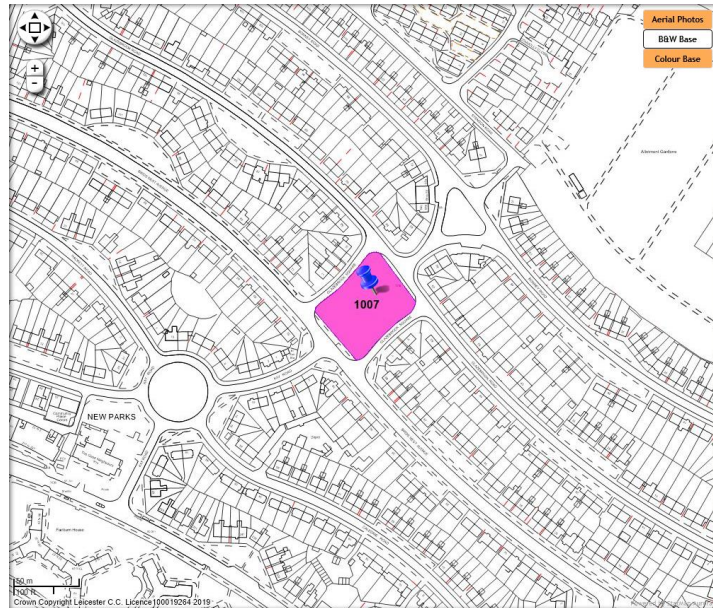
Site No:	992
Site Address:	Woodstock Road
Ward/Area:	Abbey (North-West)
Site Area (ha):	0.15
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	5
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in 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



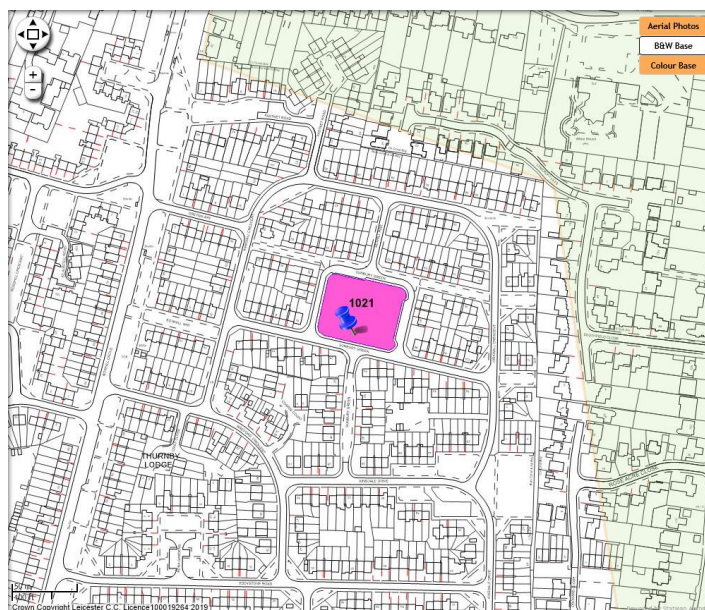
Site No:	1001
Site Address:	Phillips Crescent
Ward/Area:	Beaumont Leys (North-West)
Site Area (ha):	0.14
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	5
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open 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



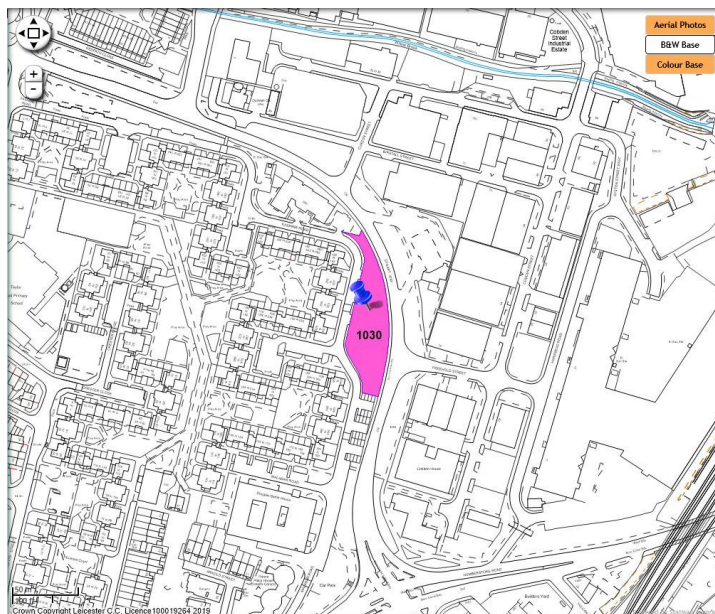
Site No:	1006
Site Address:	Kingscliffe Crescent Open Space
Ward/Area:	Evington (South-East)
Site Area (ha):	0.34
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	11
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve 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



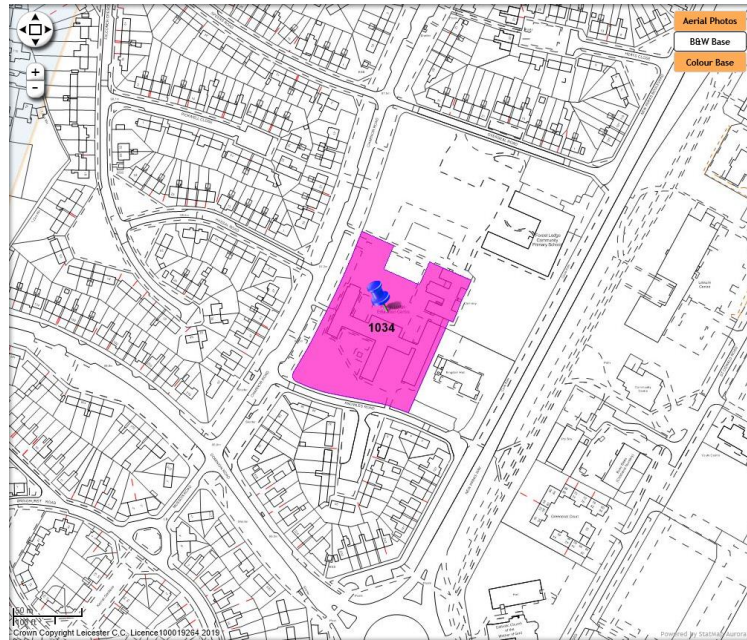
Site No:	1007
Site Address:	Glazebrook Square
Ward/Area:	Western (West)
Site Area (ha):	0.33
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	10
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in 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



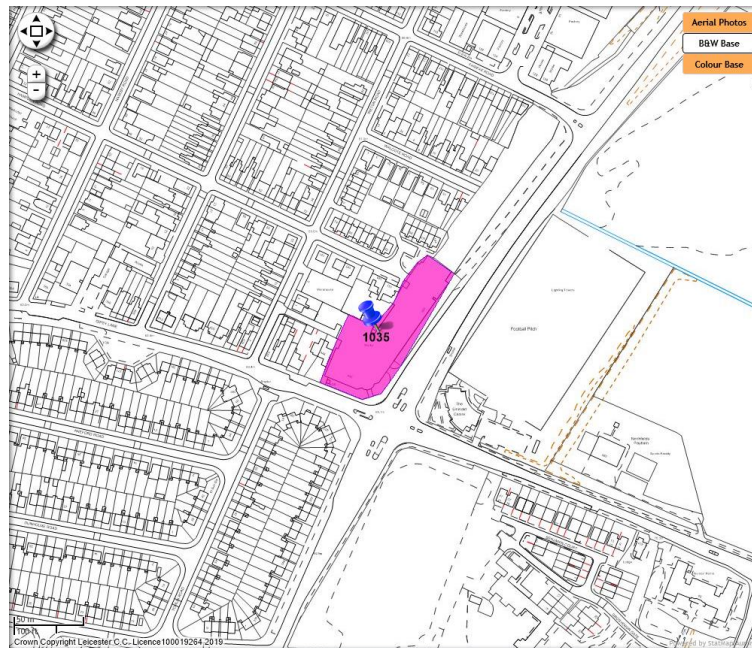
Site No:	1021
Site Address:	Sunbury Green
Ward/Area:	Thurncourt (North-East)
Site Area (ha):	0.29
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	9
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space 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



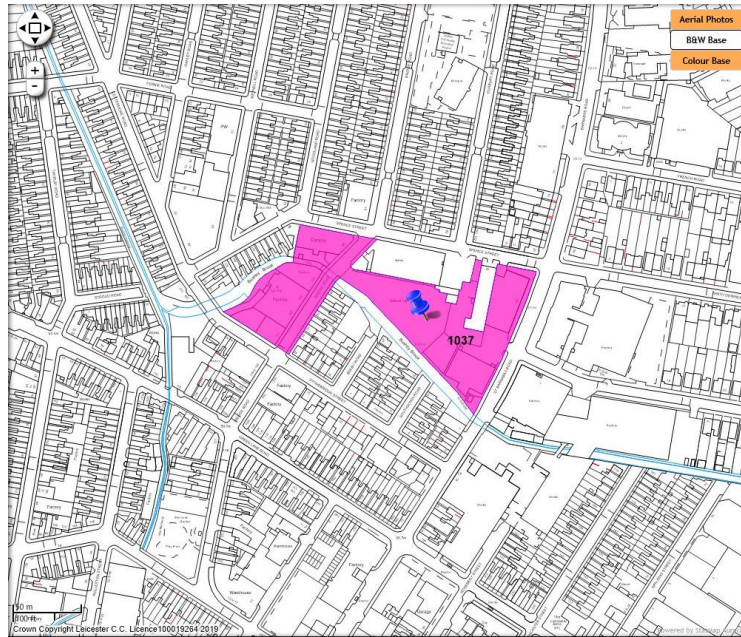
Site No:	1030
Site Address:	Dysart Way
Ward/Area:	Wycliffe (Inner)
Site Area (ha):	0.25
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	8
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward 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



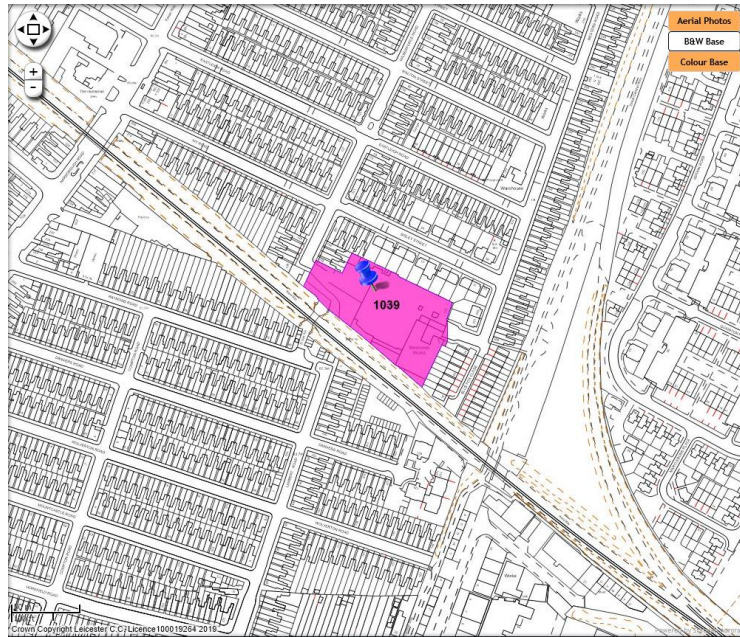
Site No:	1034
Site Address:	Forest Lodge Education Centre, Charnor Road
Ward/Area:	Western (West)
Site Area (ha):	0.91
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	23
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Previously developed site. Site is suitable 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



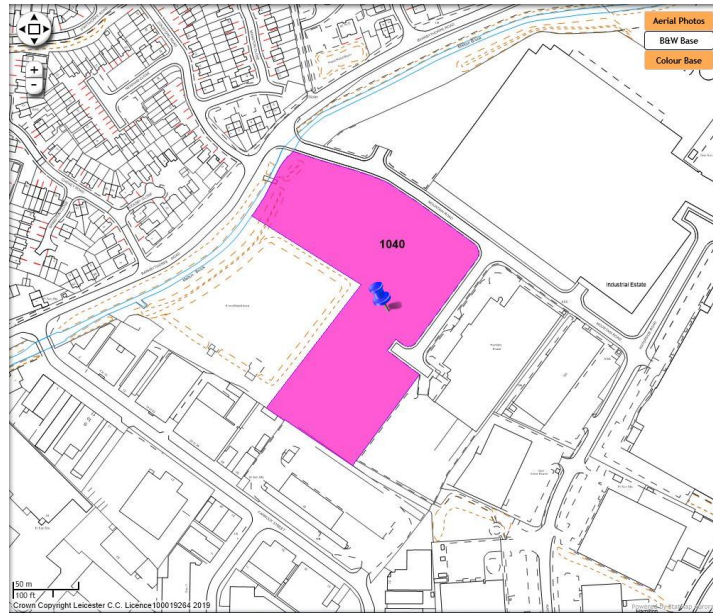
Site No:	1035
Site Address:	VRRE/Gipsy Lane
Ward/Area:	Troon (North-East)
Site Area (ha):	0.41
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	11
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Previously developed site. Site is suitable for housing. In addition 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



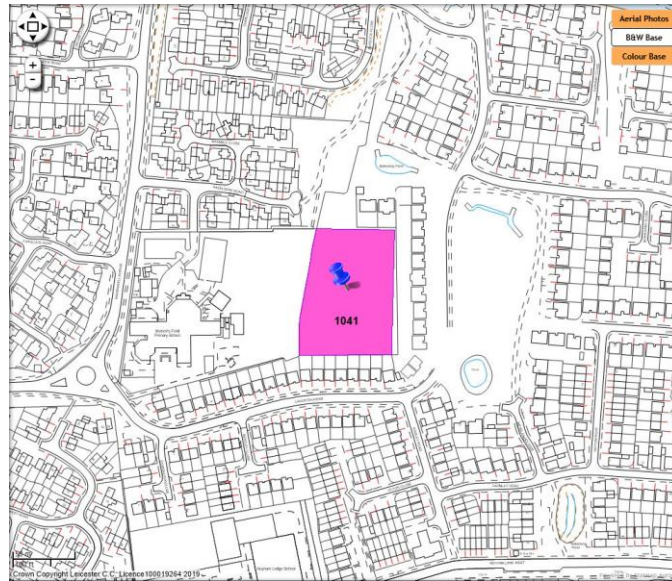
Site No:	1037
Site Address:	Spence Street
Ward/Area:	North Evington (South-East)
Site Area (ha):	0.99 (development on 0.77ha only)
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	19
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Previously developed site. 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



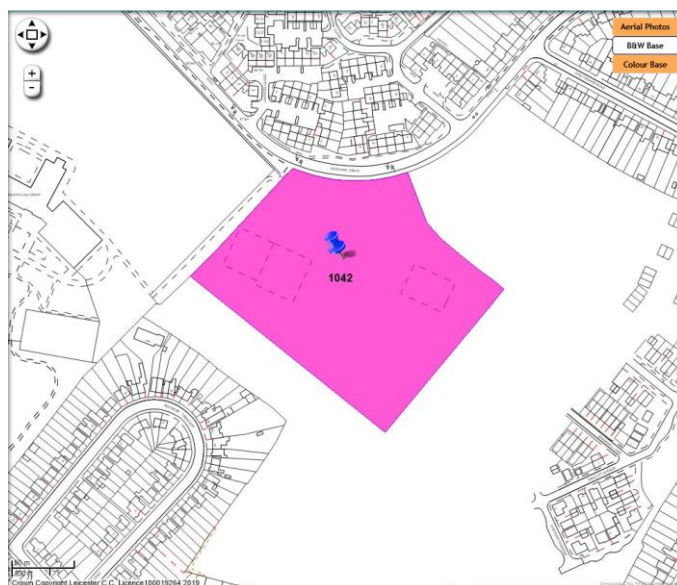
Site No:	1039
Site Address:	Bisley Street/Western Road
Ward/Area:	Westcotes (Inner)
Site Area (ha):	0.6
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	15
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Previously developed site. Site is suitable for housing. 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

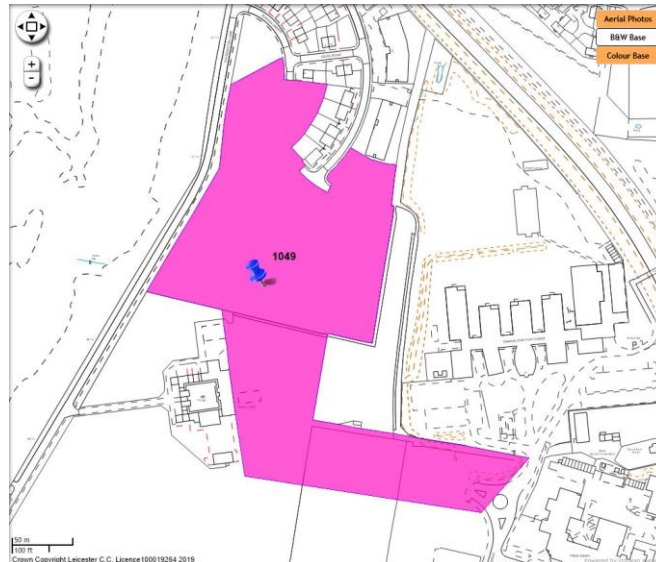


Site No:	1042
Site Address:	Land off Heacham Drive (former playing fields)
Ward/Area:	Abbey (North-West)
Site Area (ha):	2.4
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	45
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site allocated in existing 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

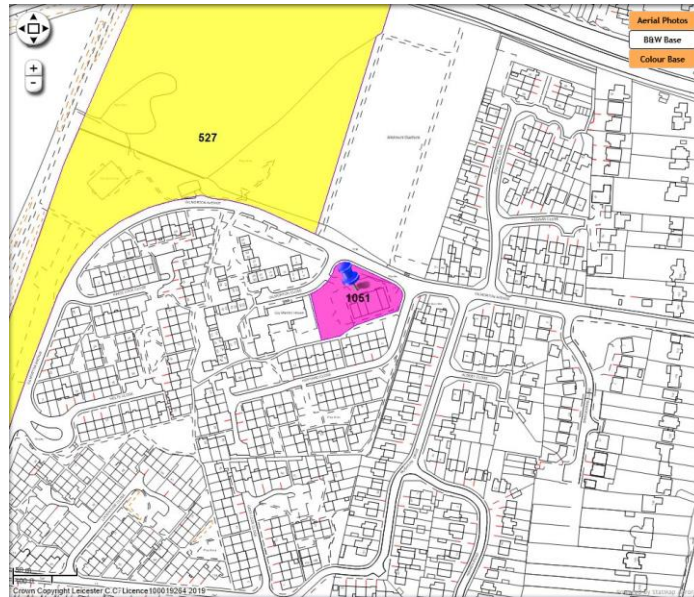


Site No:	1047
Site Address:	Land at Groby Road/Fosse Road North
Ward/Area:	Majority Fosse ward, part Beaumont Leys ward (majority Inner, part West)
Site Area (ha):	5
Category:	Greenfield
Proposed Uses:	Education
Capacity (Residential):	N/A
Capacity (Employment):	N/A
Capacity (Other):	Early Years, Primary & 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



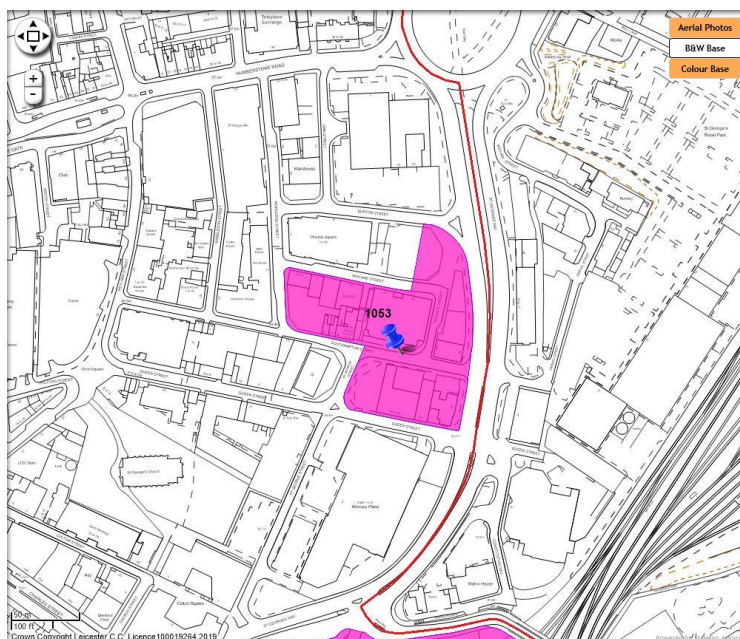
Site No:	1049
Site Address:	Land at Manor Farm/Collis Crescent
Ward/Area:	Humberstone and Hamilton (North-East)
Site Area (ha):	3.88
Category:	Greenfield
Proposed Uses:	Early Years & Secondary School (472 early years and 900 secondary students)
Capacity (Residential):	N/A
Capacity (Employment):	N/A
Capacity (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

