

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

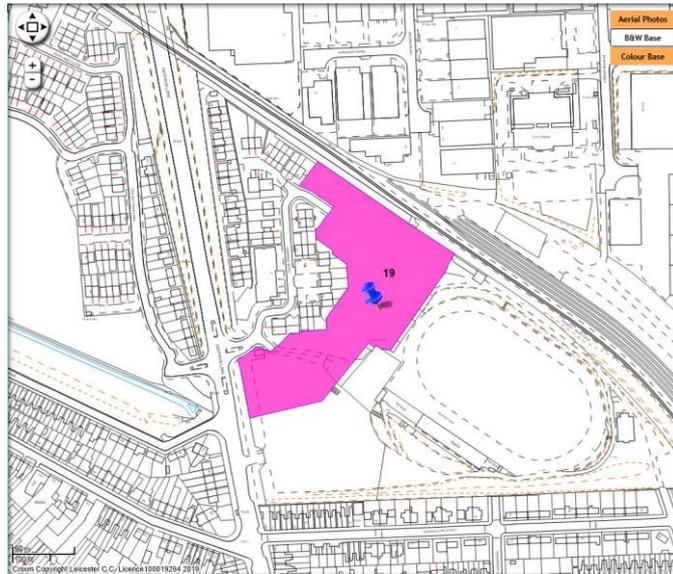
Site No.	Site Address	Page
15	St. Augustine Road	7
19	Velodrome Saffron Lane	8
190	Lanesborough Road – former allotments	9
219	Rosedale Avenue – Land rear of, and Harrison Road allotments	10
222	Evington Valley Road (former Dunlop Works)	11
240	114-116 Western Road	12
297	Sturdee Road - The Exchange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

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

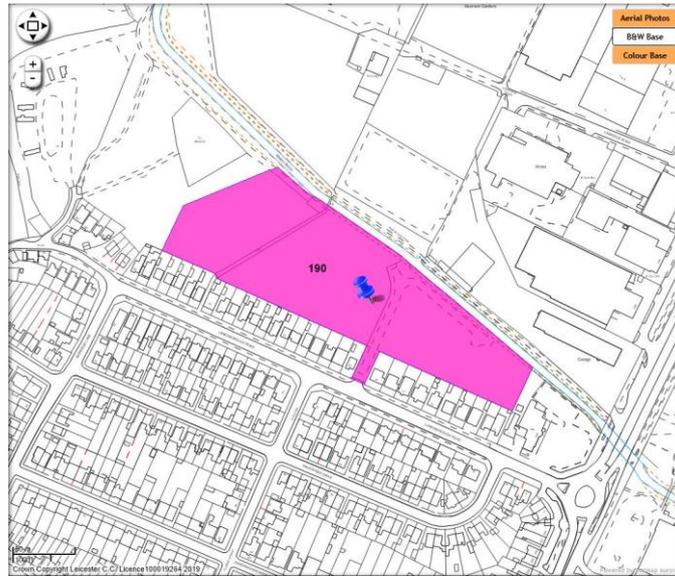
1040	Mountain Road	74
1041	Land off Hazeldene Road adj. Kestrel's Field Primary School	75
1042	Land off Heacham Drive (former playing fields)	76
1047	Land at Groby Road/Fosse Road North	77
1049	Land at Manor Farm/Collis Crescent	79
1051	Gilmorton Community Rooms/Hopyard Close shops	80
1052	Railway station,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



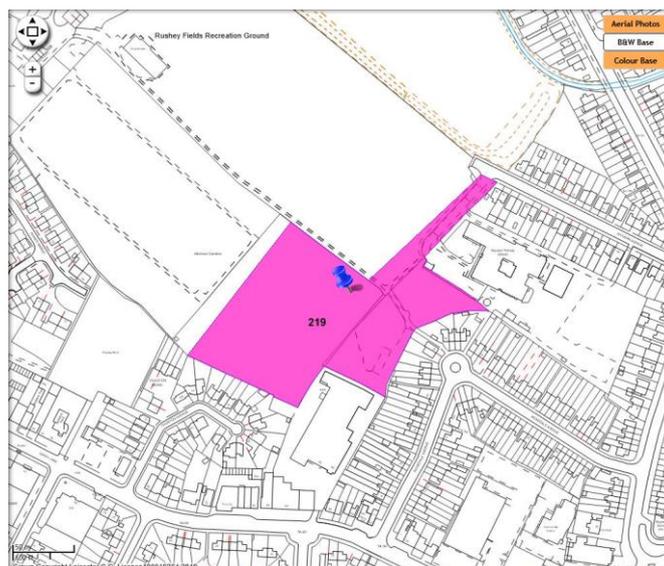
Site No:	15
Site Address:	St. Augustine Road
Ward/Area:	Westcotes (Inner)
Site Area (ha):	2.02
Category:	Brownfield
Proposed Uses:	Mixed Residential and Employment Uses
Capacity (Residential):	36
Capacity (Employment):	To be determined by scheme feasibility
Capacity (Other):	N/A
Suitability Summary:	Previously developed / existing allocated site with active non-residential uses. Subject to the exception test (see SFRA) and protection of River Soar LWS, site is suitable for mixed-use redevelopment and conversion of existing buildings. In addition to usual planning requirements development will need to address: flood risk; ecology; heritage; archaeology; trees; air quality; and highways access.
Notes:	Other than River Soar, whole site suitable for development
Ownership:	Private
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	RED
Initial RAG Score:	1 Red; 7 Amber; 10 Green



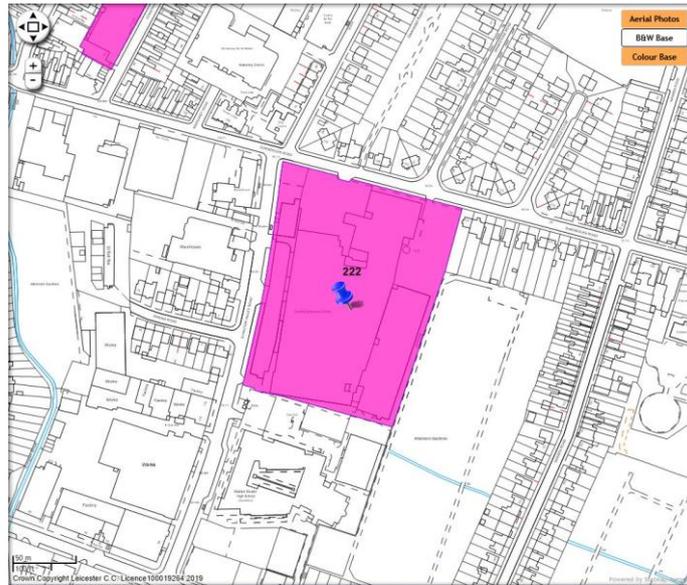
Site No:	19
Site Address:	Velodrome Saffron Lane
Ward/Area:	Saffron (Inner)
Site Area (ha):	1.28
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	32
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Previously developed vacant site with previous outline planning permission (now expired). Site is suitable for housing development. In addition to usual planning requirements development will need to address: Saffron Brook culvert; ecology; air quality; transport impacts; relationship with stadium and railway.
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	5yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	1 Red; 3 Amber; 17 Green



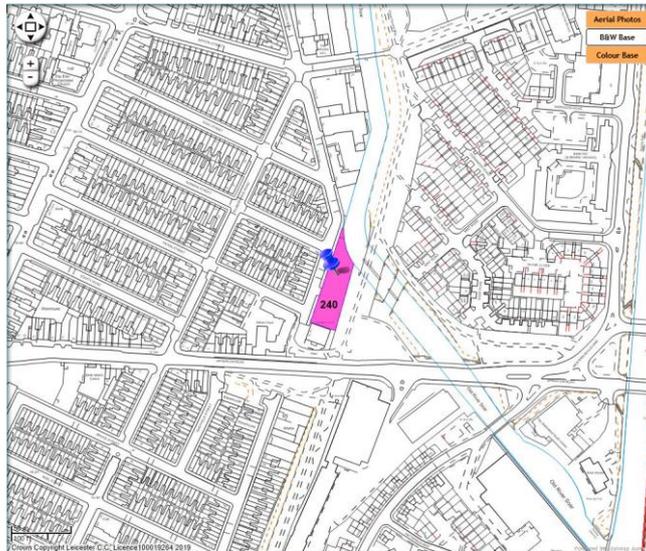
Site No:	190
Site Address:	Lanesborough Road – former allotments
Ward/Area:	Rushey Mead (North-West)
Site Area (ha):	2.3
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	44
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield former (declassified) allotment site / existing allocated vacant site with previous planning permission (now expired). Subject to the exception test (see SFRA) and protection of LWS, site is suitable for housing development. In addition to usual planning requirements development will need to address: flood risk; Melton Brook; ecology; trees; archaeology; PROW; and highways access.
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	5yrs
Sustainability Typology:	RED
Initial RAG Score:	2 Red; 5 Amber; 14 Green



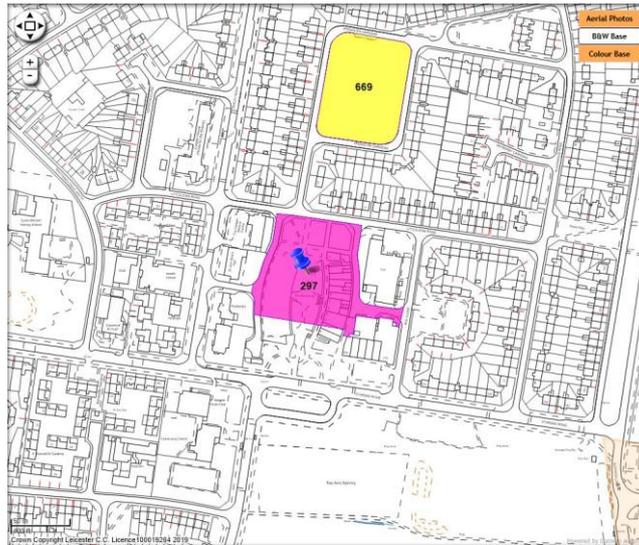
Site No:	219
Site Address:	Rosedale Avenue – Land at rear of, and Harrison Road allotments
Ward/Area:	Rushey Mead (North-East)
Site Area (ha):	1.83
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	46
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield former (declassified) allotment site. Site is suitable for housing development. In addition to the usual planning requirements development will need to address: ecology; trees; and highways access.
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	1 Red; 2 Amber; 11 Green



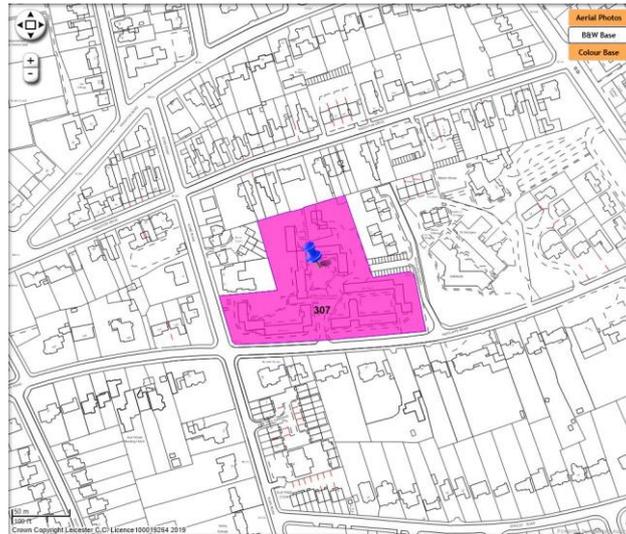
Site No:	222
Site Address:	Evington Valley Road (former Dunlop Works)
Ward/Area:	Spinney Hills (Inner)
Site Area (ha):	2.37
Category:	Brownfield
Proposed Uses:	Mixed Residential and Employment Uses
Capacity (Residential):	45
Capacity (Employment):	To be determined by scheme feasibility
Capacity (Other):	N/A
Suitability Summary:	Previously developed / existing allocated site with active non-residential uses. Subject to the exception test (see SFRA) site is suitable for mixed-use conversion of this locally listed building. In addition to usual planning requirements development will need to address: flood risk; ecology; heritage; archaeology; and trees.
Notes:	Whole site suitable for development
Ownership:	Private
Delivery Timeframe:	11-15 yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	1 Red; 2 Amber; 14 Green



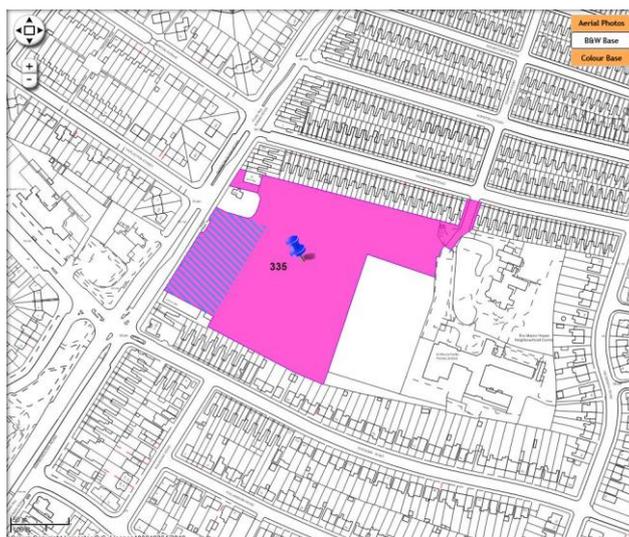
Site No:	240
Site Address:	114-116 Western Road
Ward/Area:	Westcotes (Inner)
Site Area (ha):	0.14
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	7
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Previously developed site. Withdrawn application (20150498) for 85 flats. Subject to the exception test (see SFRA) site is suitable for housing. In addition to usual planning requirements development will need to address: flood risk; ecology; and heritage.
Notes:	Whole site suitable for development
Ownership:	Private
Delivery Timeframe:	5 yrs
Sustainability Typology:	AMBER
Initial RAG Score:	1 Red; 2 Amber; 18 Green



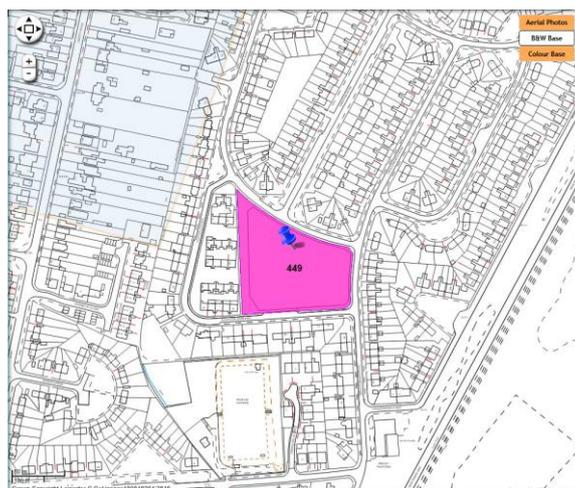
Site No:	297
Site Address:	Sturdee Road - The Exchange
Ward/Area:	Eyres Monsell (South)
Site Area (ha):	0.7
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	18
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Previously developed site with previous outline planning permission (now expired). Extent of Local Centre proposed for revision to reflect recent consented and built retail and other development. Site is suitable for housing. In addition to usual planning requirements development will need to address: heritage.
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	5 yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	0 Red; 2 Amber; 18 Green



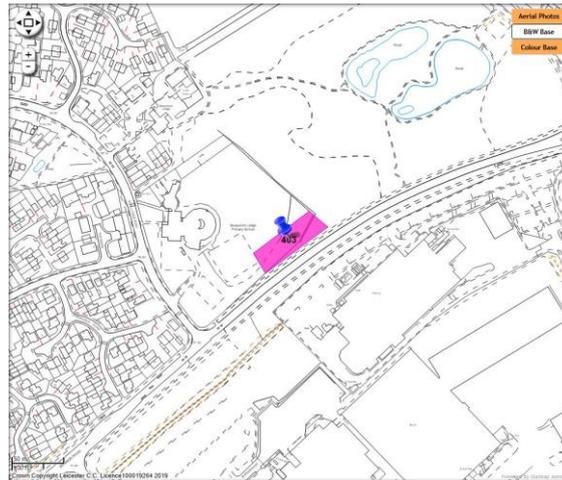
Site No:	307
Site Address:	Mary Gee Houses - 101-107 Ratcliffe Road
Ward/Area:	Knighton (South-East)
Site Area (ha):	1.37
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	100
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Previously developed site. Current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



Site No:	335
Site Address:	Manor House Playing Fields - Narborough Road
Ward/Area:	Braunstone and Rowley Fields (Inner)
Site Area (ha):	2.24 (development on 0.4ha only)
Category:	Greenfield
Proposed Uses:	Residential and Playing Fields
Capacity (Residential):	19
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Scope for partial development to open-up/enhance public access to playing fields. Site is suitable for housing. In addition to usual planning requirements development will need to address: trees; archaeology; heritage; air quality; highways access; and sport provision.
Notes:	One fifth of site (0.4ha) suitable for development. Remainder to be retained and enhanced as green space.
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	3 Red; 1 Amber; 17 Green



Site No:	449
Site Address:	Allextion Gardens Open Space
Ward/Area:	Western (West)
Site Area (ha):	0.86
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	22
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. However Western Park provides nearby alternative provision for local open space needs. Site is suitable for housing. In addition to usual planning requirements development will need to address: archaeology; heritage; and sport provision.
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	2 Red; 4 Amber; 15 Green



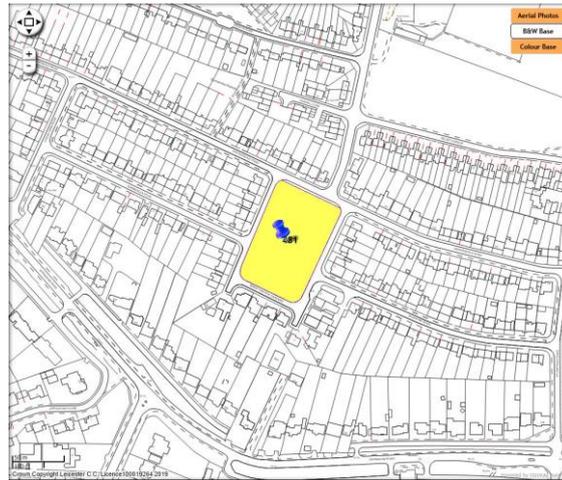
Site No:	463
Site Address:	Beaumont Lodge Primary School Playing Fields
Ward/Area:	Beaumont Leys (North-West)
Site Area (ha):	0.25
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	7
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site (part of school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



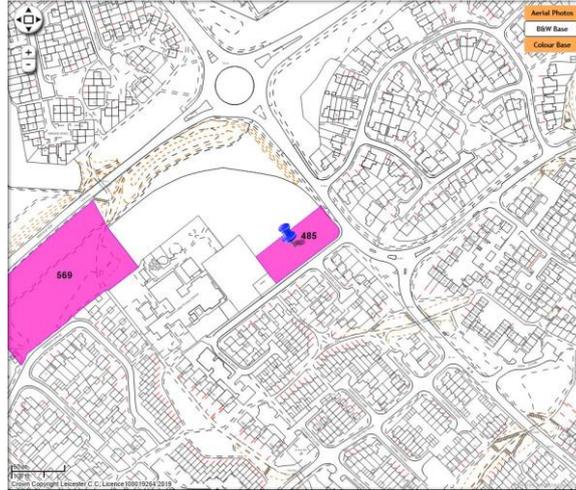
Site No:	473
Site Address:	Birstall Golf Course (adjacent to Astill Drive)
Ward/Area:	Abbey (North-West)
Site Area (ha):	2.75
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	52
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site within Green Wedge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



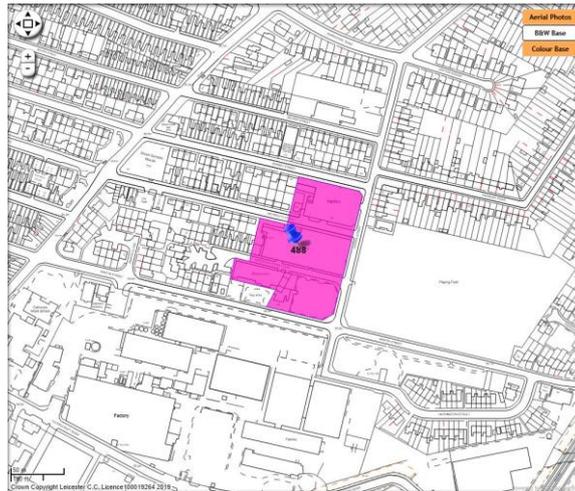
Site No:	474
Site Address:	Birstall Golf Course (south of Park Drive)
Ward/Area:	Abbey (North-West)
Site Area (ha):	2.78
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	53
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site within Green Wedge (GW score 3.75). Scope for development as an extension of urban extent of Birstall without significant harm to the remainder of this Green Wedge parcel. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; archaeology; and highways access.
Notes:	Whole site suitable for development
Ownership:	Private
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	RED
Initial RAG Score:	4 Red; 4 Amber; 15 Green



Site No:	481
Site Address:	Brent Knowle Gardens
Ward/Area:	Thurncourt (North-East)
Site Area (ha):	0.68 (development on 0.34ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	11
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward with deficiency. However the wider OSSR area has sufficiency. Ocean Road Open Space and Willowbrook Park provide alternative nearby provision. Site is suitable for housing.
Notes:	Half of site (0.34ha) suitable for development. Remainder to be retained and enhanced as green space.
Ownership:	Leicester City Council
Delivery Timeframe:	5 yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	4 Red; 1 Amber; 16 Green



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



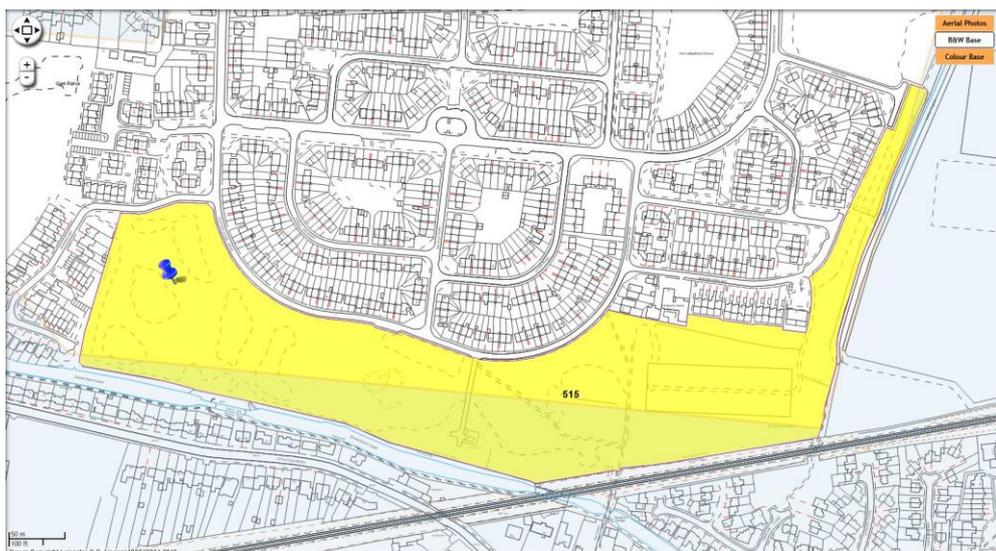
Site No:	488
Site Address:	Carter Street/Weymouth Street/Bardolph Street East
Ward/Area:	Belgrave (North-East)
Site Area (ha):	1.05 (development on 0.64ha only)
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	16
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary: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



Site No:	501
Site Address:	Croyland Green
Ward/Area:	Thurncourt (North-East)
Site Area (ha):	0.51 (development on 0.25ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	8
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward with deficiency. However the wider OSSR area has sufficiency. Ocean Road Open Space and Willowbrook Park provide alternative nearby provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: heritage.
Notes:	Half of site (0.25ha) suitable for development. Remainder to be retained and enhanced as green space.
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	3 Red; 3 Amber; 17 Green



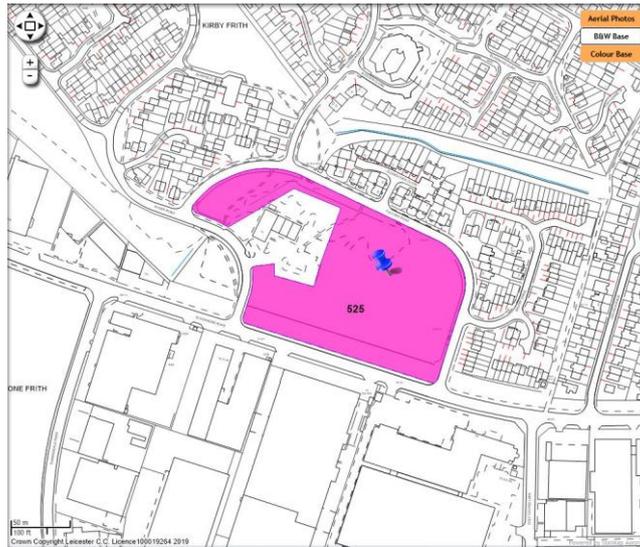
Site No:	505
Site Address:	Dorothy Road/Linden Street/Constance Road
Ward/Area:	Spinney Hills (Inner)
Site Area (ha):	1.07 (development on 1.02ha only)
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	26
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Previously developed site with active non-residential uses. Subject to the exception test (see SFRA), no development on FZ3B parts and retention/re-use of locally listed buildings, site is suitable for housing. In addition to usual planning requirements development will need to address: flood risk; heritage; air quality; and highways access.
Notes:	Other than FZ3B part, whole site suitable for development
Ownership:	Private
Delivery Timeframe:	16-17 yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	1 Red; 1 Amber; 20 Green



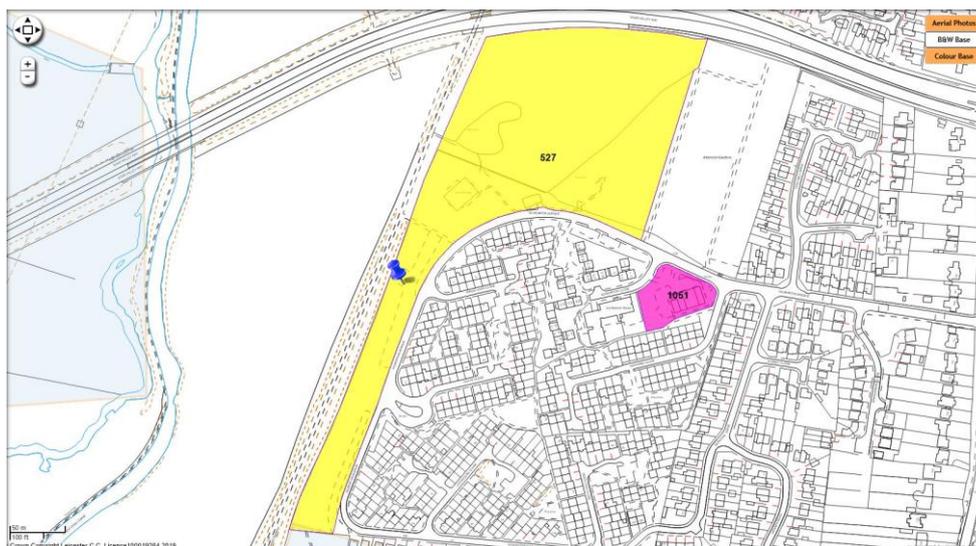
Site No:	515
Site Address:	Featherstone Drive Open Space
Ward/Area:	Eyres Monsell (South)
Site Area (ha):	8.28 (development on 4.14ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	78
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield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



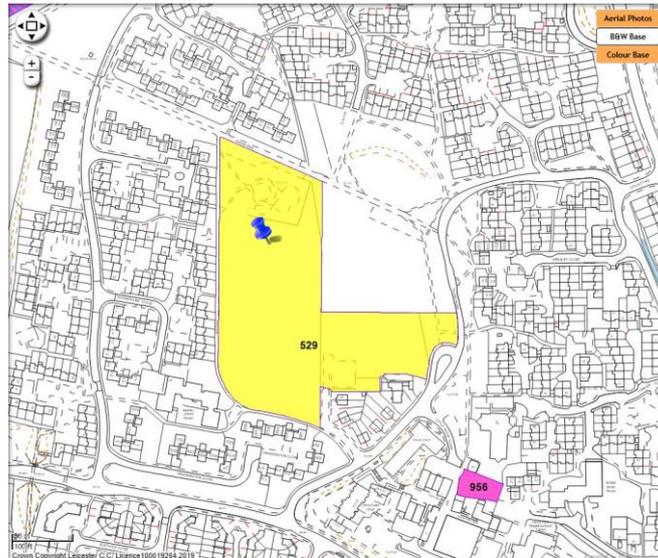
Site No:	516
Site Address:	Former bus depot, Abbey Park Road
Ward/Area:	Abbey
Site Area (ha):	3.43
Category:	Brownfield
Proposed Uses:	Education
Capacity (Residential):	N/A
Capacity (Employment):	N/A
Capacity (Other):	Secondary School (1,200 students)
Suitability Summary:	Previously developed site. Current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



Site No:	525
Site Address:	Fulford Road Open Space
Ward/Area:	Western (West)
Site Area (ha):	2
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	50
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Kirby Frith LNR, Ryder Road Open Space and Ryder Road Spinney (Sites 565, 656 and 658) provide alternative nearby provision. Subject to protection of LWS site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; trees; air quality; highways access; and sport provision.
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	AMBER
Initial RAG Score:	2 Red; 4 Amber; 16 Green



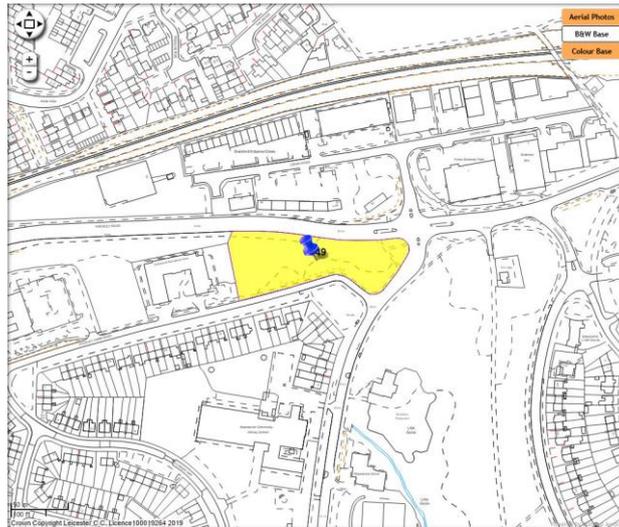
Site No:	527
Site Address:	Gilmorton Avenue Playground
Ward/Area:	Aylestone (South)
Site Area (ha):	4.58 (development on 1.5ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	38
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield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



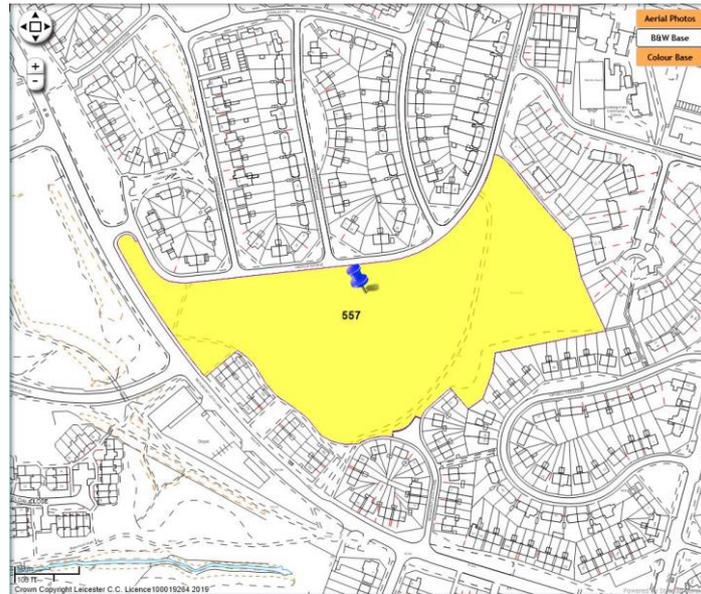
Site No:	529
Site Address:	Glovers Walk Open Space
Ward/Area:	Beaumont Leys (North-West)
Site Area (ha):	2.36 (development on 1.18ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	30
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Heacham Drive Open Space, Heard Walk Open Space and Peppercorn Walk Open Space (Sites 543, 544 and 640) provide alternative nearby provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: trees and hedgerows; heritage; highways access; and sports provision.
Notes:	Half of site (1.18ha) suitable for development. Remainder to be retained and enhanced as green space.
Ownership:	Leicester City Council
Delivery Timeframe:	11-15 yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	2 Red; 2 Amber; 19 Green



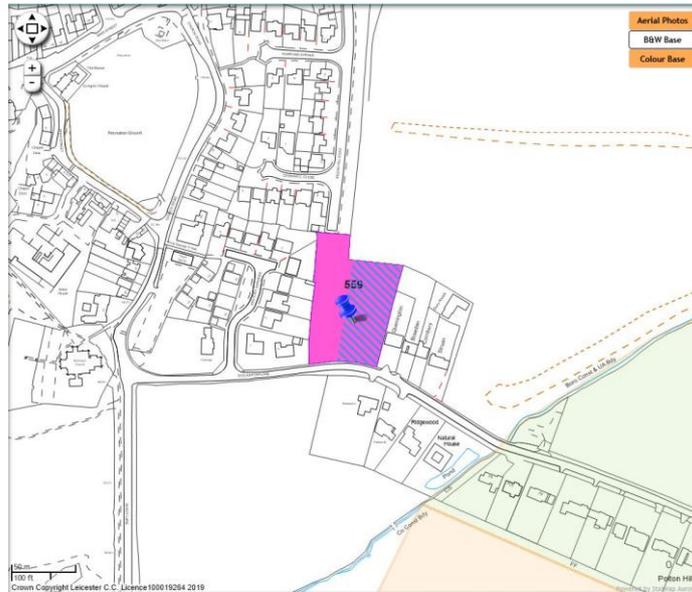
Site No:	546
Site Address:	Herrick Primary School Playing Fields
Ward/Area:	Rushey Mead (North-East)
Site Area (ha):	0.25
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	8
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site (part of school grounds).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



Site No:	549
Site Address:	Hockley Farm Road Open Space
Ward/Area:	Braunstone Park and Rowley Fields (West)
Site Area (ha):	0.66 (development on 0.22ha only)
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	7
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Braunstone Park provides nearby alternative provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; heritage; and air quality.
Notes:	One third of site (0.22ha) suitable for development. Remainder to be retained for trees.
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	2 Red; 2 Amber; 20 Green



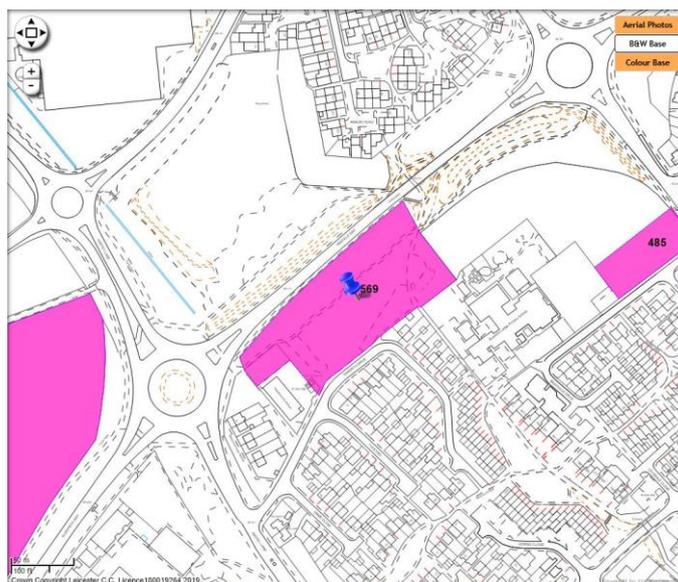
Site No:	557
Site Address:	Ingold Avenue Open Space
Ward/Area:	Abbey Ward (North-West)
Site Area (ha):	3.69 (development on 2.46ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	47
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Heacham Drive Open Space, Heard Walk Open Space and Peppercorn Walk Open Space (Sites 543, 544 and 640) provide nearby alternative provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; topography; highways access; and sports provision.
Notes:	Two thirds of site (2.46ha) suitable for development. Remainder to be retained and enhanced as green space.
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 & 11-15 yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	2 Red; 3 Amber; 17 Green



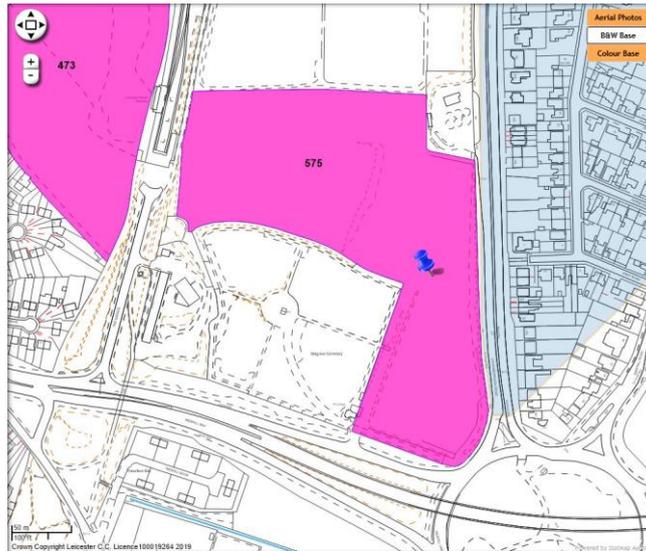
Site No:	559
Site Address:	Judgemeadow Community College Playing Fields
Ward/Area:	Evington (South-East)
Site Area (ha):	0.54
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	9
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site (part of school grounds) within Green Wedge (GW score 3). Scope for release of part between Biggin Hill Road and Stoughton Lane without prejudice to school playing field and without significant harm to the remainder of this Green Wedge. Subject to safeguarding of the EDDR route this site is suitable for housing. In addition to usual planning requirements development will need to address: heritage; and highways access.
Notes:	To safeguard route of EDDR the developable area is 0.28ha.
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	AMBER
Initial RAG Score:	5 Red; 4 Amber; 13 Green



Site No:	566
Site Address:	Kirminton Gardens
Ward/Area:	Thurncourt (North-East)
Site Area (ha):	0.68 (development on 0.34ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	11
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward with deficiency. However the wider OSSR area has sufficiency. Ocean Road Open Space and Willowbrook Park (Sites 634 and 707) provide alternative nearby provision.
Notes:	Half of site (0.34ha) suitable for development. Remainder to be retained and enhanced as green space.
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	4 Red; 2 Amber; 15 Green



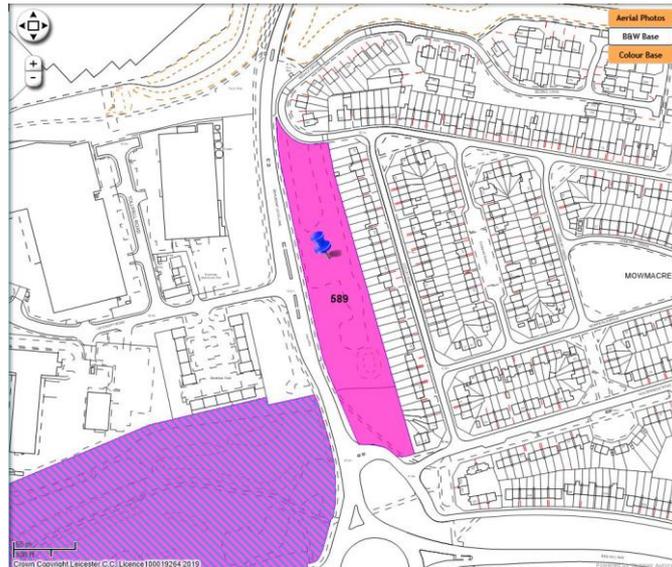
Site No:	569
Site Address:	Krefeld Way/Darenth Drive Open Space
Ward/Area:	Beaumont Leys (North-West)
Site Area (ha):	1.13
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	28
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Keepers Lodge Park (Site 562) provides nearby alternative provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: trees; air quality; and highways access.
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	2 Red; 6 Amber; 15 Green



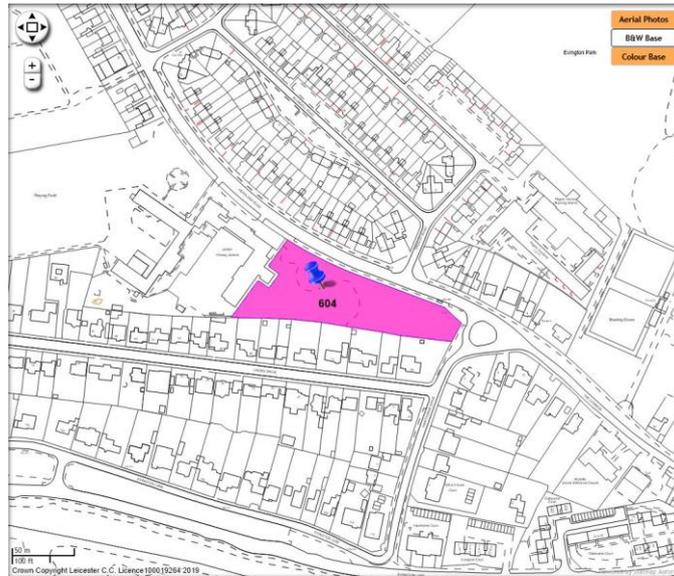
Site No:	575
Site Address:	Land adjacent Great Central Railway
Ward/Area:	Abbey (North-West)
Site Area (ha):	4.38
Category:	Greenfield
Proposed Uses:	Leisure/Tourism
Capacity (Residential):	N/A
Capacity (Employment):	N/A
Capacity (Other):	Potential for dual use of any car parking provision with Birstall park and ride service.
Suitability Summary:	Greenfield site within Green Wedge (score 3.75). Scope for leisure/tourism uses associated with/supporting the Great Central Railway, subject protection of LWS and preserving the integrity of this Green Wedge parcel. In addition to usual planning requirements development will need to address: ecology; trees; archaeology; heritage; topography; and highways access.
Notes:	Whole site suitable for leisure/tourism uses associated with/supporting the Great Central Heritage Railway
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	RED
Initial RAG Score:	5 Red; 5 Amber; 8 Green



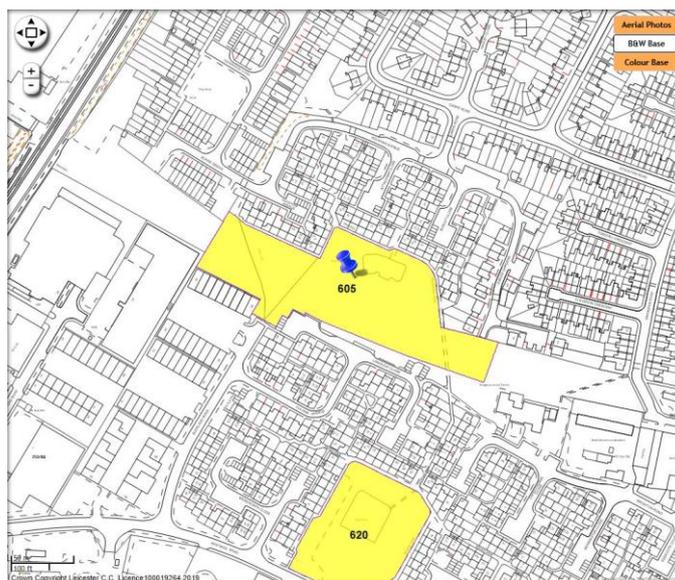
Site No:	577
Site Address:	Land adjacent Keyham Lane/Preston Rise
Ward/Area:	Humberstone and Hamilton (North-East)
Site Area (ha):	0.8
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	20
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Monks Rest Gardens and Netherhall Recreation Ground (Site 629) (recommended for partial retention) provides alternative nearby provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: trees; archaeology; and highways access.
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	2 Red; 2 Amber; 18 Green



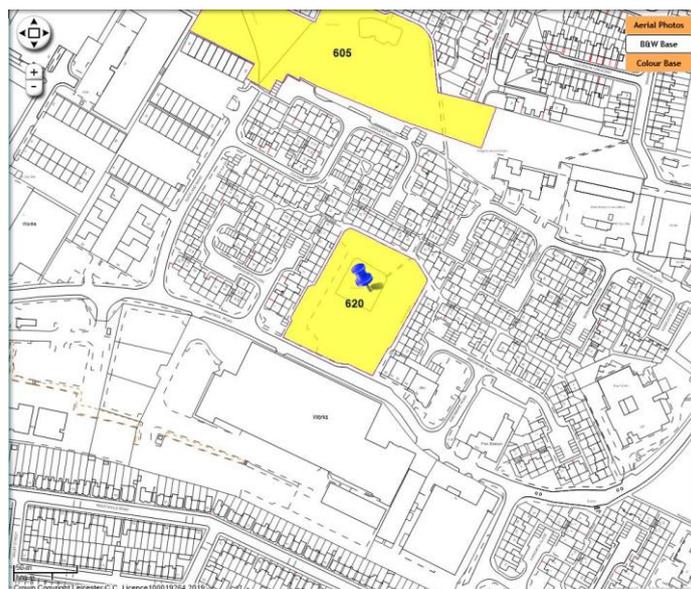
Site No:	589
Site Address:	Land to east of Beaumont Leys Lane
Ward/Area:	Abbey (North-West)
Site Area (ha):	1.18
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	30
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Peppercorn Walk Open Space and Ledbury Green (Sites 640 and 977) provide alternative nearby provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; and trees.
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	2 Red; 6 Amber; 12 Green



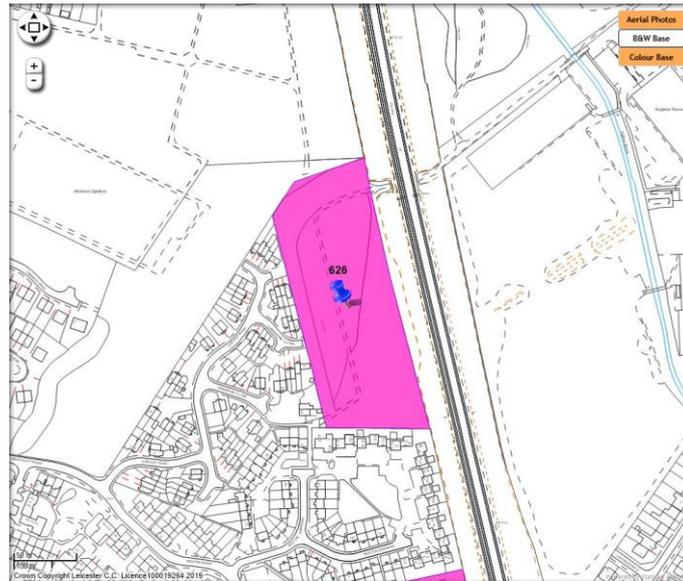
Site No:	604
Site Address:	Linden School Playing Fields
Ward/Area:	Evington (South-East)
Site Area (ha):	0.69
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	17
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site (part of school grounds). Scope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



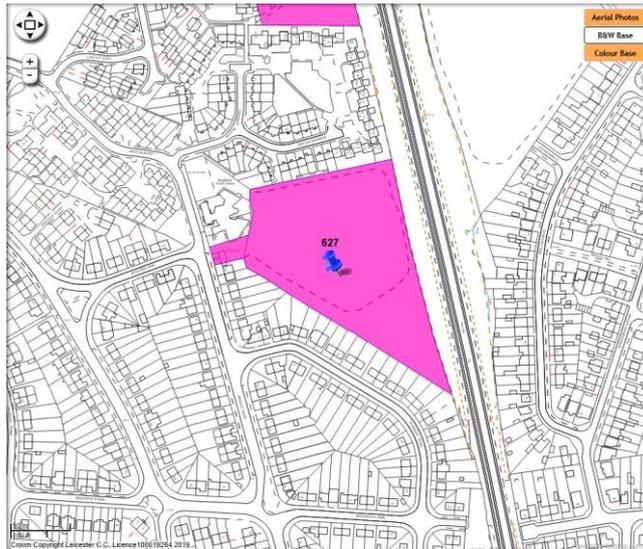
Site No:	605
Site Address:	Longleat Close Open Space (Waddesdon Walk)
Ward/Area:	North Evington (North-East)
Site Area (ha):	1.76 (development on 0.6ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	15
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Craven Recreation Ground (Site 498) provides alternative nearby provision. Subject to safeguarding the route of the Catherine Street-Tailby Avenue road scheme this site is suitable for housing. In addition to usual planning requirements development will need to address: ecology and highways access.
Notes:	Third of site (0.6ha) suitable for development. Part to be safeguarded for Catherine Street-Tailby Avenue road scheme and remainder to be retained for enhanced as green space.
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	AMBER
Initial RAG Score:	4 Red; 2 Amber; 16 Green



Site No:	620
Site Address:	Morton Walk Open Space
Ward/Area:	North Evington (North-East)
Site Area (ha):	0.76 (development on 0.25ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	8
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Craven Recreation Ground (Site 498) provides alternative nearby provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology.
Notes:	Frontage development only alongside Hastings Road (0.25ha). Remainder to be retained and enhanced as green space.
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	2 Red; 3 Amber; 15 Green



Site No:	626
Site Address:	Neston Gardens Open Space/Mud Dumps
Ward/Area:	Saffron (South)
Site Area (ha):	1.63
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	41
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward with deficiency. However the wider OSSR area has sufficiency. Elston Fields Recreation Ground and Meadow Gardens (Sites 614 & 615) provide alternative nearby provision. Subject to securing satisfactory access, site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; highways access and preserve footpath link underneath railway.
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	11-15 yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	1 Red; 8 Amber; 14 Green



Site No:	627
Site Address:	Neston Gardens Playing Fields
Ward/Area:	Saffron (South)
Site Area (ha):	1.83
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	46
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward with deficiency. However the wider OSSR area has sufficiency. Elston Fields Recreation Ground and Meadow Gardens (Sites 614 & 615) provide alternative nearby provision. Subject to securing satisfactory access (including relocation of electricity substation) and mitigation for loss of playing fields, site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; trees; highways access; and sports provision.
Notes:	Whole site suitable for development
Ownership:	Leicester City Council and Private
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	3 Red; 6 Amber; 14 Green



Site No:	629
Site Address:	Netherhall Road Open Space
Ward/Area:	Humberstone and Hamilton (North-East)
Site Area (ha):	7.06 (development on 3.53ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	67
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Partial development only to leave remainder of Nether Hall Recreation Ground to meet local open space needs. Subject to the exception test (see SFRA) site is suitable for housing. In addition to usual planning requirements development will need to address: flood risk; easement of main river; ecology; and archaeology.
Notes:	Half of site (3.53ha) suitable for development. Remainder to be retained and enhanced as green space.
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	AMBER
Initial RAG Score:	2 Red; 7 Amber; 14 Green



Site No:	631
Site Address:	Newlyn Parade/Crayford Way
Ward/Area:	Humberstone and Hamilton (North-East)
Site Area (ha):	0.72 (development on 0.36ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	11
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Netherhall Recreation Ground (Site 629) (recommended for partial retention) provides alternative nearby provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: archaeology.
Notes:	Half of site (0.36ha) suitable for development. Remainder to be retained and enhanced as green space.
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	2 Red; 4 Amber; 17 Green



Site No:	646
Site Address:	Rancliffe Gardens
Ward/Area:	Braunstone Park and Rowley Fields (West)
Site Area (ha):	1.8
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	45
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Braunstone Park and Bronte Close Open Space (Site 965) provides nearby alternative provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: easement of main river; ecology; archaeology; and highways access
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	11-15 yrs
Sustainability Typology:	AMBER
Initial RAG Score:	3 Red; 1 Amber; 19 Green



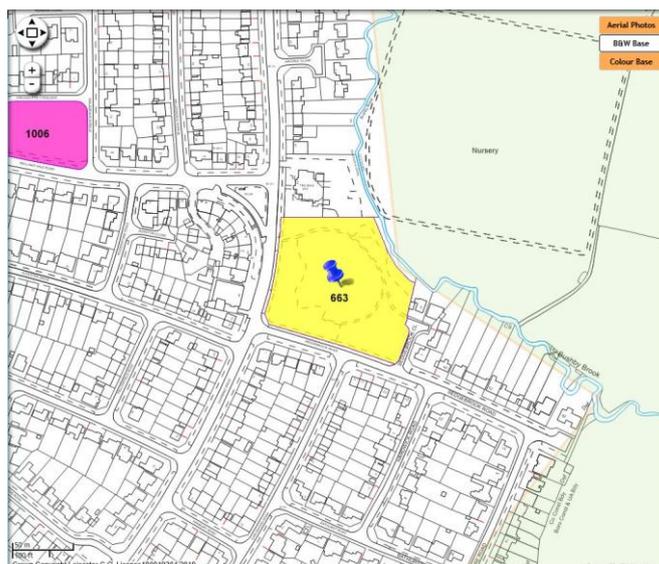
Site No:	647
Site Address:	Ranworth Open Space
Ward/Area:	Abbey (North-West)
Site Area (ha):	1.23
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	31
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Heacham Drive Open Space, Heard Walk Open Space, Peppercorn Walk Open Space and Hefford Gardens (Sites 543, 544, 640 and 983) provide alternative nearby provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; archaeology; and highways access.
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	3 Red; 1 Amber; 21 Green



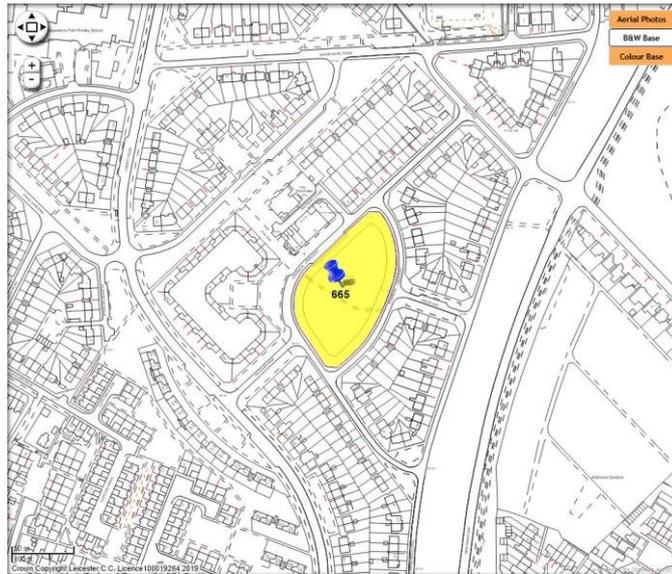
Site No:	648
Site Address:	Rayleigh Green
Ward/Area:	Humberstone and Hamilton (North-East)
Site Area (ha):	0.64
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	16
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Netherhall Recreation Ground (Site 629) (recommended for partial retention) provides alternative nearby provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: archaeology.
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	2 Red; 4 Amber; 17 Green



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



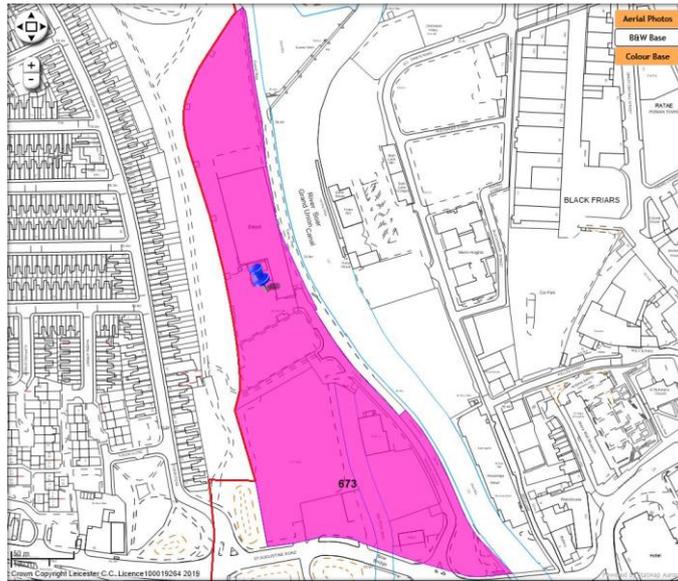
Site No:	663
Site Address:	Sedgebrook Road Open Space
Ward/Area:	Evington (South-East)
Site Area (ha):	1.08 (development on 0.54ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	14
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield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



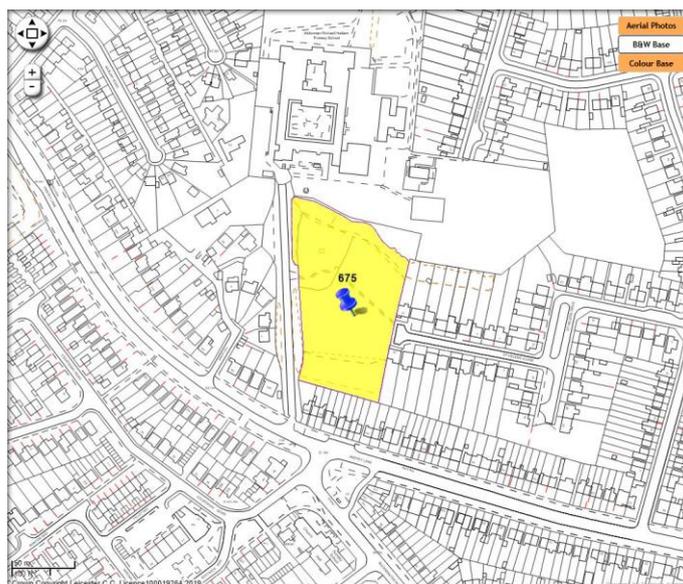
Site No:	665
Site Address:	Sharmon Crescent Open Space
Ward/Area:	Western (West)
Site Area (ha):	0.66 (development on 0.33ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	10
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Western Park (Site 703) provides alternative nearby provision. Subject to retention of the play area, site suitable for housing.
Notes:	Half of site (0.33ha) suitable for development. Remainder to be retained and enhanced as green space.
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	2 Red; 5 Amber; 16 Green



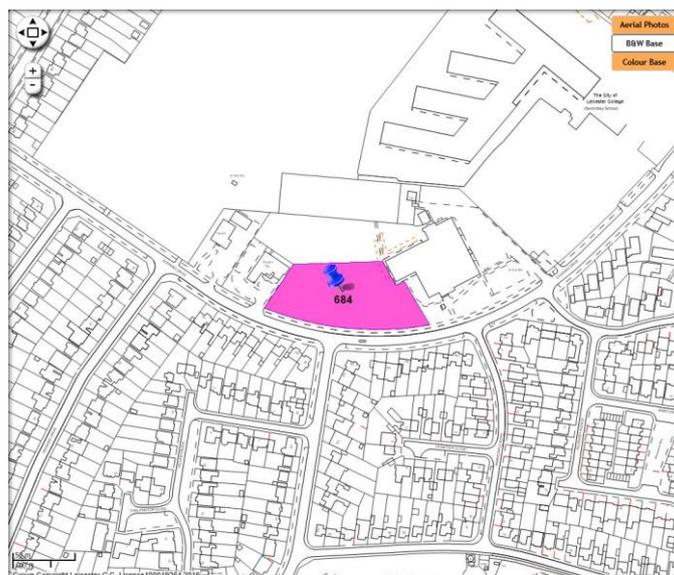
Site No:	669
Site Address:	Spendlow Gardens
Ward/Area:	Eyres Monsell (South)
Site Area (ha):	0.61 (development on 0.3ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	9
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward with deficiency. However the wider OSSR area has sufficiency. Sturdy Well Recreation Park provides alternative nearby provision. Site suitable for housing. In addition to usual planning requirements development will need to address: trees.
Notes:	Half of site (0.3ha) suitable for development. Remainder to be retained and enhanced as green space.
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	1 Red; 3 Amber; 19 Green



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



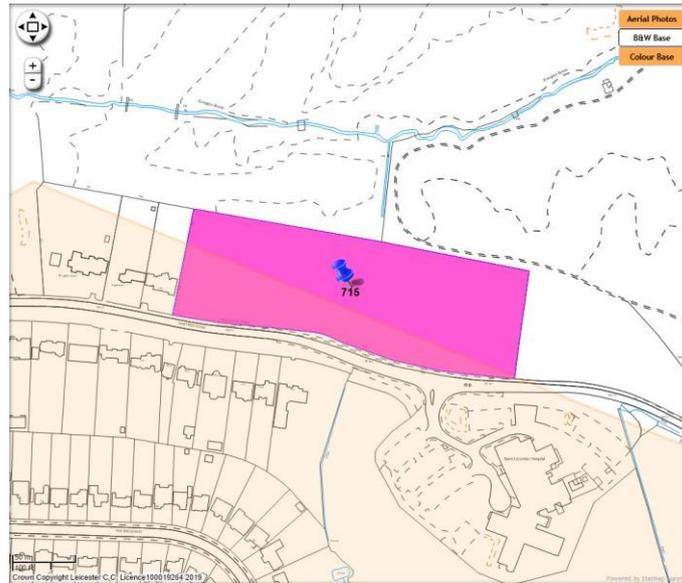
Site:	675
Site Address:	St. Helen's Close Open Space
Ward/Area:	Abbey (North-West)
Site Area (ha):	1.07 (development on 0.53ha only)
Category:	Greenfield
Proposed Uses:	Residential and Open Space
Capacity (Residential):	14
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield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



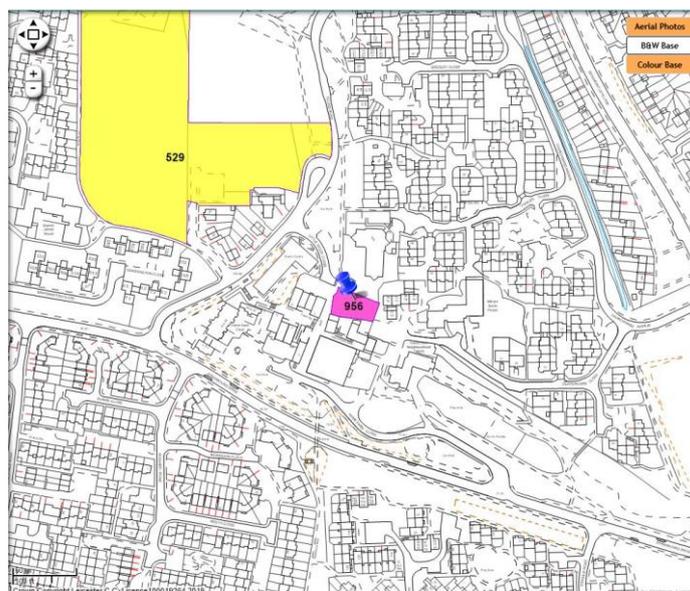
Site No:	684
Site Address:	Land adjacent to Evington Leisure Centre
Ward/Area:	Evington (South-East)
Site Area (ha):	0.5
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	13
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would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



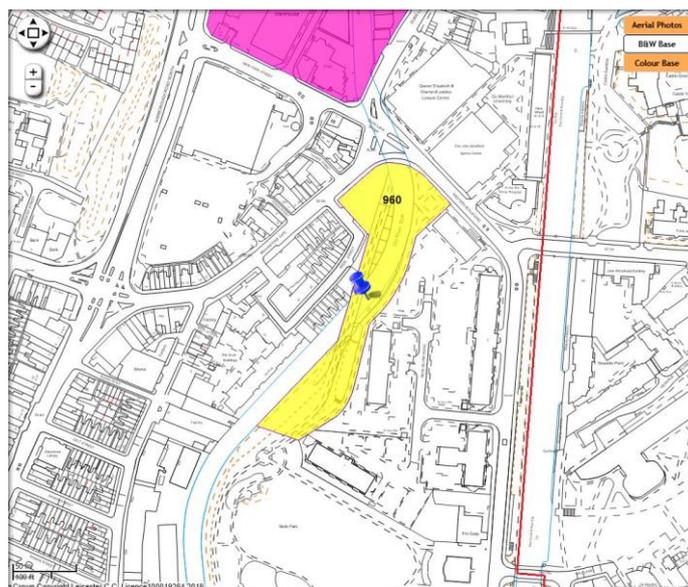
Site No:	687
Site Address:	Thurcaston Road/Hadrian Road Open Space
Ward/Area:	Abbey (North-West)
Site Area (ha):	2.7
Category:	Greenfield
Proposed Uses:	Employment (B1, B2 & B8 Uses)
Capacity (Residential):	N/A
Capacity (Employment):	2.7 hectares / 19,800 sq. m
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Mowmacre Sports Ground and Ledbury Green (Sites 621 and 977) and partial retention of this site provide alternative nearby provision. Subject to mitigation for loss of playing fields, site is suitable for employment. In addition to usual planning requirements development will need to address: ecology; archaeology; and sports provision.
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	AMBER
Initial RAG Score:	2 Red; 2 Amber; 17 Green



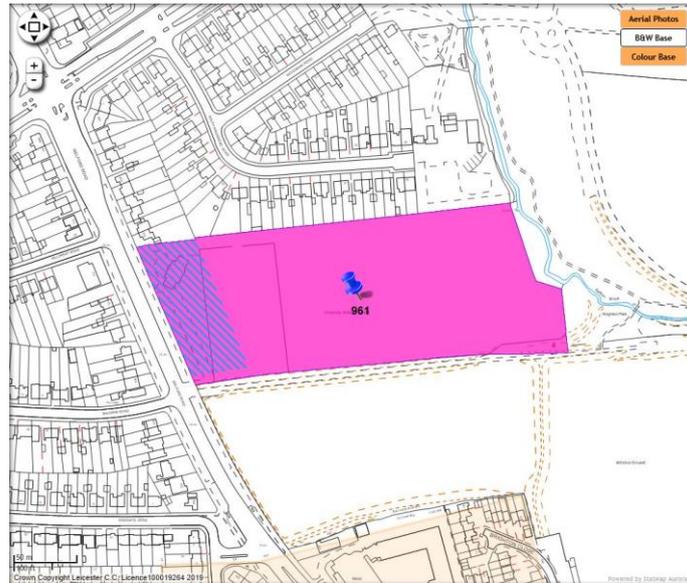
Site No:	715
Site Address:	Land north of Gartree Road
Ward/Area:	Evington (South-East)
Site Area (ha):	2.36 (development on 1.2ha only)
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	30
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site within Green Wedge (GW score 4). Scope for development as an extension of urban extent of existing adjacent housing (to west) fronting Gartree Road and of approved development to south (Oadby & Wigston). Subject to protection of LWS, site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; archaeology; heritage; gas pipeline easement; and highways access.
Notes:	Whole site suitable for development (however site promotor advises that restrictive covenants reduce the developable area to 1.2ha)
Ownership:	Private
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	RED
Initial RAG Score:	5 Red; 9 Amber; 8 Green



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

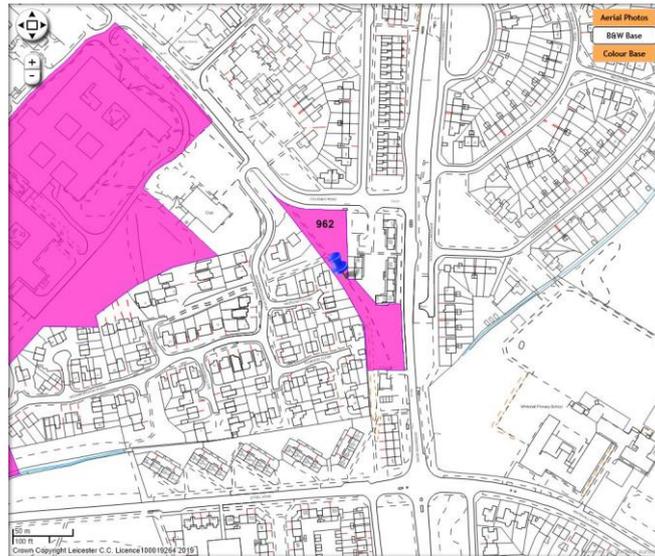


Site No:	960
Site Address:	Land west of Bede Island Road (Braunstone Gate)
Ward/Area:	Westcotes (Inner)
Site Area (ha):	0.85 (development on 0.15ha only)
Category:	Brownfield/Greenfield
Proposed Uses:	Mixed Use and Open Space
Capacity (Residential):	8
Capacity (Employment):	N/A
Capacity (Other):	Retained/enhanced public open space (0.7 hectares)
Suitability Summary:	Part previously developed vacant site, part greenfield site. River Soar (FZ3B) flows through. Development of part south/east of River Soar would involve loss of open space in ward and OSSR deficient. Subject to consideration of retention of former railway viaduct and the exception test (see SFRA), part not forming open space and FZ3B suitable for mixed-use. In addition to usual planning requirements development will need to address: flood risk, easement of main river; ecology; archaeology; heritage; and air quality.
Notes:	Part of site (0.15ha) suitable for development. Remainder to be retained and enhanced as green space.
Ownership:	Leicester City Council and Private
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	RED
Initial RAG Score:	1 Red; 10 Amber; 12 Green



Site No:	961
Site Address:	Welford Road Playing Fields
Ward/Area:	Knighton (South)
Site Area (ha):	3.8 (development on 0.5ha only)
Category:	Greenfield
Proposed Uses:	Residential and Playing Fields
Capacity (Residential):	13
Capacity (Employment):	N/A
Capacity (Other):	Retained/re-provided playing fields (3.3 hectares)
Suitability Summary:	Greenfield site within Green Wedge (GW score 3.25). Scope for development replacing existing pavilion and as an extension of urban extent of existing adjacent housing (to north) fronting Welford Road to secure re-provision of sports pitches on the remainder. Subject to the exception test (see SFRA) and retention of TPO trees along Welford Road frontage, site is suitable for housing. In addition to usual planning requirements development will need to address: flood risk; easement of main river; ecology; trees; archaeology; heritage; highways access; and sports provision.
Notes:	Frontage development only alongside Welford Road (0.5ha). Remainder to be retained and enhanced as playing fields within the Green Wedge.
Ownership:	Private

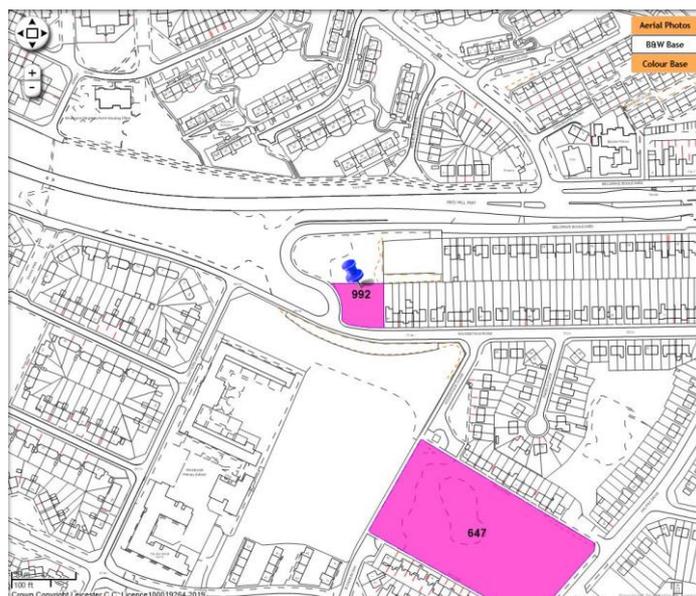
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	RED
Initial RAG Score:	4 Red; 6 Amber; 11 Green



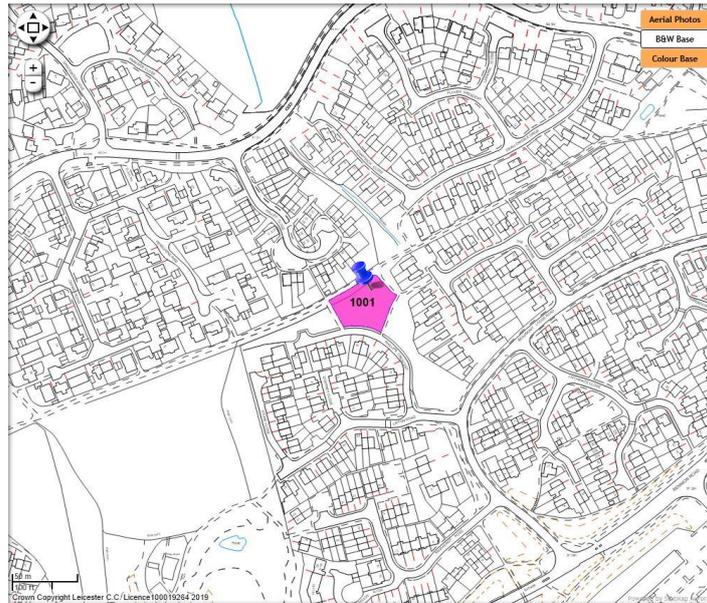
Site No:	962
Site Address:	Amenity land between Coleman Road and Goodwood Road (east of Hazelnut Close and Ellwood Close)
Ward/Area:	Evington (South-East)
Site Area (ha):	0.257
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	8
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Evington Park provides alternative nearby provision. Subject to safeguarding of Eastern District Distributor Road proposal, site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; trees; heritage; air quality; and highways access.
Notes:	Whole site suitable for development, but development fronting Goodwood Road must be set-back to safeguard route of Eastern District Distributor Road.
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	AMBER
Initial RAG Score:	2 Red; 4 Amber; 16 Green



Site No:	963
Site Address:	Southfields Infant School and Newry Specialist Learning Centre
Ward/Area:	Eyres Monsell (South)
Site Area (ha):	1.2
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	30
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Previously developed site. Site is suitable for community use and housing. In addition to usual planning requirements development will need to address: heritage; and air quality.
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	0 Red; 4 Amber; 17 Green



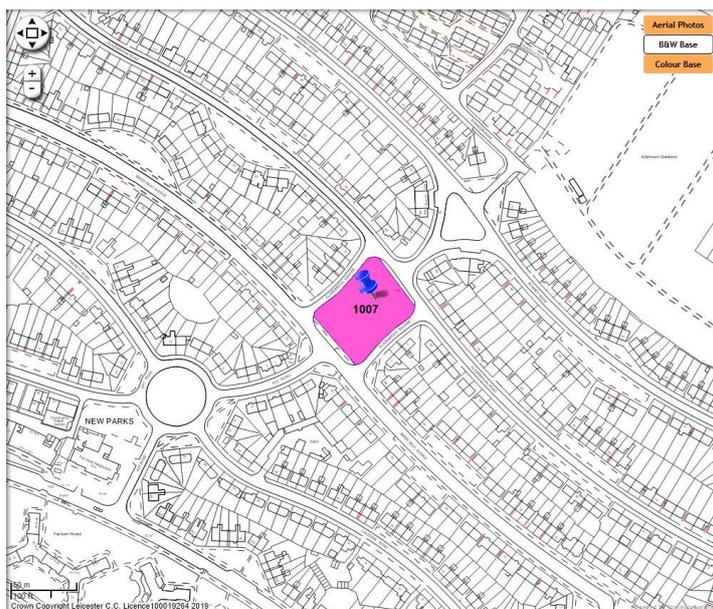
Site No:	992
Site Address:	Woodstock Road
Ward/Area:	Abbey (North-West)
Site Area (ha):	0.15
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	5
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; trees; topography; and highways access.
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	2 Red; 1 Amber; 20 Green



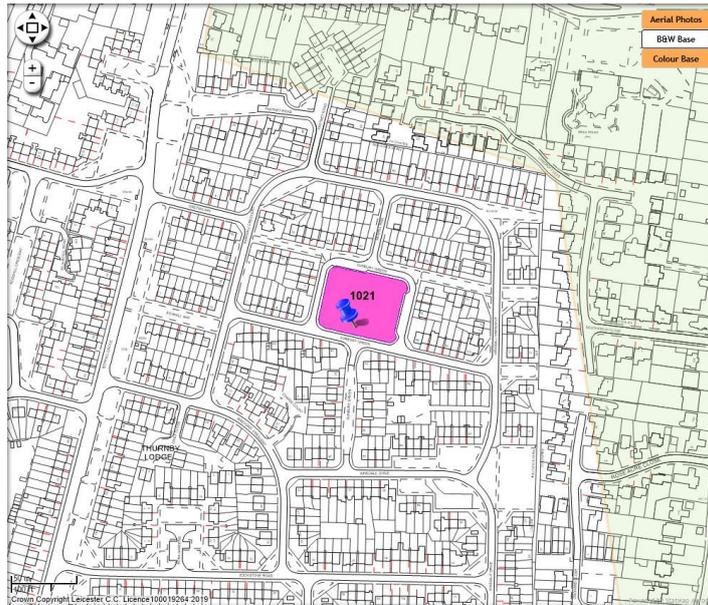
Site No:	1001
Site Address:	Phillips Crescent
Ward/Area:	Beaumont Leys (North-West)
Site Area (ha):	0.14
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	5
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Subject to TPO tree protection, site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; trees; and footway provision.
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	2 Red; 5 Amber; 16 Green



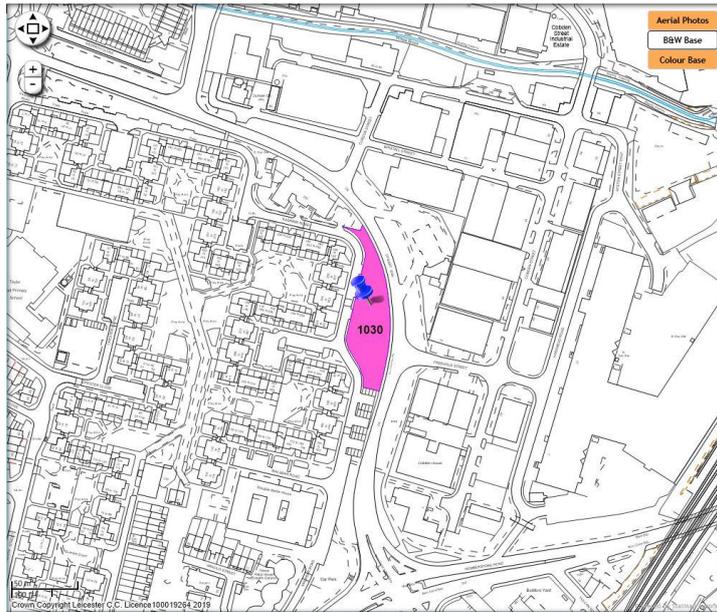
Site No:	1006
Site Address:	Kingscliffe Crescent Open Space
Ward/Area:	Evington (South-East)
Site Area (ha):	0.34
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	11
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve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



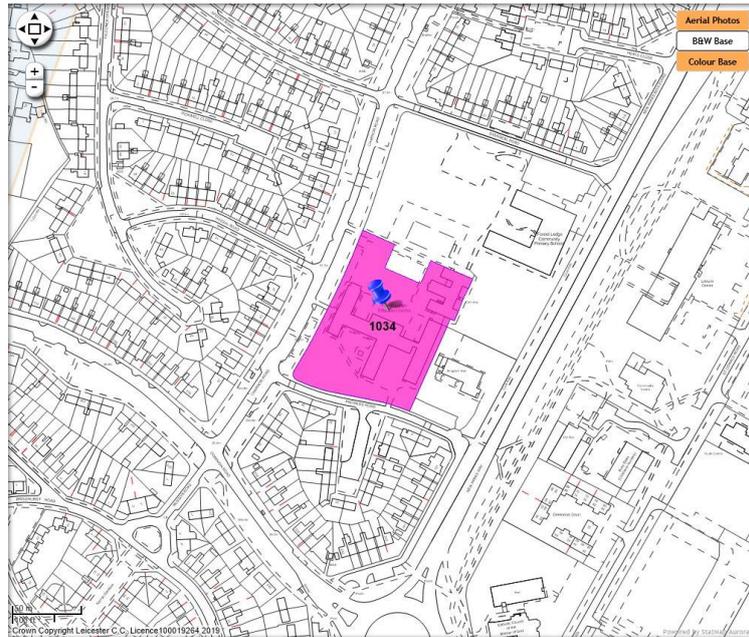
Site No:	1007
Site Address:	Glazebrook Square
Ward/Area:	Western (West)
Site Area (ha):	0.33
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	10
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in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



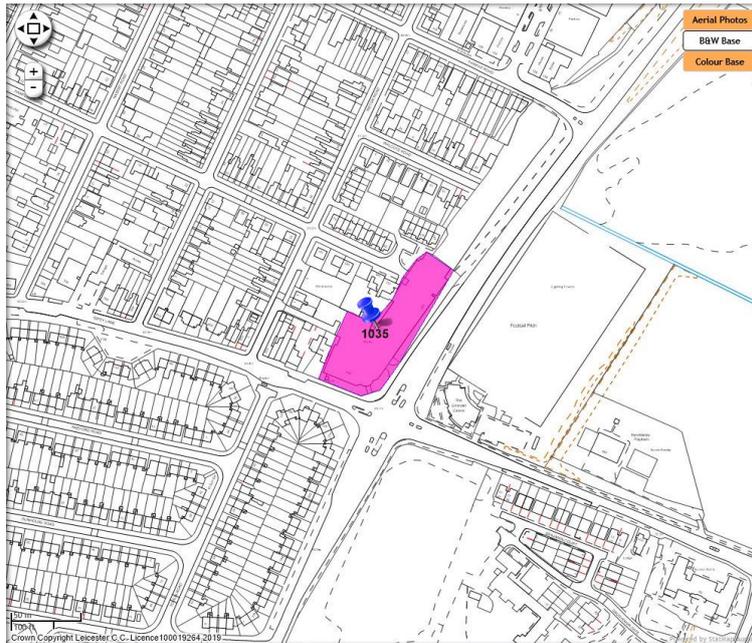
Site No:	1021
Site Address:	Sunbury Green
Ward/Area:	Thurncourt (North-East)
Site Area (ha):	0.29
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	9
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward with deficiency. However the wider OSSR area has sufficiency. Ocean Road Open Space and Willowbrook Park provide alternative nearby provision. Site is suitable for housing.
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	3 Red; 1 Amber; 17 Green



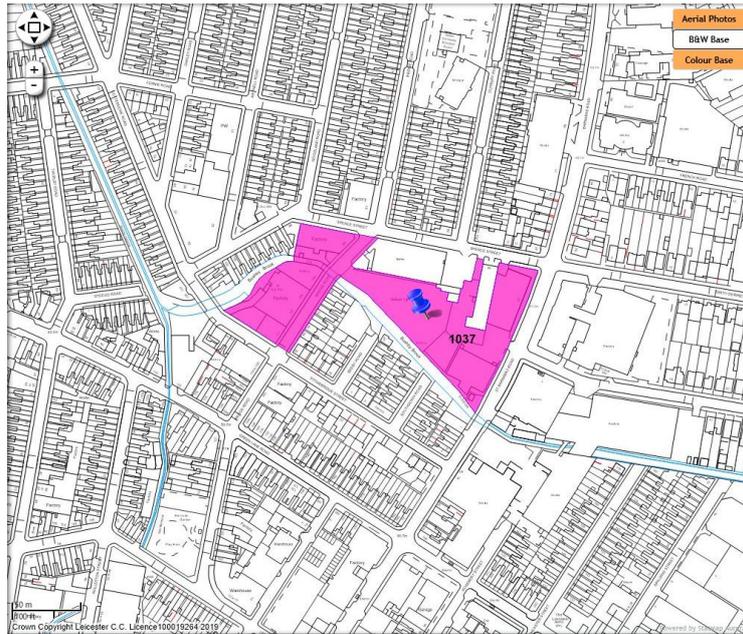
Site No:	1030
Site Address:	Dysart Way
Ward/Area:	Wycliffe (Inner)
Site Area (ha):	0.25
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	8
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site. Development would involve loss of open space in ward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



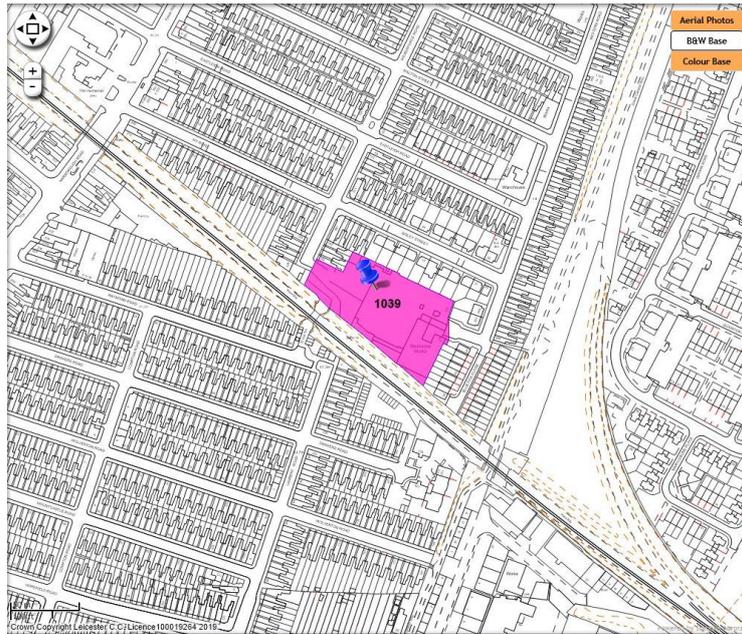
Site No:	1034
Site Address:	Forest Lodge Education Centre, Charnor Road
Ward/Area:	Western (West)
Site Area (ha):	0.91
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	23
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Previously developed site. Site is suitable for housing. In addition to usual planning requirements development will need to address: trees; ecology; heritage; and air quality.
Notes:	Whole site suitable for development
Ownership:	Leicester City Council
Delivery Timeframe:	6-10 yrs
Sustainability Typology:	CLEAR
Initial RAG Score:	1 Red; 3 Amber; 19 Green



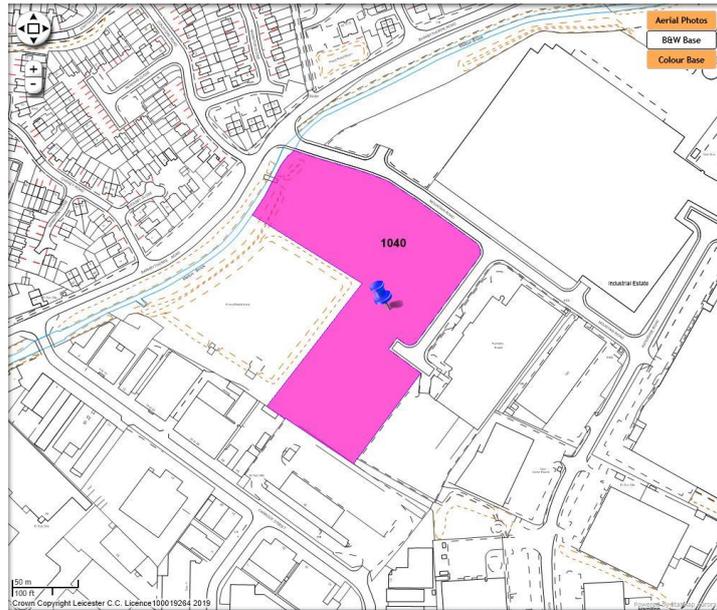
Site No:	1035
Site Address:	VRRE/Gipsy Lane
Ward/Area:	Tron (North-East)
Site Area (ha):	0.41
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	11
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Previously developed site. Site is suitable for housing. In addition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



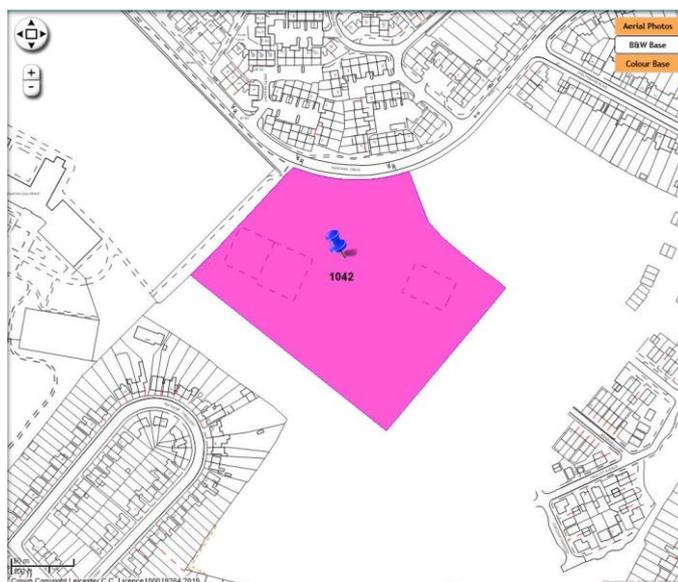
Site No:	1039
Site Address:	Bisley Street/Western Road
Ward/Area:	Westcotes (Inner)
Site Area (ha):	0.6
Category:	Brownfield
Proposed Uses:	Residential
Capacity (Residential):	15
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Previously developed site. Site is suitable for housing.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

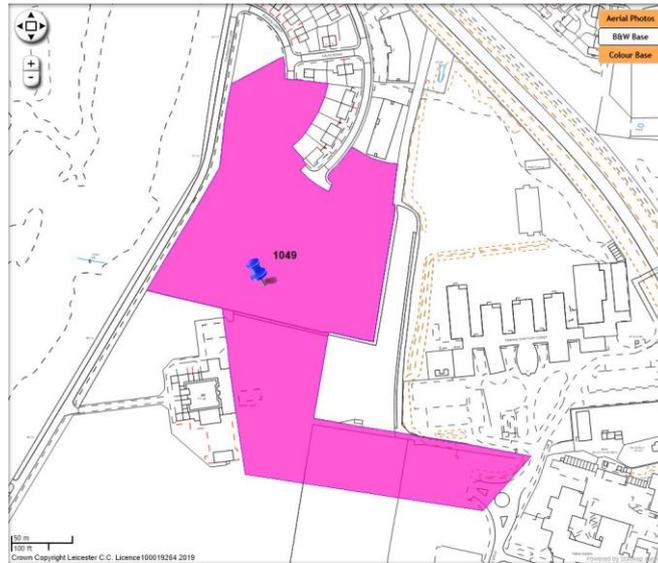


Site No:	1042
Site Address:	Land off Heacham Drive (former playing fields)
Ward/Area:	Abbey (North-West)
Site Area (ha):	2.4
Category:	Greenfield
Proposed Uses:	Residential
Capacity (Residential):	45
Capacity (Employment):	N/A
Capacity (Other):	N/A
Suitability Summary:	Greenfield site allocated in existing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

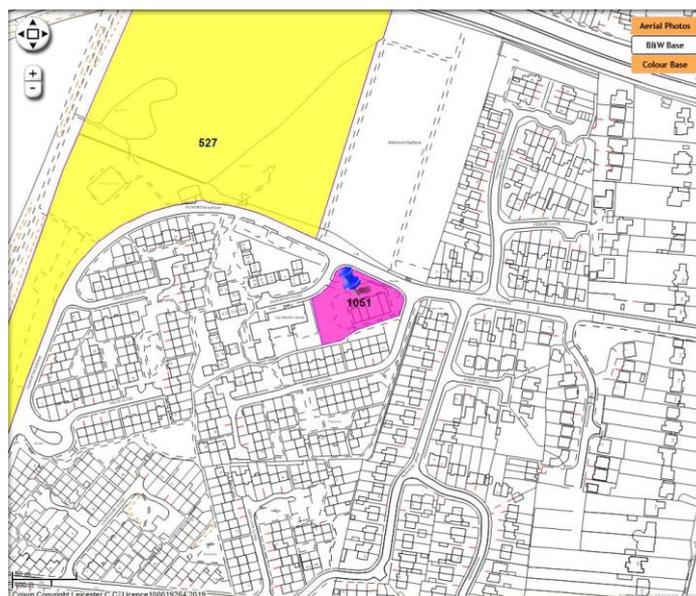


Site No:	1047
Site Address:	Land at Groby Road/Fosse Road North
Ward/Area:	Majority Fosse ward, part Beaumont Leys ward (majority Inner, part West)
Site Area (ha):	5
Category:	Greenfield
Proposed Uses:	Education
Capacity (Residential):	N/A
Capacity (Employment):	N/A
Capacity (Other):	Early Years, Primary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

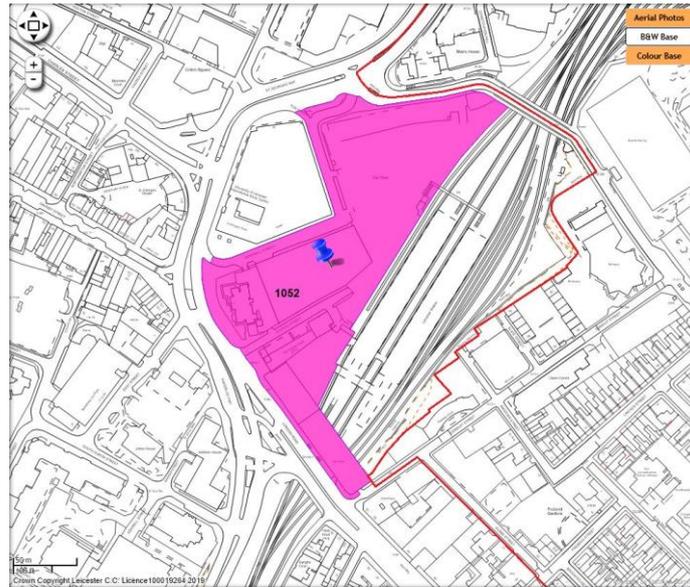
Ownership:	Leicester City Council
Delivery Timeframe:	2023
Sustainability Typology:	AMBER
Initial RAG Score:	1 Red; 5 Amber; 16 Green



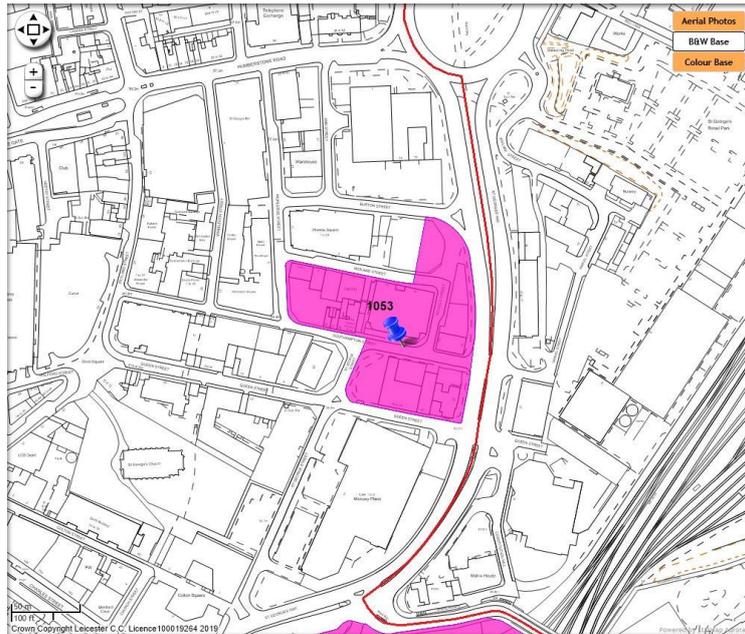
Site No:	1049
Site Address:	Land at Manor Farm/Collis Crescent
Ward/Area:	Humberstone and Hamilton (North-East)
Site Area (ha):	3.88
Category:	Greenfield
Proposed Uses:	Early Years & Secondary School (472 early years and 900 secondary students)
Capacity (Residential):	N/A
Capacity (Employment):	N/A
Capacity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