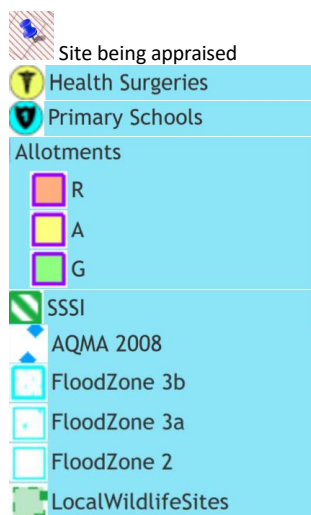



Sustainability appraisal of the draft Leicester Local Plan – tracked changes October 2024

Appendix B. Detailed appraisal of Local Plan sites


The mapped areas of the sites in this appendix may be different – typically larger – than the areas proposed in the plan. This is because most of the site appraisals were carried in Autumn 2019 (with the appraisals themselves updated in June 2022), and the final choice of site areas (informed by the SA) was in June 2022. GIS data on allotments and Green Wedges were not available for sites added after 2019.

Key to maps:



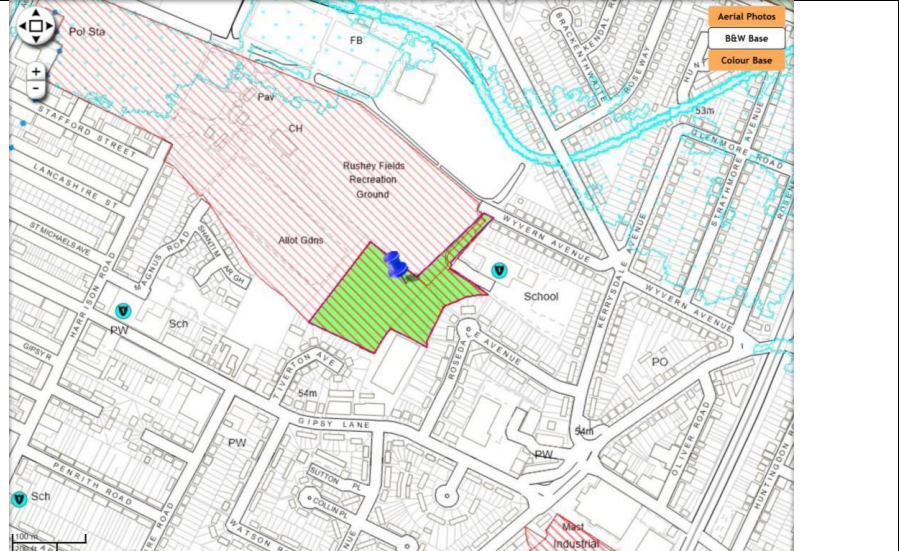
15. Land to south of St Augustine Road / west of Duns Lane					
Gross area	2.02	Net area	1.6	Net housing	44
					
Distance to GP (m)	405				
Parks quantity/quality	No comments				
Sports	No comments				
Distance to Green Wedge (m)	>2km				
Distance to allotments (m)	980				
Distance to SSSI	>2km				
Distance to Local Wildlife Site (m)	0 (Local Wildlife Site runs through it)				
Biodiversity comments	Local Wildlife Site runs through site. Grand Union Canal to east boundary (LWS) and extends into site. Will impact on design layout for development and Mitigation needed for.				
Archaeology comments	This area has varying degrees of disturbance, but well preserved where encountered. Settlement and Cemetery evidence				
Heritage comments	Adjacent the Grade II Listed King Richards Road Bow Bridge (low-lying); scheduled monument of Leicester Castle and the magazine Gateway to east (multiple Grade I, II* and II Listed assets)				
In Conservation Area	No				
In Air Quality Management Area	Yes				
Distance to water body	0 (Old River Soar runs through it)				
Flood zone	Most of site is zone 3a, v small amount in 3b				
Previously developed land	Brownfield				
Distance to train station (m)	1400				
Distance to primary school (m)	249				
Index of multiple deprivation	2				
Mitigation needed for	Local Wildlife Site Archaeological and heritage assets Air Quality Management Area Old River Soar (runoff)				

19 Velodrome Saffron Lane					
Gross area	1.28	Net area	1.05	Net housing	2738
Distance to GP (m)	680				
Parks quantity/quality	n/a – brownfield site				
Sports	Derelict land, no current pitches. No concern from sport				
Distance to Green Wedge (m)	650m				
Distance to allotments (m)	920				
Distance to SSSI	>2km				
Distance to Local Wildlife Site (m)	0m (adjacent)				
Biodiversity comments	No biodiversity designation but adjacent to railway line and green network corridor				
Archaeology comments	No comment				
Heritage comments	Locally Listed Assets to south-west and south-east, some distance away, otherwise no recognized views or heritage assets				
In Conservation Area	no				
In Air Quality Management Area	adjacent				
Distance to water body	510m				
Flood zone	1				
Previously developed land	Brownfield				
Distance to train station (m)	>2km				
Distance to primary school (m)	270				
Index of multiple deprivation	2				
Mitigation needed for	Adjacent Local Wildlife Site				

190 Lanesborough Road – former allotments					
Gross area	2.3	Net area	1.44	Net housing	<u>5037</u>
					
Distance to GP (m)	603				
Parks quantity/quality	Sufficient quantity of natural green space across the ward. Former allotment may perform open space function. Site difficult to access and the site is of poor quality. Large amount of tree cover.				
Sports	Development of the site would not cause loss of tree cover.				
Distance to Green Wedge (m)	adjacent				
Distance to allotments (m)	540. Site itself is a decommissioned allotment site				
Distance to SSSI	>2km				
Distance to Local Wildlife Site (m)	0 - site includes local wildlife site				
Biodiversity comments	Impact on part of existing LWS and this site is also a pLWS of good wildlife value. Any development needs to consider the amount of Mitigation needed for required to ensure net gain. Consider as Biodiversity Opportunity site. Badger setts present. Street trees on site				
Archaeology comments	Previously identified as an area with archaeological potential and field evaluation recommended (see 20060069)				
Heritage comments	no comment				
In Conservation Area	no				
In Air Quality Management Area	no				
Distance to water body	Melton Brook adj				
Flood zone	about 40% of site is flood zone 2, small amount in zone 3				
Previously developed land	Greenfield				
Distance to train station (m)	>2km				
Distance to primary school (m)	418				
Index of multiple deprivation	3				
Mitigation needed for	Local Wildlife Site, trees Archaeological potential Flood Zone 2/3 Melton Brook re. runoff				

219 Land at rear of Rosedale Avenue / Harrison Road allotments

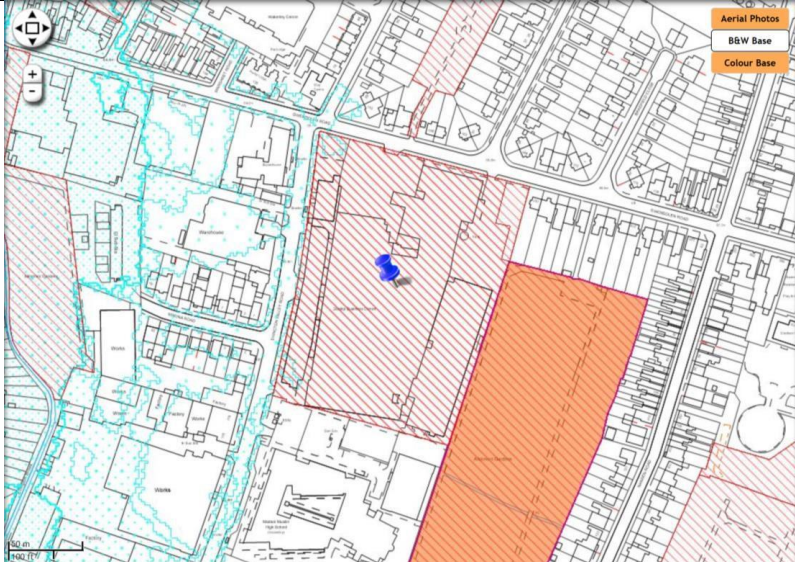
Gross area	1.83	Net area	1.5	Net housing	53
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Distance to GP (m)	695
Parks quantity/quality	Non OSSR space in an area sufficient in open space. Development of site would not result in loss of a good quality open space. Difficult access and potentially high levels of disturbance. Known anti-social behaviour problem area. No major concerns with minor loss of space.
Sports	No loss of pitches
Distance to Green Wedge (m)	1076
Distance to allotments (m)	0 - site is allotments
Distance to SSSI	1320
Distance to Local Wildlife Site (m)	683
Biodiversity comments	Green space and BES - dense scrub. Allotments. Moderate ecological value. Connectivity needs retaining. Established badger sett present. Unlikely biodiversity gain can be achieved on site.
Archaeology comments	No comment
Heritage comments	No heritage issues
In Conservation Area	no
In Air Quality Management Area	no
Distance to water body	>1km
Flood zone	1
Previously developed land	Greenfield
Distance to train station (m)	>2km
Distance to primary school (m)	120
Index of multiple deprivation	2
Mitigation needed for	Allotments Biodiversity / BES

222 Evington Valley Road (former Dunlop works) (Northern half of PSO area)

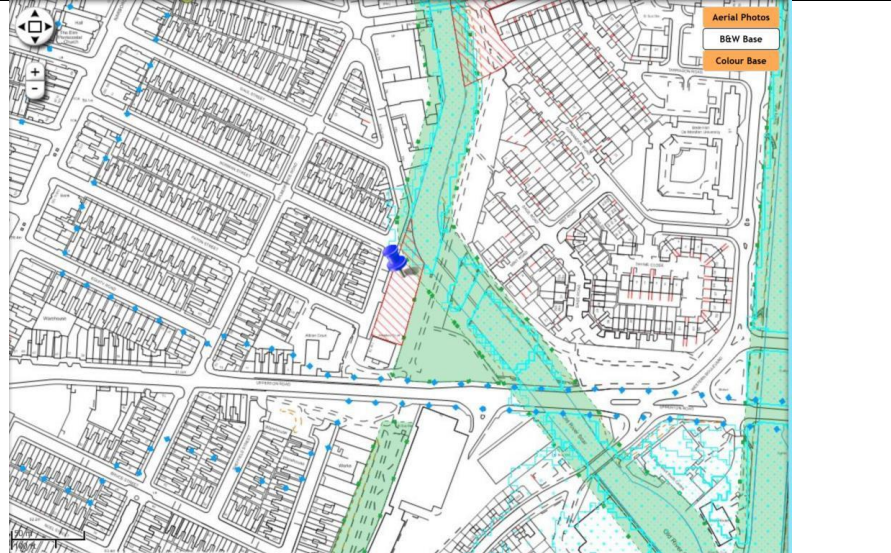
Gross area	2.37	Net area	1.37	Net housing	<u>4852</u>
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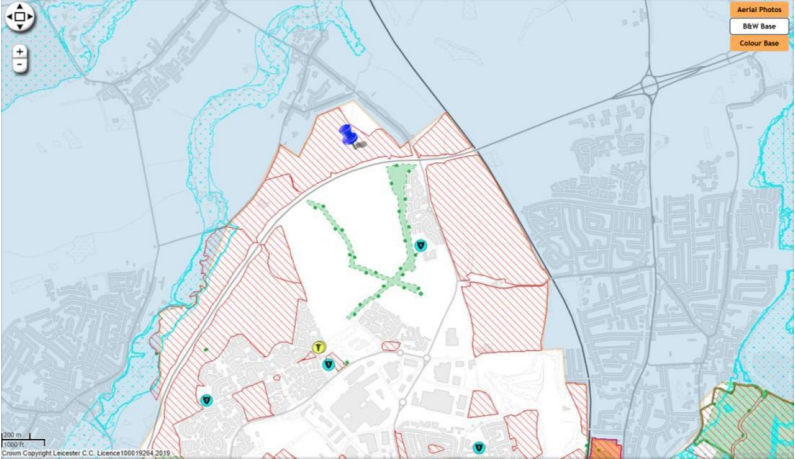
Distance to GP (m)	519
Parks quantity/quality	No loss of open space
Sports	Development of the site would not result in the loss of playing pitches. Seems indoor sports facility was on site. Seek sports perspective
Distance to Green Wedge (m)	>2km
Distance to allotments (m)	0 - adjacent
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	716
Biodiversity comments	TPO trees on site. Form a very small percentage of the site.
Archaeology comments	Locally listed asset and previously identified for a level 2 building survey and DBA (see 201791492P)
Heritage comments	Locally Listed asset, adjacent Grade II Listed Am Cooper Centre, Hunter Lodge, Society of the Blind Workshop, associated Lodge and dwellinghouses along Gedding Road.
In Conservation Area	no
In Air Quality Management Area	no
Distance to water body	265 Evington Brook
Flood zone	1 - v small part in NW and SE is 2/3
Previously developed land	Brownfield
Distance to train station (m)	1672
Distance to primary school (m)	314
Index of multiple deprivation	3
Mitigation needed for	Sports provision Archaeological/heritage assets

240 114-116 Western Road

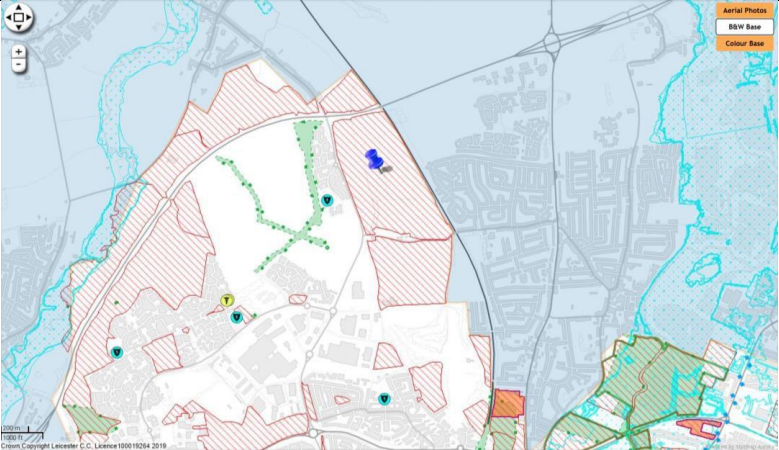
Gross area	0.14	Net area	0.14	Net housing	5
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Distance to GP (m)	205
Parks quantity/quality	No comment
Sports	Derelict land, no current pitches. No concern from sport
Distance to Green Wedge (m)	1318
Distance to allotments (m)	1022
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	0 - part of site is Local Wildlife Site
Biodiversity comments	Brownfield site previously cleared and now scrubbed over. Protected species (Schedule 1 Kingfisher) and bats found nearby. Part of it lies within and adjacent to a LWS. Hedgerow adjacent to GCW requires protection with contributions/off-setting for a scheme on LWS at Upperton Rd
Archaeology comments	No comment
Heritage comments	Direct impact on the setting of the Locally Listed Great Central Bridges to the immediate north-east of site
In Conservation Area	no
In Air Quality Management Area	no
Distance to water body	0 - River Soar
Flood zone	Small proportion of site is 2/3
Previously developed land	Brownfield
Distance to train station (m)	1632
Distance to primary school (m)	383
Index of multiple deprivation	2
Mitigation needed for	Local Wildlife Site Heritage assets Flooding River Soar re. runoff

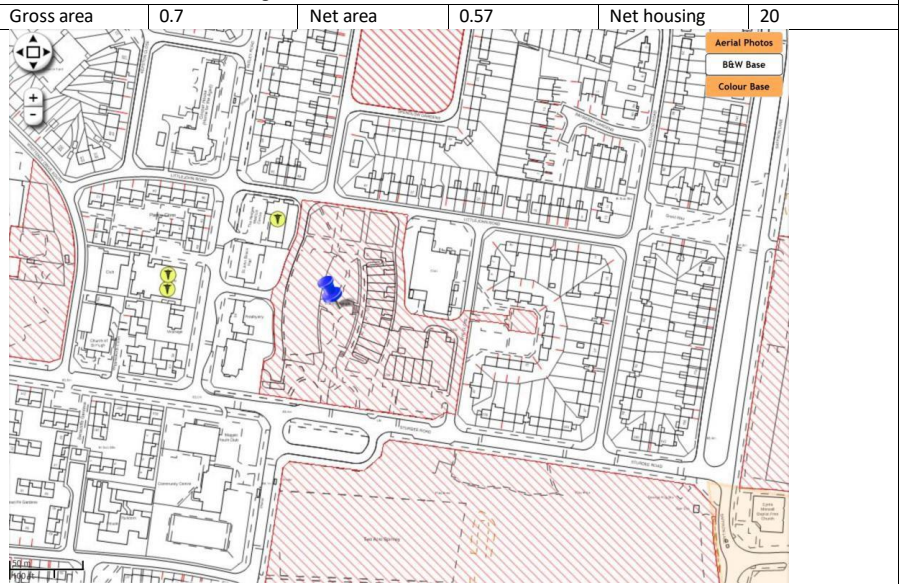
261 Land to north of A46 Western Bypass adj Thurcaston			
Gross area	21.95	Net area	13.72
		Net housing	41-2420
			
Distance to GP (m)	1398		
Parks quantity/quality	Sufficient quantity of green space in ward. Leased to riding stable.		
Sports	No part of site is a playing pitch		
Distance to Green Wedge (m)	Site is green wedge		
Distance to allotments (m)	2670		
Distance to SSSI	>2km		
Distance to Local Wildlife Site (m)	Across road		
Biodiversity comments	BES adjacent to (but partially outside of) the east of the site. Site is mainly arable fields but contains 2 spinneys which should be retained. Hedgerows mainly species-poor but contain notable trees with bat roost potential.		
Archaeology comments	Fieldwork at Ashton Green, along the A46 and Thurcaston demonstrates that this area will need evaluation prior to development		
Heritage comments	No heritage assets on site; new development may impact on the long views onto the Scheduled Monument of preceptory, boundary, two mounds, fishpond and dam at Beamont Leys (approx. 650m south-west)		
In Conservation Area	No		
In Air Quality Management Area	No		
Distance to water body	Drain on site		
Flood zone	1		
Previously developed land	Greenfield		
Distance to train station (m)	>2km		
Distance to primary school (m)	794		
Index of multiple deprivation	>3		
Mitigation needed for	Green Wedge Adjacent local wildlife site Archaeological and heritage assets Drain on site re. runoff, contamination Remote site, likely to be car-based		

Commented [A1]: Moved from App C1. This site was incorrectly included in appendix C1 as the site is included in the Plan

262 Land to East of Leicester Road adj Ashton Green			
Gross area	47.33	Net area	18.84
		Net housing	659670
			
Distance to GP (m)	1393		
Parks quantity/quality	Part of a natural greenspace (Greengate Lane woodland). Surplus open space in the area and ward.		
Sports	No playing pitches		
Distance to Green Wedge (m)	Site is Green Wedge		
Distance to allotments (m)	1765		
Distance to SSSI	>2km		
Distance to Local Wildlife Site (m)	490		
Biodiversity comments	BES within the site. Contains a small spinney but this could be retained. Broadleaf woodland priority habitat and mature oaks (NERC Act). Mature hedgerow with ditch to west boundary (pLWS). Badger setts within woodland.		
Archaeology comments	Fieldwork at Ashton Green and north of Bradgate Bakery has revealed Bronze Age to Iron Age activity.		
Heritage comments	Locally listed Crabtree Cottages immediately to south.		
In Conservation Area	No		
In Air Quality Management Area	No		
Distance to water body	Drains on site		
Flood zone	1		
Previously developed land	Greenfield		
Distance to train station (m)	>2km		
Distance to primary school (m)	1441		
Index of multiple deprivation	>3		
Mitigation needed for	Green Wedge Biodiversity constraints Archaeology Adjacent Crabtree Cottage Drains on site re. runoff, contamination Remote site, likely to be car-based		

Commented [A2]: Moved from App C1. This site was incorrectly included in appendix C1 as the site is included in the Plan

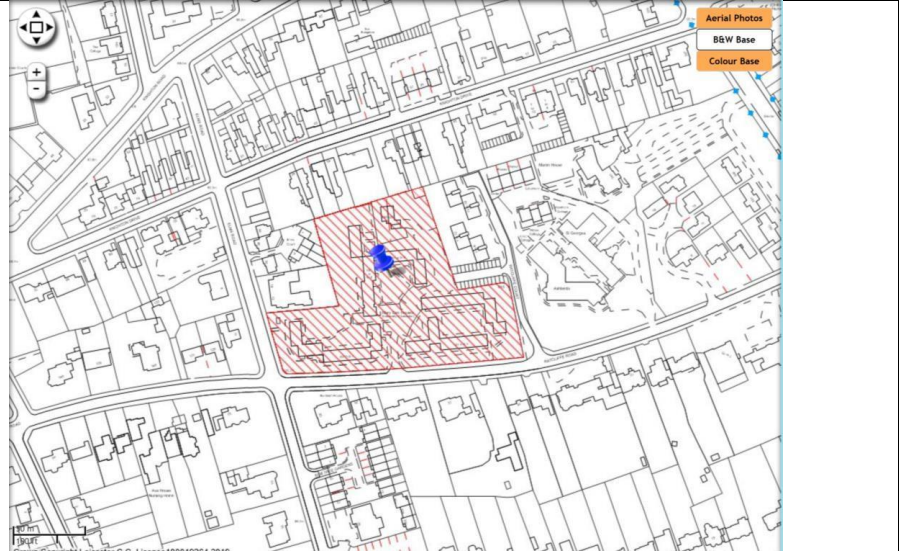
297 Sturdee Road – The Exchange



Distance to GP (m)	0 - adjacent
Parks quantity/quality	No concerns
Sports	No playing pitches
Distance to Green Wedge (m)	1340
Distance to allotments (m)	970
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	352
Biodiversity comments	Low value amenity grass regularly mown. No protected species recorded
Archaeology comments	No comment
Heritage comments	Locally Listed St Hugh's Church to west - any development may have a limited impact on views onto the property (and its visibility)
In Conservation Area	no
In Air Quality Management Area	no
Distance to water body	1687 Grand Union Canal
Flood zone	1
Previously developed land	Brownfield
Distance to train station (m)	>2km
Distance to primary school (m)	187
Index of multiple deprivation	1
Mitigation needed for	

307 Mary Gee Houses – 101 – 107 Ratcliffe Road

Gross area	1.37	Net area	1.13	Net housing	40
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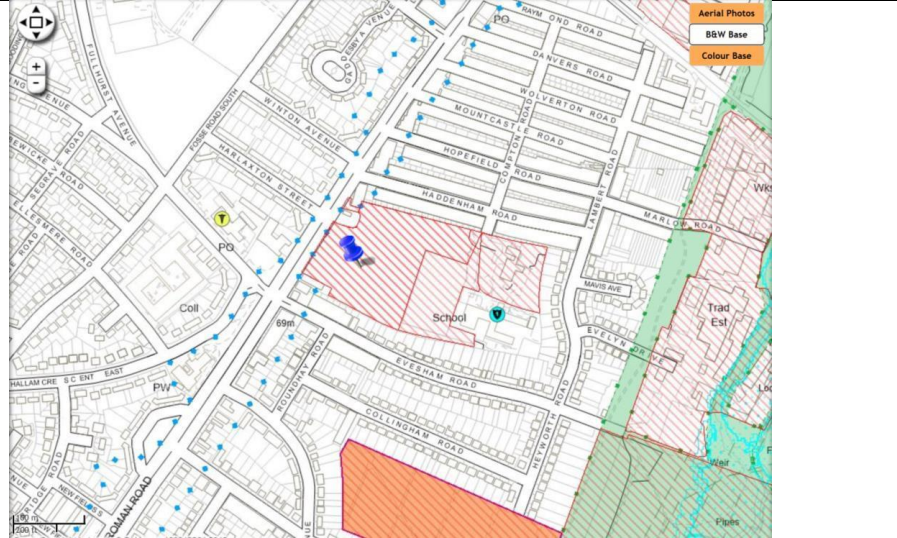
Distance to GP (m)	604
Parks quantity/quality	Site does not result in loss of open space
Sports	No playing pitches on site
Distance to Green Wedge (m)	1411
Distance to allotments (m)	1144
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	1087
Biodiversity comments	TPO on small north-eastern edge site. Trees on site but not TPO. Site unlikely to affect sites or features of recognised biodiversity or geodiversity importance.
Archaeology comments	No comment
Heritage comments	Site in Stonegate Conservation Area, adjacent the Grade II* Listed Inglewood
In Conservation Area	yes
In Air Quality Management Area	no
Distance to water body	829 Saffron Brook
Flood zone	1
Previously developed land	Brownfield
Distance to train station (m)	>2km
Distance to primary school (m)	280
Index of multiple deprivation	>3
Mitigation needed for	Trees on site Conservation Area Inglewood listed building

309 Land north of Billesdon Close	
Gross area	12.8
Net area	8
Net housing	240
Distance to GP (m)	1544
Parks quantity/quality	Not publicly accessible based on OSSR. However consultee comments indicate that the site is accessible. Part of original estate open space?
Sports	No part of site is a playing pitch
Distance to Green Wedge (m)	Site is Green Wedge
Distance to allotments (m)	1609
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	366
Biodiversity comments	Most of site BES. Numerous TPOs.
Archaeology comments	This area includes extant ridge and furrow, heritage hedges and an ancient boundary. To the north is a triple ditch and bank identified as a medieval park pale, which may also be prehistoric in origin
Heritage comments	Locally Listed Former Leicester Frith Farm, c. 130m from the Locally Listed Gilroes Cemetery
In Conservation Area	No
In Air Quality Management Area	No
Distance to water body	Ponds on site
Flood zone	1
Previously developed land	Greenfield
Distance to train station (m)	>2km
Distance to primary school (m)	1031
Index of multiple deprivation	3
Mitigation needed for	Remote site, far from many services Green Wedge Biodiversity: hedgerows, woodland, badgers, bats, swallows, swifts Archaeological assets Adjacent locally listed asset


Commented [A3]: Moved from App C1. This site was incorrectly included in appendix C1 as the site is included in the Plan

335 Manor House playing fields – Narborough Road

Gross area	2.24	Net area	1.4	Net housing	14
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Distance to GP (m)	203
Parks quantity/quality	Site not defined as open space. Limited spaces of this type locally, possible significant loss to local community in terms of ready access to publicly open green space.
Sports	Site is clearly in use as a sportfield. Sport England objection. Turley (on behalf of Aldi) objection. Urban design stress importance to retain pitch.
Distance to Green Wedge (m)	854
Distance to allotments (m)	257
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	401
Biodiversity comments	No designation but defined green space.
Archaeology comments	Roman road forms western boundary
Heritage comments	Includes the Locally Listed Tram Shelter and located adjacent the Locally Listed Lodge to Former Manor House (332 Narborough Road), Electric Substation (330 Narborough Road) and the Manor House Neighbourhood Centre
In Conservation Area	no
In Air Quality Management Area	adjacent
Distance to water body	617 River Soar
Flood zone	1
Previously developed land	Greenfield
Distance to train station (m)	>2km
Distance to primary school (m)	0 - school playing fields
Index of multiple deprivation	2
Mitigation needed for	Sports provision Archaeological and heritage assets

449 Allextion Gardens open space	
Gross area	0.86
Net area	0.70
Net housing	25
	
Distance to GP (m)	668
Parks quantity/quality	Sufficient quantity and quality in ward
Sports	Appears to be playing pitch on site
Distance to Green Wedge (m)	757
Distance to allotments (m)	381
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	329
Biodiversity comments	Poor biodiversity value, regular disturbance from maintenance and people. Low connectivity within the ecological network.
Archaeology comments	The southwest corner of the site is bisected by the line of a Roman road, the Via Devana, the main road connecting Colchester with Chester
Heritage comments	Locally Listed New Parks Reservoir to immediate south and Locally Listed Western Park to east (Grade II Listed Pavillion and Grade II Listed Open Air School within)
In Conservation Area	no
In Air Quality Management Area	no
Distance to water body	117 drain
Flood zone	1
Previously developed land	Greenfield
Distance to train station (m)	>2km
Distance to primary school (m)	399
Index of multiple deprivation	1
Mitigation needed for	Sports provision Mature trees Archaeological and heritage assets

464 Beaumont Park	
Gross area	22.48
Net area	14.05
Net housing	0
Distance to GP (m)	617
Parks quantity/quality	Sufficient quantity of open space but different typology. Part of park/garden. Parts of site are not closed to public access, e.g. football pitches leased to university and Speedway track leased
Sports	Playing Pitch Strategy (2017) refers to pitches within the Beaumont Park.
Distance to Green Wedge (m)	880
Distance to allotments (m)	1817
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	910
Biodiversity comments	Grassland is managed as amenity and regularly mown. Some large and mature spinneys of historic significance in larger parkland landscape contain mature trees. Pond in central section. Boundary of willow trees alongside Krefeld Way are of low ecological value and are regularly coppiced to maintain site views.
Archaeology comments	No comment
Heritage comments	No heritage assets within or adjacent to the site. The setting of the designated Beaumont Lodge to immediate north would be affected by development on site.
In Conservation Area	No
In Air Quality Management Area	No
Distance to water body	Pond on site
Flood zone	1
Previously developed land	Greenfield
Distance to train station (m)	>2km
Distance to primary school (m)	802
Index of multiple deprivation	1
Mitigation needed for	Sports/parks provision Biodiversity including spinneys and pond Pond on site re contamination, runoff Setting of Beaumont Lodge

Commented [A4]: Moved from appendix C1. This site was incorrectly included in appendix C1 as the site is included in the Plan

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481 Brent Knowle Gardens

Gross area	0.68	Net area	0.56	Net housing	12
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Distance to GP (m)	690
Parks quantity/quality	Sufficient amount of green space across the area though some deficit in the ward. Development of the site would not result in the loss of a good quality or recently updated open space.
Sports	No loss of sports pitches
Distance to Green Wedge (m)	1868
Distance to allotments (m)	615
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	311
Biodiversity comments	Mainly amenity grassland of low value, small shrubs/young trees of fairly poor value with some larger trees to SW of moderate ecology. No designation.
Archaeology comments	No issues
Heritage comments	No issues
In Conservation Area	no
In Air Quality Management Area	no
Distance to water body	391 Bushby Brook
Flood zone	1
Previously developed land	Greenfield
Distance to train station (m)	>2km
Distance to primary school (m)	318
Index of multiple deprivation	3
Mitigation needed for	

488 Carter Street / Weymouth Street / Bardolph Street East

Gross area	1.05	Net area	0.86	Net housing	1830
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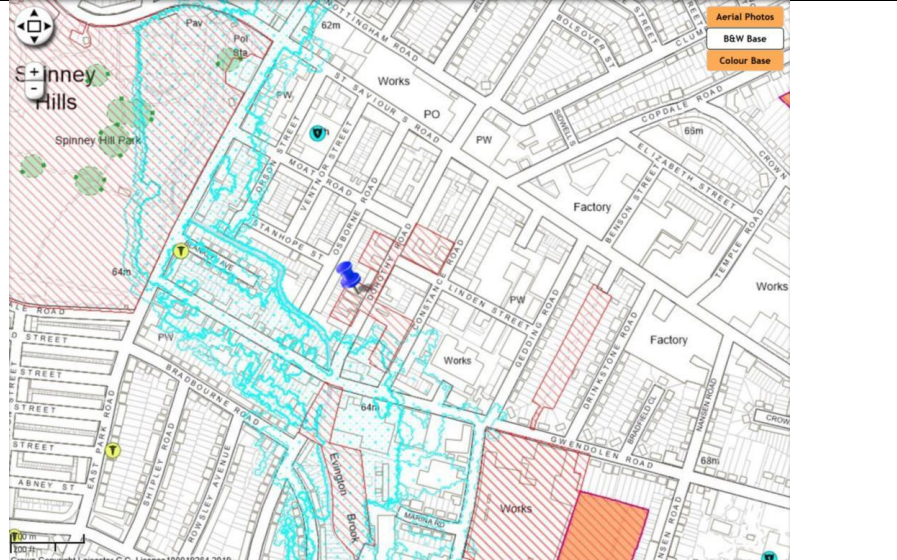


Distance to GP (m)	282
Parks quantity/quality	Site contains an area defined as CYPs space. But low grade and in need of significant improvement.
Sports	Not used as sports pitch.
Distance to Green Wedge (m)	1587
Distance to allotments (m)	984
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	1354
Biodiversity comments	Small amount of street trees. No designation, but important green space in area generally devoid. Mature trees in area to south and adjacent to Harrington Rd
Archaeology comments	No comment
Heritage comments	Interwar Hosiery factories on site, of some local historic significance
In Conservation Area	no
In Air Quality Management Area	no
Distance to water body	1396 River Soar
Flood zone	Almost half of site is flood zone 2 or 3a. Small proportion is 3b. Adjacent to 3b
Previously developed land	Brownfield
Distance to train station (m)	1730
Distance to primary school (m)	244
Index of multiple deprivation	2
Mitigation needed for	Green space, mature trees Flooding

501 Croyland Green	
Gross area	0.51
Net area	0.42
Net housing	9
Distance to GP (m)	165
Parks quantity/quality	Informal open space, well mown and maintained but not special. Some surplus in NE area but Thurncourt is deficient
Sports	No loss of sports pitch.
Distance to Green Wedge (m)	>2km close to edge of city
Distance to allotments (m)	1384
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	259
Biodiversity comments	No designation. No objection to development.
Archaeology comments	No comment
Heritage comments	Direct visual relationship with Locally Listed Willowbrook Primary School, potential impact on the views from and onto the heritage asset
In Conservation Area	No
In Air Quality Management Area	No
Distance to water body	171 Thurnby Brook
Flood zone	1
Previously developed land	Greenfield
Distance to train station (m)	>2km
Distance to primary school (m)	216
Index of multiple deprivation	2
Mitigation needed for	Heritage assets

505 Dorothy Road / Linden Street / Constance Road

Gross area	107	Net area	0.88	Net housing	<u>2631</u>
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Distance to GP (m)	226
Parks quantity/quality	Not green space
Sports	No loss of sports pitch
Distance to Green Wedge (m)	>2km
Distance to allotments (m)	407
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	377
Biodiversity comments	No designation. No biodiversity issues.
Archaeology comments	Archaeology in SE of site.
Heritage comments	Locally listed former Heel Factory to the east.
In Conservation Area	no
In Air Quality Management Area	no
Distance to water body	25m Evington Brook
Flood zone	Some zone 2/3 in SE of site
Previously developed land	Brownfield
Distance to train station (m)	1460
Distance to primary school (m)	202
Index of multiple deprivation	3
Mitigation needed for	

525 Fulford Road open space	
Gross area	2
Net area	1.65
Net housing	58
Distance to GP (m)	641
Parks quantity/quality	Sufficient quantity in ward and area. Quality not rated in OSSR> Some community usage, mainly used as a cut through.
Sports	No loss of playing pitches
Distance to Green Wedge (m)	452, 1225 from edge of city
Distance to allotments (m)	621
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	0 - contains Local Wildlife Site
Biodiversity comments	Local wildlife site on northern part. Possible protected species adjacent. Some TPO trees. Designated for Great Crested Newts and associated aquatic habitat.
Archaeology comments	No designated heritage
Heritage comments	No designated heritage
In Conservation Area	no
In Air Quality Management Area	no
Distance to water body	0 pond on site
Flood zone	1
Previously developed land	Greenfield
Distance to train station (m)	>2km
Distance to primary school (m)	513
Index of multiple deprivation	2
Mitigation needed for	Sports provision Local Wildlife Site, TPO trees Pond on site re. runoff

529 Glovers Walk open space					
Gross area	2.36	Net area	1.48	Net housing	34
Distance to GP (m)	197				
Parks quantity/quality	Sufficient quantity in ward. Amenity greenspace. Area has several such spaces with opportunities for improvement. Good play area with large flat open space.				
Sports	No playing pitches visible on satellite imagery but Sport England concerned about loss of incidental open space and recreation areas.				
Distance to Green Wedge (m)	1078				
Distance to allotments (m)	1273				
Distance to SSSI	>2km				
Distance to Local Wildlife Site (m)	1248				
Biodiversity comments	Some tree groups (not TPO). Central section of site has mature hedgerow/mature tree shelterbelt - constraint to design layout and retain where possible.				
Archaeology comments	No comment				
Heritage comments	Potential impact on the designated Beaumont Leys House and Home Farm (views and wider setting) - change of levels - potentially increased impact, depending on the massing of any new development.				
In Conservation Area	no				
In Air Quality Management Area	no				
Distance to water body	455 drain				
Flood zone	1				
Previously developed land	Greenfield				
Distance to train station (m)	>2km				
Distance to primary school (m)	580				
Index of multiple deprivation	1				
Mitigation needed for	Sports provision Biodiversity: shelterbelt Heritage assets				

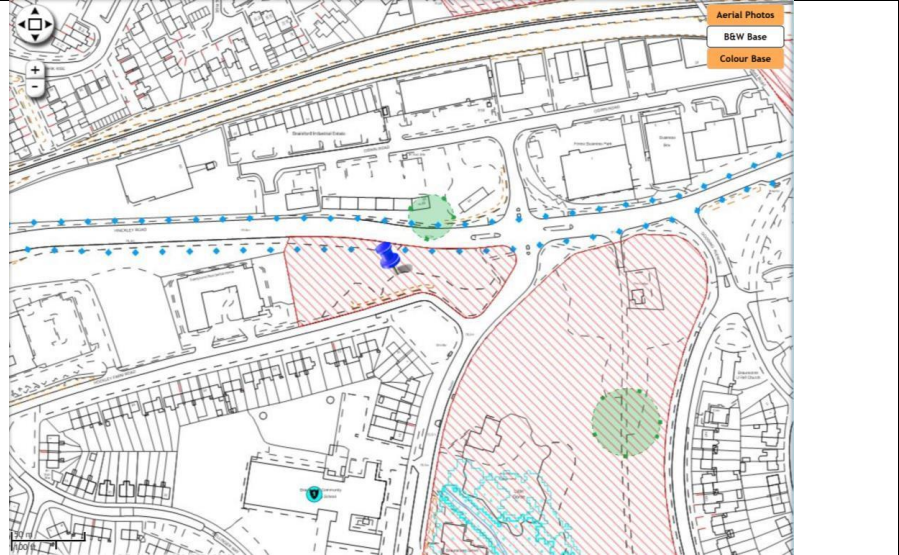
Commented [A5]: Moved to App C1. This site is not within the Local Plan

546 Herrick Primary School playing fields

Gross area	1.36	Net area		Net housing	8
Distance to GP (m)	337				
Parks quantity/quality					
Sports	School playing fields, any loss or encroachment of the playing fields would significantly impact the amount of sport and physical activity that pupils have access to.				
Distance to Green Wedge (m)	355				
Distance to allotments (m)	344				
Distance to SSSI	3407				
Distance to Local Wildlife Site (m)	322				
Biodiversity comments	Not designated but has mature hedge and ditch to north boundary and natural vegetation and pond to east and SE of site adjacent to Gleneagles Ave.				
Archaeology comments	No comment				
Heritage comments	No comment				
In Conservation Area	No				
In Air Quality Management Area	No				
Distance to water body	0 ponds				
Flood zone	3				
Previously developed land	Greenfield				
Distance to train station (m)	24100				
Distance to primary school (m)	0 - adjacent				
Index of multiple deprivation	2				
Mitigation needed for	Sports provision Biodiversity: hedge, ditch Pond re-runoff				

549 Hockley Farm Road open space

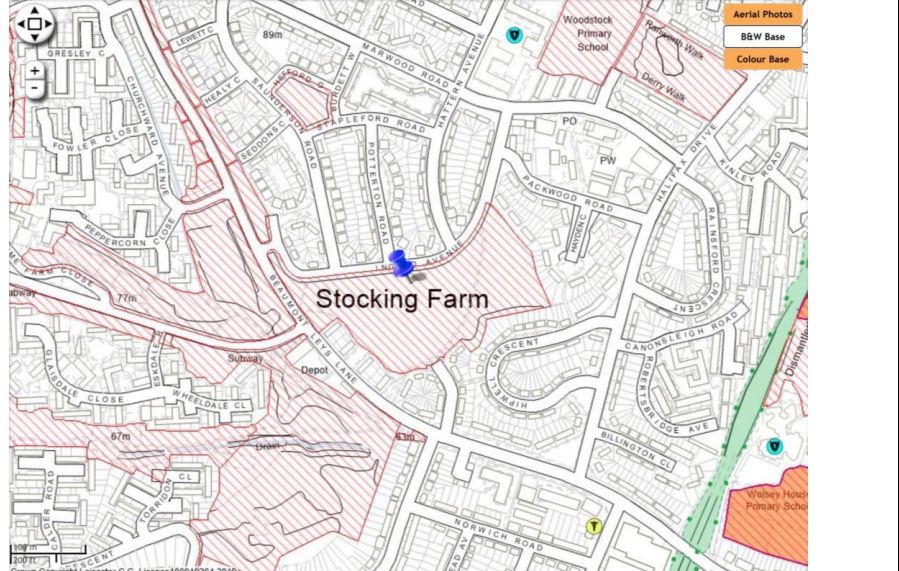
Gross area	0.66	Net area	0.54	Net housing	8
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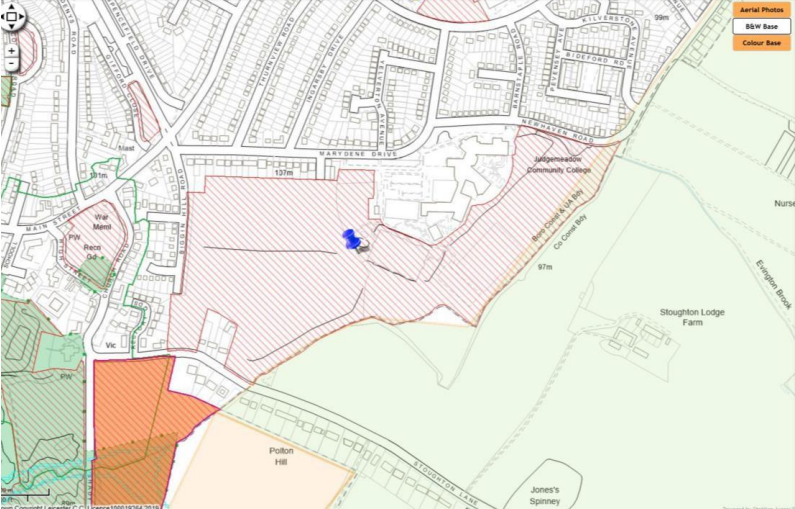
Distance to GP (m)	274
Parks quantity/quality	Site is defined as informal green space. There is a sufficient supply within the area. Adjacent to Braunstone Park.
Sports	Site not in use as a sports field.
Distance to Green Wedge (m)	1391
Distance to allotments (m)	544
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	35 (across road)
Biodiversity comments	BES and forms part of ecological network. Large number of mature trees on site. Foraging and nesting site for bats and birds.
Archaeology comments	No comment
Heritage comments	adjacent Locally Listed Braunstone Park
In Conservation Area	no
In Air Quality Management Area	yes
Distance to water body	167 ditch
Flood zone	1
Previously developed land	Greenfield
Distance to train station (m)	>2km
Distance to primary school (m)	152
Index of multiple deprivation	1
Mitigation needed for	Biodiversity: mature trees, bats, birds, ecological network Air Quality Management Area

557 Ingold Avenue open space

Gross area	3.69	Net area	2.3	Net housing	54
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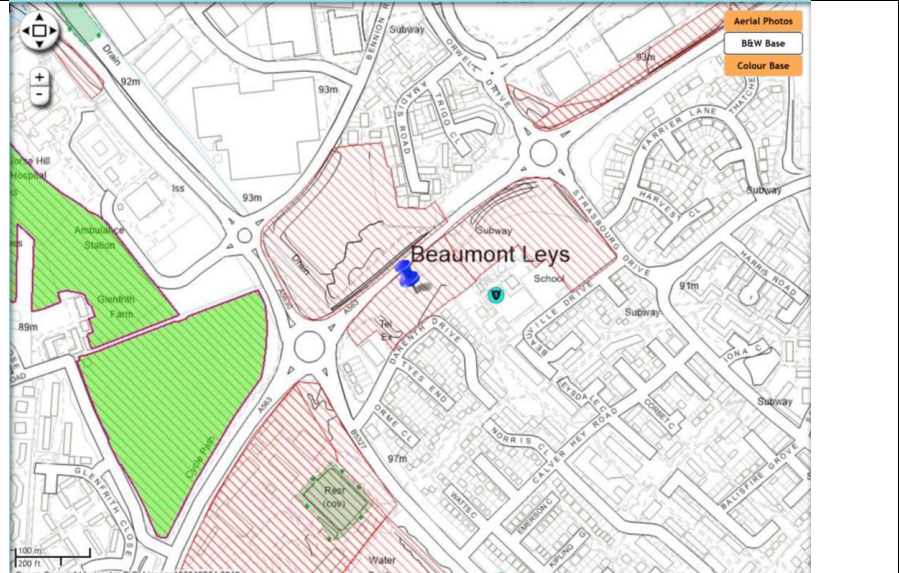


Distance to GP (m)	397
Parks quantity/quality	Sufficient green space within the surrounding area but need to preserve due to deprivation. Key areas of informal open space I the ward. Recent refurbishment of play area.
Sports	Site important for informal sport/recreation. Small grass 5v5 pitch towards south, playground in NE, no formal pitch provision. Being considered for improvement through Football Federation and OPCC funding.
Distance to Green Wedge (m)	996
Distance to allotments (m)	522
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	462
Biodiversity comments	No TPO trees but areas of groups of mature trees. Mainly amenity mown species, several young plantation spinneys, scattered trees. Moderate value area. Low ecological connection.
Archaeology comments	No comment
Heritage comments	No comment
In Conservation Area	no
In Air Quality Management Area	no
Distance to water body	226 drain
Flood zone	1
Previously developed land	Greenfield
Distance to train station (m)	>2km
Distance to primary school (m)	348
Index of multiple deprivation	1
Mitigation needed for	Sports/open space provision Biodiversity: trees, ecological network, nearby badgers

559 Judgemeadow Community College playing fields					
Gross area	0.54	Net area	0.45	Net housing	13
					
Distance to GP (m)	466				
Parks quantity/quality	Ward and area surplus in provision. Site not identified as an open space.				
Sports	Sports England notes that development would result in unacceptable loss of playing pitches.				
Distance to Green Wedge (m)	0 - adj on SW corner. Adjacent to edge of city.				
Distance to allotments (m)	1267				
Distance to SSSI	>2km				
Distance to Local Wildlife Site (m)	442				
Biodiversity comments	Small group of TPOs in NW, few street trees. Within GW, forms part of extensive green network, contributes to Nature Recovery Network, poor to moderate ecology.				
Archaeology comments	Close to historic village centre of Stoughton and associated earthworks.				
Heritage comments	Adjacent the Evington Village Conservation Area and the Locally Listed Natural House. Possible impacts to Church of St Denys				
In Conservation Area	no				
In Air Quality Management Area	Adjacent at one corner				
Distance to water body	0 - adj Bevington Brook				
Flood zone	1				
Previously developed land	Greenfield				
Distance to train station (m)	>2km				
Distance to primary school (m)	880				
Index of multiple deprivation	>3				
Mitigation needed for	Sports impact Biodiversity: mature trees, riparian woodland, species-rich grassland Archaeological and heritage constraints Adjacent Conservation Area Bevington Brook re. runoff				

569 Krefeld Way / Darenth Drive open space

Gross area	1.13	Net area	0.93	Net housing	33
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Distance to GP (m)	632
Parks quantity/quality	Part of amenity greenspace and includes on CYPs. Area and ward surplus. Within 10% of most deprived neighbourhoods. Quality of other informal open space sites is lacking.
Sports	No playing pitches visible on satellite imagery.
Distance to Green Wedge (m)	262 (across roundabout)
Distance to allotments (m)	1301
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	308
Biodiversity comments	Main habitat types are species-poor amenity grassland regularly disturbed by public, broad leaved woodland, other woodland. Forms part of ecological network extending from Anstey Lane/Groby Road green spaces
Archaeology comments	No comment
Heritage comments	No heritage assets on or adjacent to site.
In Conservation Area	no
In Air Quality Management Area	no
Distance to water body	162 drain
Flood zone	1
Previously developed land	Greenfield
Distance to train station (m)	>2km
Distance to primary school (m)	0 - adjacent
Index of multiple deprivation	3
Mitigation needed for	Mature trees, ecological network

575 Land adjacent Great Central Railway	
Gross area	4.38
Net area	2.80
Net housing	0
museum/tourism	0
Distance to GP (m)	1038
Parks quantity/quality	Surplus for area and ward. Red Hill allotments well maintained and good condition.
Sports	No loss of playing pitches
Distance to Green Wedge (m)	0 site is Green Wedge
Distance to allotments (m)	0 adj
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	0 most of site is Local Wildlife Site
Biodiversity comments	LWS 60%. BES on allotments. Belgrave Cemetery - historic value and species rich grassland, part of good ecological network
Archaeology comments	Includes area with known Roman burials on the allotment; adjacent to listed and locally listed assets
Heritage comments	Adjacent Locally Listed Belgrave Cemetery, adjacent Mobil Forecourt Canopies
In Conservation Area	no
In Air Quality Management Area	no
Distance to water body	414 River Soar
Flood zone	1
Previously developed land	Greenfield
Distance to train station (m)	>2km
Distance to primary school (m)	924
Index of multiple deprivation	1
Mitigation needed for	Green Wedge Local Wildlife Site Archaeological and heritage assets

Commented [A6]: Moved from App C1. This site was incorrectly included in appendix C1 as the site is included in the Plan

Commented [A7]: Site 575 is illustrated in the map with a red outline, green shading and marked by the pin. The other sites, including the orange outline to the north and east of this site, are sites that were assessed as part of the SHELAA and not taken forward. The site boundary is illustrated on page 36 of document SD/19 'Non-Strategic Sites Proposed for Allocation in the Draft Leicester Local Plan (2023)'

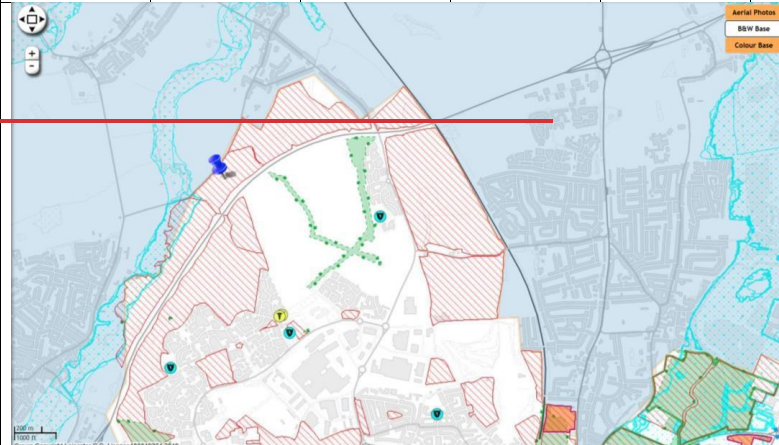
577 Land adjacent Keyham Lane / Preston Rise					
Gross area	0.99	Net area	0.82	Net housing	23
Distance to GP (m)	227				
Parks quantity/quality	Northern area of the ward has a high density of informal greenspace. Hamilton Park and Greenway system with possible preservation orders.				
Sports					
Distance to Green Wedge (m)	674				
Distance to allotments (m)	290				
Distance to SSSI	1415				
Distance to Local Wildlife Site (m)	683				
Biodiversity comments	Established vegetation of moderate ecological value present throughout.				
Archaeology comments	Site falls partially within an area of Late Iron Age and Roman activity				
Heritage comments	Much altered pre-war and inter-war residential development along Keyham Lane				
In Conservation Area	no				
In Air Quality Management Area	no				
Distance to water body	526 Scraftoft Brook				
Flood zone	1				
Previously developed land	Greenfield				
Distance to train station (m)	>2km				
Distance to primary school (m)	354				
Index of multiple deprivation	3				
Mitigation needed for	Trees Archaeological assets Poss. air quality				

579 Land north of Birstall Golf Course					
Gross area	4.73	Net area	2.95	Net housing	0
Distance to GP (m)	1294				
Parks quantity/quality	Surplus in area and ward. Not in OSSR.				
Sports	Satellite imagery does not show any playing pitches.				
Distance to Green Wedge (m)	Site is Green Wedge				
Distance to allotments (m)	1058				
Distance to SSSI	>2km				
Distance to Local Wildlife Site (m)	313 at nearest end				
Biodiversity comments	Broadleaf woodland priority habitat (NERC Act). Mature hedgerow with ditch to west boundary (pLWS). Mature oaks within hawthorn hedgerow. Badger setts within woodland.				
Archaeology comments	Area of archaeological interest beyond the north site boundary.				
Heritage comments	No heritage assets within site. Adjacent historic Birstall Lodge (18 th / 19 th century)				
In Conservation Area	No				
In Air Quality Management Area	No				
Distance to water body	Drain on site				
Flood zone	1				
Previously developed land	Greenfield				
Distance to train station (m)	>2km				
Distance to primary school (m)	907				
Index of multiple deprivation	>3				
Mitigation needed for	Green Wedge Drain re. runoff, contamination Site is relatively remote from services, likely to be car-based				

Commented [A8]: Moved from App C1. This site was incorrectly included in appendix C1 as the site is included in the Plan

580 Land north of Castle Hill Country Park

Gross area	10.6	Net area	6.6	Net housing	0
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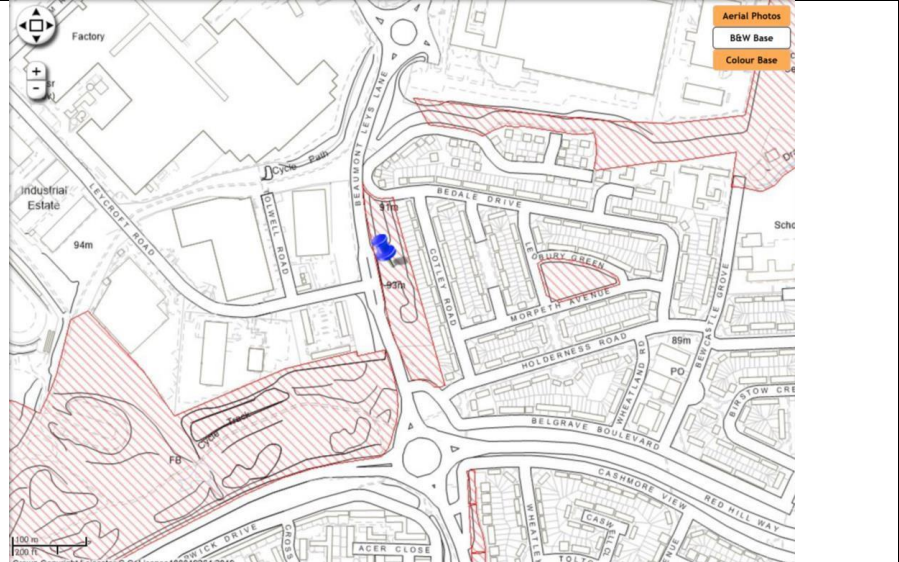


Distance to GP (m)	1046
Parks quantity/quality	SW part of site is amenity greenspace. Surplus in area and ward. Riding school on site is leased.
Sports	Leased riding school on site. Community playing fields.
Distance to Green Wedge (m)	Site is Green Wedge
Distance to allotments (m)	2876
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	Across road, 318 from centre of site
Biodiversity comments	Site is mainly arable fields but contains 2 spinneys that should be retained. Hedgerows on site.
Archaeology comments	Numerous Roman sites
Heritage comments	Potential to impact on the setting of the Conservation Area. Cross-boundary heritage issues could arise with Charnwood.
In Conservation Area	No
In Air Quality Management Area	No
Distance to water body	Pond on site
Flood zone	About 2% of site in SW corner zone 2b the rest zone 1
Previously developed land	Greenfield
Distance to train station (m)	>2km
Distance to primary school (m)	1131
Index of multiple deprivation	>3
Mitigation needed for	Green Wedge Archaeological assets Pond re-runoff contamination Riding school Site is remote from services, likely to be car-based

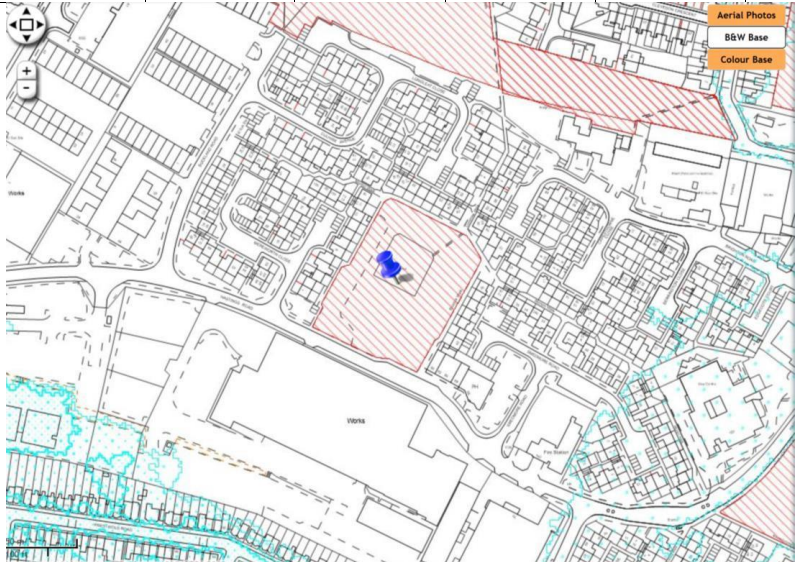
Commented [A9]: Moved to App C1. The site is not included in the Local Plan at Regulation 19 stage.

589 Land to east of Beaumont Leys Lane

Gross area	1.18	Net area	1	Net housing	34
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Distance to GP (m)	756
Parks quantity/quality	Surplus in area and ward. Little impact on green spaces/parks.
Sports	No loss of playing pitches.
Distance to Green Wedge (m)	976
Distance to allotments (m)	1365
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	699
Biodiversity comments	Established street trees. Species poor areas and rough grassland provide fairly poor ecological value, larger areas of mature trees provide moderate ecological value.
Archaeology comments	No issues
Heritage comments	No issues
In Conservation Area	no
In Air Quality Management Area	no
Distance to water body	1650 sinks
Flood zone	1
Previously developed land	Greenfield
Distance to train station (m)	>2km
Distance to primary school (m)	546
Index of multiple deprivation	1
Mitigation needed for	Trees, shrubs, ecological network

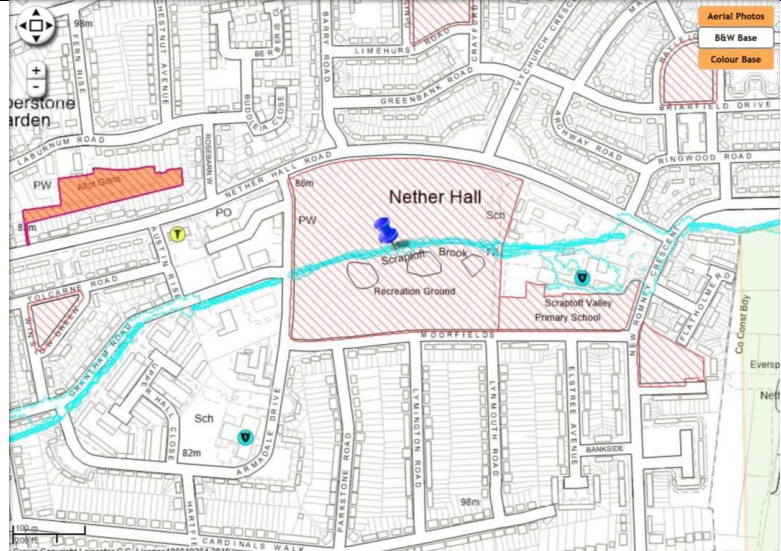
620 Morton Walk open space					
Gross area	0.76	Net area	0.63	Net housing	9
					
Distance to GP (m)	573				
Parks quantity/quality	Site is open space and CYPs. Deficient supply in ward.				
Sports	No loss of sports pitches.				
Distance to Green Wedge (m)	1005				
Distance to allotments (m)	566				
Distance to SSSI	1684				
Distance to Local Wildlife Site (m)	1554				
Biodiversity comments	Street tree groups at edges of site. Poor/fairly poor biodiversity value but BES. Regular disturbance.				
Archaeology comments	No issues				
Heritage comments	No heritage asset/setting issues				
In Conservation Area	no				
In Air Quality Management Area	no				
Distance to water body	408 Willow Brook				
Flood zone	1				
Previously developed land	Greenfield				
Distance to train station (m)	>2km				
Distance to primary school (m)	350				
Index of multiple deprivation	2				
Mitigation needed for	Play area Green space				

626 Neston Gardens green space / Mud Dumps

Gross area	1.63	Net area	1.34	Net housing	47
Distance to GP (m)	777				
Parks quantity/quality	Area sufficient but ward deficient. Requires significant improvement as very little maintenance is carried out. No other use than cut through from Saffron Lane estates to schools on Knighton Lane east. Within 20% most deprived areas in England.				
Sports	None				
Distance to Green Wedge (m)	1232				
Distance to allotments (m)	431				
Distance to SSSI	>2km				
Distance to Local Wildlife Site (m)	107 across railway line				
Biodiversity comments	BES - due to ecological network and species-rich grassland.				
Archaeology comments	No comment				
Heritage comments	No comment				
In Conservation Area	no				
In Air Quality Management Area	no				
Distance to water body	228 Saffron Brook				
Flood zone	1				
Previously developed land	Greenfield				
Distance to train station (m)	>2km				
Distance to primary school (m)	635				
Index of multiple deprivation	2				
Mitigation needed for	Ecological network, grassland				

629 Netherhall Road open space

Gross area	7.06	Net area	4.41	Net housing	77
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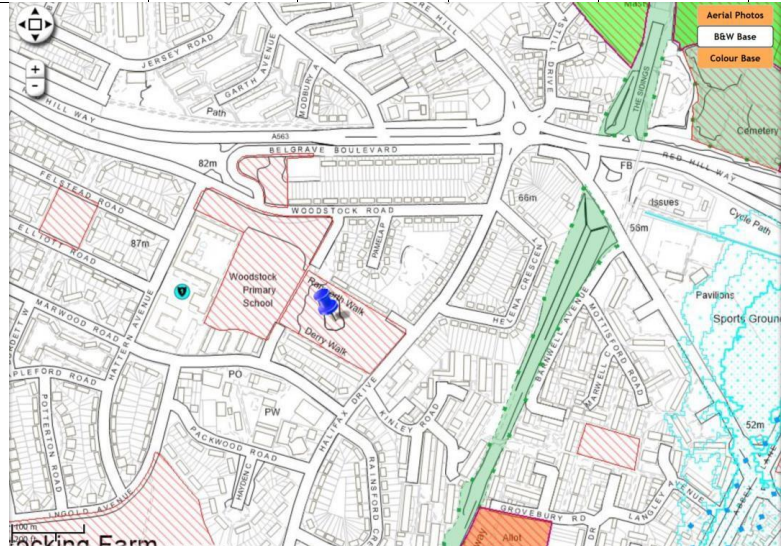
Distance to GP (m)	297
Parks quantity/quality	Area and ward surplus. Sports pitches. Has been improved with the installation of an outdoor gym and new play equipment. Extremely well used and valued by community.
Sports	Sport pitches referred to in parks assessment. Would result in loss of playing pitches.
Distance to Green Wedge (m)	1454
Distance to allotments (m)	310
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	767
Biodiversity comments	Mainly short mown amenity grassland (poor ecology) with some mature scrub/shrubs (moderate value). Brook contained in a concrete channel.
Archaeology comments	Ridge and furrow present in southern half of site
Heritage comments	No comment
In Conservation Area	no
In Air Quality Management Area	no
Distance to water body	0 - Scaptoft Brook runs through site
Flood zone	5-10% is flood zone 3b (Scaptoft Brook)
Previously developed land	Greenfield
Distance to train station (m)	>2km
Distance to primary school (m)	0 - adjacent
Index of multiple deprivation	2
Mitigation needed for	Play area, sports pitches Scaptoft Brook re. biodiversity, runoff Archaeological assets Flooding

631 Newlyn Parade / Crayford Way	
Gross area	0.72
Net area	0.59
Net housing	13
Distance to GP (m)	472
Parks quantity/quality	
Sports	
Distance to Green Wedge (m)	1345
Distance to allotments (m)	419
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	441
Biodiversity comments	A few street trees No designation.
Archaeology comments	Wider landscape context. Remnant ridge and furrow present - low archaeological potential
Heritage comments	no comment
In Conservation Area	no
In Air Quality Management Area	no
Distance to water body	321 Scraftoft Brook
Flood zone	1
Previously developed land	Greenfield
Distance to train station (m)	>2km
Distance to primary school (m)	423
Index of multiple deprivation	1
Mitigation needed for	Archaeological assets

646 Ranccliffe Gardens	
Gross area	1.8
Net area	1.49
Net housing	52
Distance to GP (m)	973
Parks quantity/quality	Site is defined as a park and garden as part of the OSSR. Braunstone Park is located nearby, further facilities accessible at Bronte Close. No facilities on site.
Sports	Site is not in use as a sports field.
Distance to Green Wedge (m)	>2km
Distance to allotments (m)	163
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	509
Biodiversity comments	BES – public open space of intrinsic value with mature hawthorn hedge on boundary and scrub/grassland and formal pathways. Difficult to mitigate against loss of biodiversity. Important in ecological network - next to railway line
Archaeology comments	Nearby Neolithic and Iron Age settlement sites
Heritage comments	No comments
In Conservation Area	no
In Air Quality Management Area	no
Distance to water body	0 - pond on site
Flood zone	1
Previously developed land	Greenfield
Distance to train station (m)	>2km
Distance to primary school (m)	340
Index of multiple deprivation	1
Mitigation needed for	Open space Biodiversity – ecological network Archaeological assets Pond on site re. runoff

647 Ranworth open space

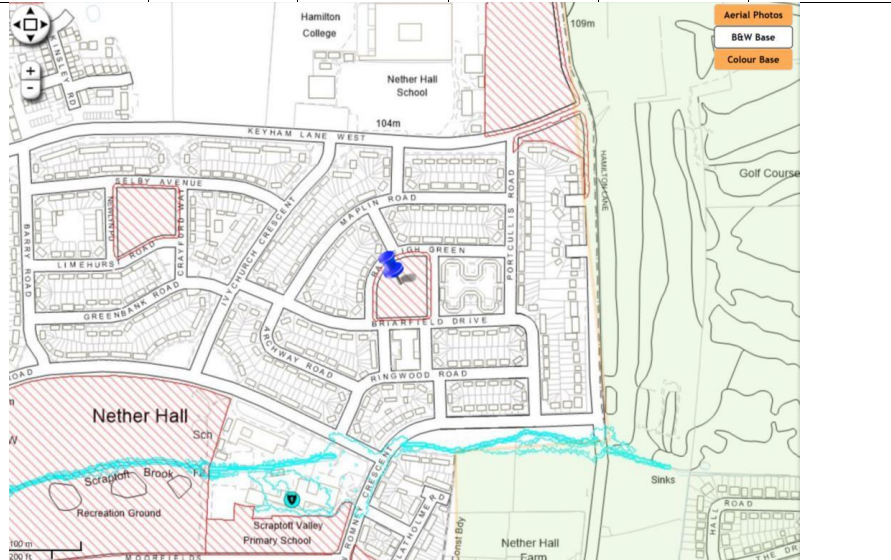
Gross area	1.23	Net area	1.01	Net housing	36
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Distance to GP (m)	607
Parks quantity/quality	Surplus open space in ward and area. Graffiti and flytipping noted in most of the informal open spaces within this ward. Valuable green space, minimal anti-social behaviour, no alternative large recreational green space within short walking distance, possible significant impact on community.
Sports	No playing pitches.
Distance to Green Wedge (m)	540
Distance to allotments (m)	333
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	263
Biodiversity comments	Site mostly amenity grassland but has mature hedgerow on east boundary and some trees on boundary (poor ecology). Mature scrub/woodland on NW boundary with woodland spinney and amenity grassland.
Archaeology comments	Possible Mitigation needed for required
Heritage comments	None
In Conservation Area	no
In Air Quality Management Area	no
Distance to water body	454 ditch
Flood zone	1
Previously developed land	Greenfield
Distance to train station (m)	>2km
Distance to primary school (m)	206
Index of multiple deprivation	1
Mitigation needed for	Trees Poss. archaeological assets

648 Rayleigh Green

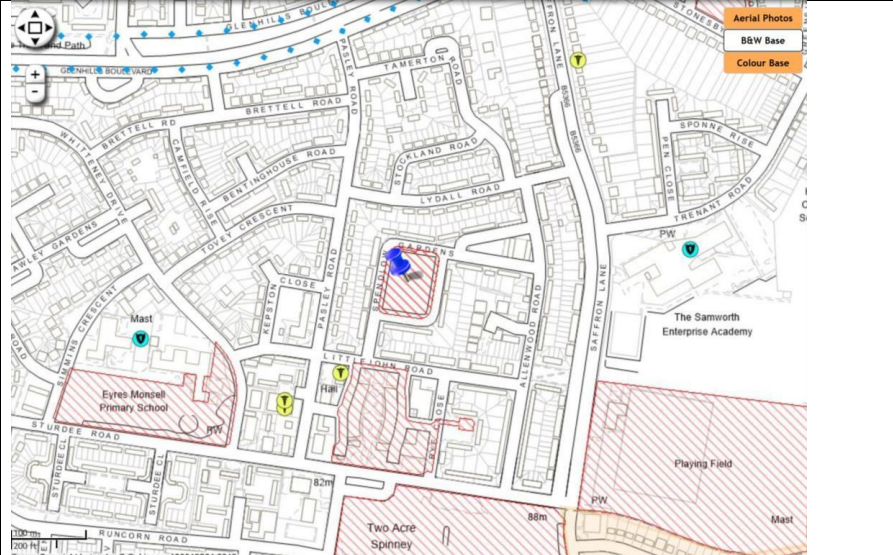
Gross area	0.64	Net area	0.53	Net housing	18
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Distance to GP (m)	728
Parks quantity/quality	Surplus in area and ward. Informal open space, limited recreational value, neighbouring resident complaints re. ball games. Northern area of the ward has a high density of informal greenspace.
Sports	No playing pitches.
Distance to Green Wedge (m)	1640
Distance to allotments (m)	712
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	466
Biodiversity comments	Mainly poor grassland with young plantation spinneys, groups of trees, some scattered individual trees. Low connectivity with ecological network.
Archaeology comments	Close landscape proximity to Iron Age and medieval
Heritage comments	No comments
In Conservation Area	no
In Air Quality Management Area	no
Distance to water body	222 Scraftoft Brook
Flood zone	1
Previously developed land	Greenfield
Distance to train station (m)	>2km
Distance to primary school (m)	305
Index of multiple deprivation	1
Mitigation needed for	Archaeological assets

669 Spendlow Gardens


Gross area	0.61	Net area	0.5	Net housing	11
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Commented [A10]: Moved from App C2. This site was incorrectly included in appendix C2 as the site is included in the Plan

Distance to GP (m)	143
Parks quantity/quality	Area sufficient but ward deficient. Large open site with naturalised area.
Sports	No comment
Distance to Green Wedge (m)	1344
Distance to allotments (m)	889
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	1513
Biodiversity comments	No designation. Existing trees
Archaeology comments	None identified
Heritage comments	None identified
In Conservation Area	no
In Air Quality Management Area	no
Distance to water body	1656 River Soar
Flood zone	1
Previously developed land	Greenfield
Distance to train station (m)	>2km
Distance to primary school (m)	353
Index of multiple deprivation	1
Mitigation needed for	

684 Land adjacent to Evington Leisure Centre					
Gross area	0.53	Net area	0.44	Net housing	15
Distance to GP (m)	139 - adjacent site				
Parks quantity/quality	Site not in OSSR study. Poorly maintained.				
Sports	No loss of playing pitches.				
Distance to Green Wedge (m)	912				
Distance to allotments (m)	851				
Distance to SSSI	>2km				
Distance to Local Wildlife Site (m)	578				
Biodiversity comments	Mainly amenity grassland of low ecology value, young trees of fairly poor value.				
Archaeology comments	No comment				
Heritage comments	Comprehensive postwar development on site				
In Conservation Area	no				
In Air Quality Management Area	no				
Distance to water body	704 Bushby Brook				
Flood zone	1				
Previously developed land	Greenfield				
Distance to train station (m)	>2km				
Distance to primary school (m)	328				
Index of multiple deprivation	>3				
Mitigation needed for					

687 Thurcaston Road / Hadrian Road open space							
Gross area	2.7	Net area	1.69	Net housing	0	employment	0
							
Distance to GP (m)	1208						
Parks quantity/quality	Site is open space and Bewcastle Grove CYPs. Surplus in ward and area. Minimal recreation value or usage.						
Sports	No loss of existing sport pitches and the area is large enough to accommodate future pitches. Sports England objective to allocation of this site as it is the size of a playing field and could be used for that purpose in the future.						
Distance to Green Wedge (m)	432						
Distance to allotments (m)	816						
Distance to SSSI	>2km						
Distance to Local Wildlife Site (m)	780						
Biodiversity comments	Not designated but adjacent to Green Wedge. Street trees and street tree group at SE of site. Linear corridor adjacent to Bedale Dr forms part of extended ecological network, pond present. Playing fields may be a good Biodiversity Opportunity Site to compensate for loss nearby e.g. Redhill Allotments						
Archaeology comments	Iron Age settlement activity attested on site						
Heritage comments	No issues						
In Conservation Area	no						
In Air Quality Management Area	no						
Distance to water body	0 – pond on site						
Flood zone	1						
Previously developed land	Greenfield						
Distance to train station (m)	>2km						
Distance to primary school (m)	262						
Index of multiple deprivation	1						
Mitigation needed for	Playing pitches Archaeological assets Links to green wedge Pond						

Commented [A11]: Moved from App C2. This site was incorrectly included in appendix C2 as the site is included in the Plan

702 Western Golf Course					
Gross area	52.62	Net area	26.3	Net housing	412
Distance to GP (m)	539				
Parks quantity/quality	Area and ward have surplus. If left as public nature area/open space, extensive annual resource for maintenance and management would be required, beyond all budget capacity at present.				
Sports	No loss of sports pitches. Golf club closed.				
Distance to Green Wedge (m)	Site is Green Wedge				
Distance to allotments (m)	1240				
Distance to SSSI	>2km				
Distance to Local Wildlife Site (m)	Most of site is Local Wildlife Site				
Biodiversity comments	LWS with broadleaf woodland, field ponds, veteran trees, mature hedgerows and marsh grassland. Great Crested Newts, bats, badgers etc present.				
Archaeology comments	Archaeological potential identified.				
Heritage comments	No comments				
In Conservation Area	No				
In Air Quality Management Area	No				
Distance to water body	Ponds on site				
Flood zone	1				
Previously developed land	Greenfield				
Distance to train station (m)	>2km				
Distance to primary school (m)	816				
Index of multiple deprivation	2				
Mitigation needed for	Green Wedge Local Wildlife Site, biodiversity Archaeological potential Ponds re. runoff, contamination				

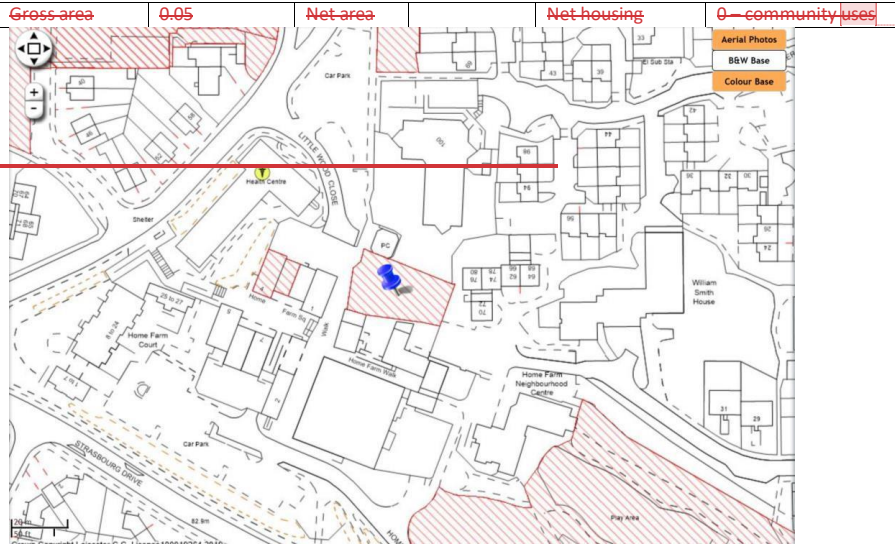
Commented [A12]: Moved from App C2. This site was incorrectly included in appendix C2 as the site is included in the Plan.

715 Land north of Gartree Road					
Gross area	2.36	Net area	1.48	Net housing	35
Distance to GP (m)	794				
Parks quantity/quality	Not identified in OSSR 2017 study. Area and ward surplus in provision. Leased land for grazing.				
Sports	Not a playing field.				
Distance to Green Wedge (m)	0 - site is a Green Wedge				
Distance to allotments (m)	965				
Distance to SSSI	>2km				
Distance to Local Wildlife Site (m)	0 - site is a Local Wildlife Site				
Biodiversity comments	Whole site is a LWS of significant value				
Archaeology comments	Bisected by line of Roman road, close to or part of former POW camp; Iron Age hillfort nearby; remnant ridge and furrow				
Heritage comments	c. 250 metres from the Evington Village CA				
In Conservation Area	no				
In Air Quality Management Area	no				
Distance to water body	60 - ditch leading to Evington Brook				
Flood zone	1				
Previously developed land	Greenfield				
Distance to train station (m)	>2km				
Distance to primary school (m)	884				
Index of multiple deprivation	>3				
Mitigation needed for	Green Wedge Local Wildlife Site Archaeological assets Near Conservation Area Near Evington Brook re. runoff				

718 The Paddock, Glenfield Hospital, Hallgate Drive					
Gross area	4.5	Net area	2.8	Net housing	84
Distance to GP (m)	936				
Parks quantity/quality	Not in OSSR				
Sports	No playing pitch visible on aerial imagery.				
Distance to Green Wedge (m)	Site is Green Wedge				
Distance to allotments (m)	1170				
Distance to SSSI	>2km				
Distance to Local Wildlife Site (m)	214				
Biodiversity comments	BES. Some boundary trees but no TPOs, but this doesn't mean that they don't have a significant positive impact on biodiversity.				
Archaeology comments	Ridge and furrow				
Heritage comments	Includes part of the Locally Listed Former Leicester Frith Farm, c. 130 metres from the Locally Listed Gilroes Cemetery				
In Conservation Area	No				
In Air Quality Management Area	No				
Distance to water body	93 (pond)				
Flood zone	1				
Previously developed land	Greenfield				
Distance to train station (m)	>2km				
Distance to primary school (m)	454				
Index of multiple deprivation	3				
Mitigation needed for	Green Wedge Tree Preservation Order trees Ridge and furrow, poss. other archaeological assets Leicester Frith Farm				

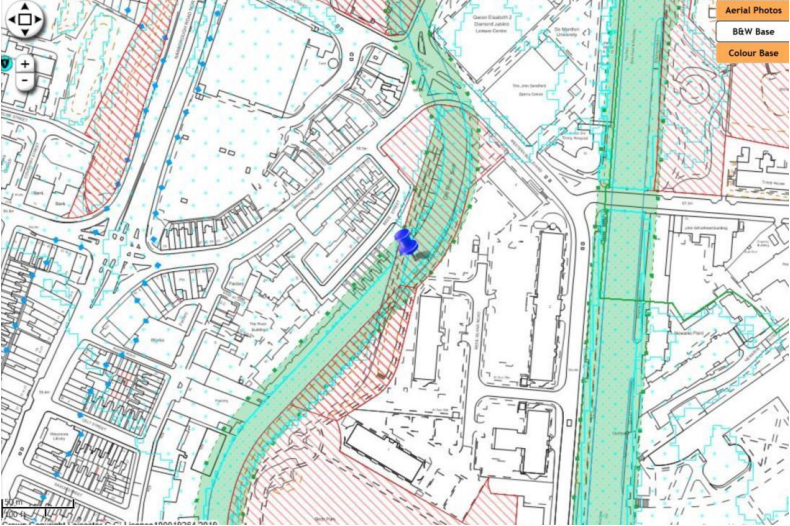
Commented [A13]: Moved from App C2. This site was incorrectly included in appendix C2 as the site is included in the Plan

956 Site of 11 Old Barn Walk



Commented [A14]: Moved to App C2. This site was removed from the Plan at Regulation 19 stage.

Distance to GP (m)	64
Parks quantity/quality	Not in GSSA
Sports	No playing pitches visible on satellite imagery
Distance to Green Wedge (m)	1293
Distance to allotments (m)	1065
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	823
Biodiversity comments	No designation - Trees
Archaeology comments	Listed buildings
Heritage comments	Abuts the Grade II Listed Home Farm on Strasbourg Drive
In Conservation Area	No
In Air Quality Management Area	No
Distance to water body	303 ditch
Flood zone	1
Previously developed land	Brownfield
Distance to train station (m)	>1km
Distance to primary school (m)	425
Index of multiple deprivation	1
Mitigation needed for	Archaeological and heritage assets

960 Open space west of Bede Island Road (Braunstone Gate)			
Gross area	0.85	Net area	0.7
		Net housing	5
			
Distance to GP (m)	357		
Parks quantity/quality	0.4ha of natural green space, 0.04ha park and garden. Area and ward are in deficit. There are draft plans for S106 funding to be allocated to this site for some landscape improvements		
Sports	No comment		
Distance to Green Wedge (m)	1800		
Distance to allotments (m)	1238		
Distance to SSSI	>2km		
Distance to Local Wildlife Site (m)	0 - includes River Soar. LWS makes up about 60% of site area		
Biodiversity comments	LWS of Soar. Forms part of strategic river corridor.		
Archaeology comments			
Heritage comments	Locally Listed GCR Bridge Over River Soar, c. 75 metres from the Grade II Listed Newark Bridge and the Castle Conservation Area, c. 110 metres from the Scheduled Monument of Leicester Castle and Magazine Gateway, adjacent a range of Locally Listed assets		
In Conservation Area	no		
In Air Quality Management Area	no		
Distance to water body	0 - includes River Soar		
Flood zone	More than half of site is zone 2, some in 3a/b		
Previously developed land	Greenfield		
Distance to train station (m)	1363		
Distance to primary school (m)	307		
Index of multiple deprivation	2		
Mitigation needed for	Riverside corridor (parks) Local Wildlife Site Heritage assets River Soar re. runoff Flooding		

961 Welford Road playing fields, after 614 Welford Road

Gross area	3.8	Net area	2.38	Net housing	14
Distance to GP (m)	328				
Parks quantity/quality	Sufficient supply in area and ward. Development of the site would result in the loss of non-OSSR open space.				
Sports	Football pitch on site. Possible other pitches on site.				
Distance to Green Wedge (m)	Site is Green Wedge. On edge of built-up area				
Distance to allotments (m)	706				
Distance to SSSI	>2km				
Distance to Local Wildlife Site (m)	0 - adjacent				
Biodiversity comments	TPOs along western edge of site. Green Wedge and BES. Directly adjacent to Knighton Park and Saffron Brook. Forms part of extensive ecological network.				
Archaeology comments	Ridge and furrow				
Heritage comments	Adjacent the Locally Listed Palmerston Way				
In Conservation Area	no				
In Air Quality Management Area	no				
Distance to water body	0 - Saffron Brook adj				
Flood zone	Most of the site is zone 2 or 3				
Previously developed land	Greenfield				
Distance to train station (m)	>2km				
Distance to primary school (m)	381				
Index of multiple deprivation	>3				
Mitigation needed for	Sports provision Green Wedge Biodiversity: BES, TPOs, ecological network Archaeological and heritage assets Saffron Brook re. runoff Flooding				

962 Amenity land between Coleman Road and Goodwood Road (east of Hazelnut Close and Ellwood Close)

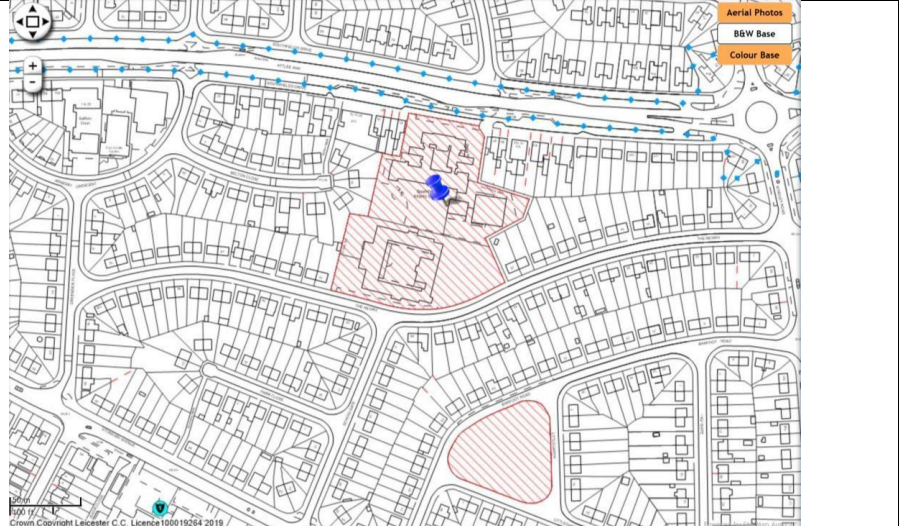
Gross area	0.26	Net area	0.26	Net housing	9
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Distance to GP (m)	772
Parks quantity/quality	Area and ward surplus in provision. Not suitable for development – mature trees
Sports	Not a playing field site
Distance to Green Wedge (m)	1157
Distance to allotments (m)	515
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	139
Biodiversity comments	Street trees group on N of site, street trees on S of site. TPO trees on W boundary of site. BES - broadleaf woodland with TPOs - priority habitat and surrounded on all sides with very limited opportunities. Could be used as Biodiversity Opportunity Site to compensate for loss of biodiversity nearby.
Archaeology comments	No archaeological concerns
Heritage comments	Adjacent to Locally Listed Whitehall Primary School
In Conservation Area	No
In Air Quality Management Area	yes - about one third of site
Distance to water body	1315 Bushby Brook
Flood zone	1
Previously developed land	Greenfield
Distance to train station (m)	>2km
Distance to primary school (m)	227
Index of multiple deprivation	2
Mitigation needed for	Trees, woodland, TPO Air Quality Management Area

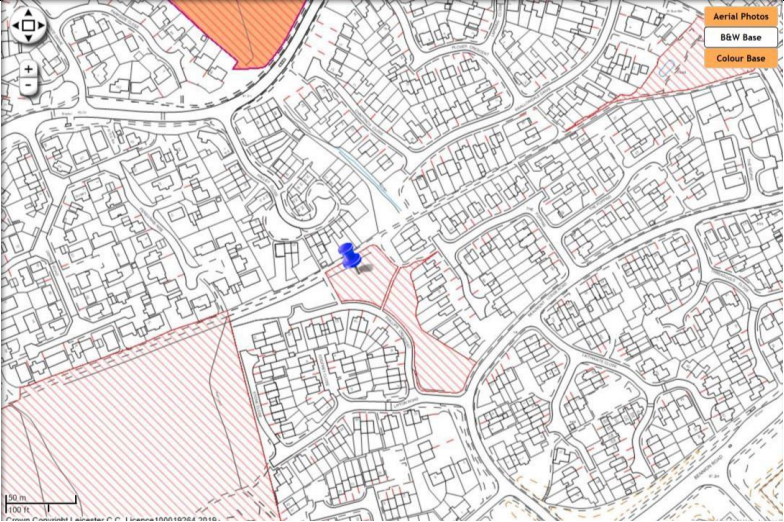
963 Southfields Infant School and Newry Specialist Learning Centre

Gross area	1.2	Net area	1.03	Net housing	35
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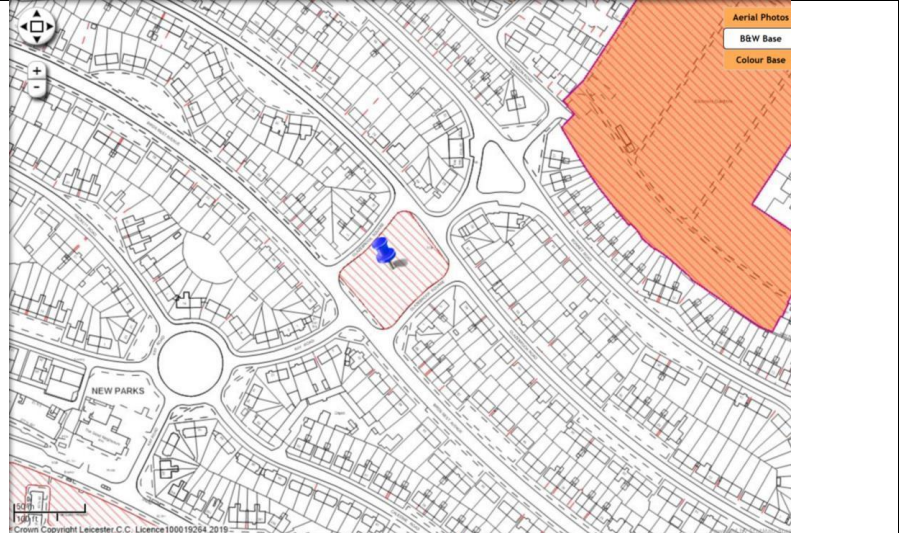
Distance to GP (m)	567
Parks quantity/quality	n/a brownfield site
Sports	No sport pitches
Distance to Green Wedge (m)	1271
Distance to allotments (m)	980
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	1030
Biodiversity comments	No designation. Trees.
Archaeology comments	No comment
Heritage comments	c. 1950 school of local architectural and historic merit, landmark status within the contemporary residential development on site
In Conservation Area	no
In Air Quality Management Area	adjacent
Distance to water body	949 Saffron Brook
Flood zone	1
Previously developed land	Brownfield
Distance to train station (m)	>2km
Distance to primary school (m)	285
Index of multiple deprivation	1
Mitigation needed for	Adjacent Air Quality Management Area

992 Woodstock Road					
Gross area	0.15	Net area	0.15	Net housing	5
					
Distance to GP (m)	850				
Parks quantity/quality	Not OSSR. Area and ward in surplus.				
Sports	No comment				
Distance to Green Wedge (m)	488				
Distance to allotments (m)	573				
Distance to SSSI	>2km				
Distance to Local Wildlife Site (m)	412				
Biodiversity comments	Mature trees. Not designated but 50% tree cover.				
Archaeology comments	None				
Heritage comments	None				
In Conservation Area	no				
In Air Quality Management Area	no				
Distance to water body	528 ditch				
Flood zone	1				
Previously developed land	Greenfield				
Distance to train station (m)	>2km				
Distance to primary school (m)	189				
Index of multiple deprivation	1				
Mitigation needed for	Trees				

1001 Phillips Crescent					
Gross area	0.14	Net area	0.14	Net housing	5
					
Distance to GP (m)	351				
Parks quantity/quality	Site included in OSSR as an amenity greenspace. Area and ward in surplus. The quality of other green sites in the ward is lacking.				
Sports	No playing pitch visible from satellite imagery.				
Distance to Green Wedge (m)	170				
Distance to allotments (m)	>2km				
Distance to SSSI	>2km				
Distance to Local Wildlife Site (m)	476				
Biodiversity comments	2 TPO trees, several other trees but not TPO				
Archaeology comments	No archaeological concerns				
Heritage comments	No heritage assets on or adjacent to the site				
In Conservation Area	no				
In Air Quality Management Area	no				
Distance to water body	298 drain				
Flood zone	1				
Previously developed land	Greenfield				
Distance to train station (m)	>2km				
Distance to primary school (m)	363				
Index of multiple deprivation	3				
Mitigation needed for	Trees, TPOs Ecological network				

1007 Glazebrook Square

Gross area	0.33	Net area	0.33	Net housing	12
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Distance to GP (m)	450
Parks quantity/quality	Sufficient amenity greenspace within the ward. There does not appear to be a quality assessment for this site.
Sports	No loss of playing pitches.
Distance to Green Wedge (m)	518
Distance to allotments (m)	153
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	493
Biodiversity comments	No designation. No TPO trees.
Archaeology comments	Archaeology DBA and possible evaluation
Heritage comments	No heritage issues
In Conservation Area	no
In Air Quality Management Area	no
Distance to water body	1912 River Soar
Flood zone	1
Previously developed land	Greenfield
Distance to train station (m)	>2km
Distance to primary school (m)	439
Index of multiple deprivation	1
Mitigation needed for	Possible archaeological assets

1030 Land to the west of Dysart Way					
Gross area	0.25	Net area	0.25	Net housing	9
Distance to GP (m)	200				
Parks quantity/quality	Loss of open space in area of deficiency (ward and area)				
Sports	No sport pitches				
Distance to Green Wedge (m)	>2km				
Distance to allotments (m)	1378				
Distance to SSSI	>2km				
Distance to Local Wildlife Site (m)	971				
Biodiversity comments	Not designated, but has large number of mature trees - for GI - likely benefits air quality, flooding, visual amenity and biodiversity in otherwise very hard landscaped and built development				
Archaeology comments	No comment				
Heritage comments	c. 70 metres south form the Locally Listed Durham Ox Pub				
In Conservation Area	no				
In Air Quality Management Area	yes				
Distance to water body	200 Willow Brook				
Flood zone	1				
Previously developed land	Greenfield				
Distance to train station (m)	1104				
Distance to primary school (m)	254				
Index of multiple deprivation	1				
Mitigation needed for	Air Quality Management Area Mature trees				

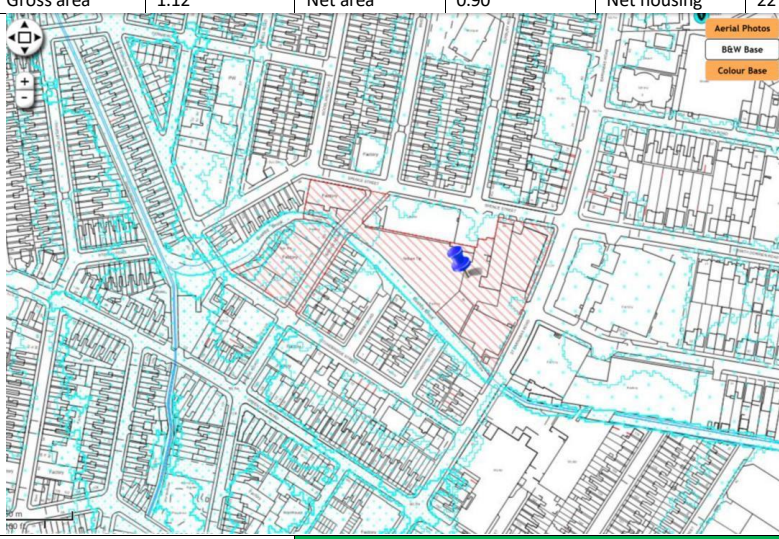
1034 Forest Lodge Education Centre, Charnor Road

Gross area	0.91	Net area	0.75	Net housing	26
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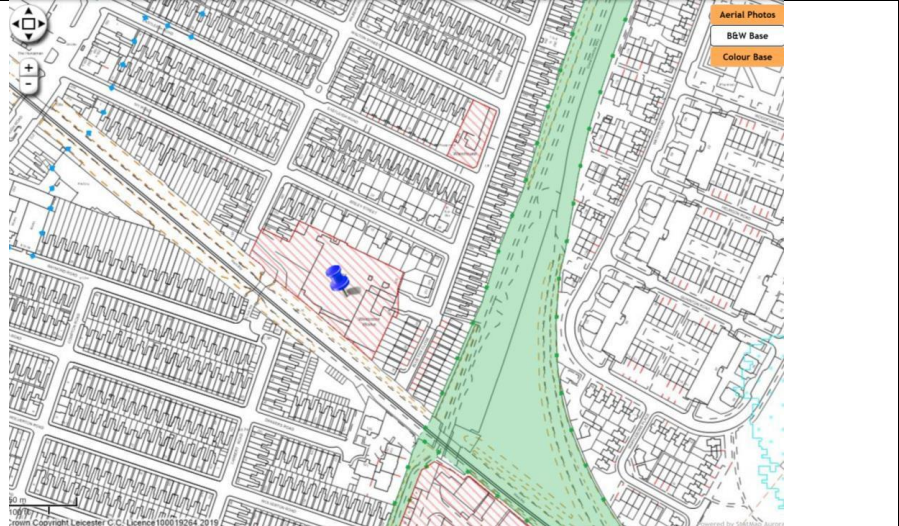
Distance to GP (m)	369
Parks quantity/quality	Not designated green space
Sports	No loss of playing pitches or sports facilities
Distance to Green Wedge (m)	1277
Distance to allotments (m)	988
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	358
Biodiversity comments	Some trees, none TPO. No other known biodiversity assets
Archaeology comments	No concerns
Heritage comments	Not formally designated heritage asset yet a building of historic / architectural and communal value; built c. 1955 by the city's authorities.
In Conservation Area	No
In Air Quality Management Area	No
Distance to water body	1666 Rothley Brook
Flood zone	1
Previously developed land	Brownfield
Distance to train station (m)	>2km
Distance to primary school (m)	118
Index of multiple deprivation	1
Mitigation needed for	Heritage asset (unlisted) Trees, potential bats

1035 VRRE / Gipsy Lane					
Gross area	0.41	Net area	0.34	Net housing	12
Distance to GP (m)	864				
Parks quantity/quality	Site is not open space				
Sports	No loss of playing pitches or sports facilities				
Distance to Green Wedge (m)	153				
Distance to allotments (m)	585				
Distance to SSSI	774				
Distance to Local Wildlife Site (m)	627				
Biodiversity comments	Developed site, but is located south of SSSI. Also adjacent to Towers Park and green road verges of Victoria Rd East (ecological network to consider).				
Archaeology comments	No concerns				
Heritage comments	Building of some architectural / historic merit - built c.1950 as the Engineering Works (Scientific Instruments); c. 85 metres from the Grade II Listed Towers Hospital complex				
In Conservation Area	No				
In Air Quality Management Area	No				
Distance to water body	155 drain				
Flood zone	1				
Previously developed land	Brownfield				
Distance to train station (m)	>2km				
Distance to primary school (m)	379				
Index of multiple deprivation	2				
Mitigation needed for	Heritage assets Ecological corridor				

1037 Spence Street					
Gross area	1.12	Net area	0.90	Net housing	22
					
Distance to GP (m)	363				
Parks quantity/quality	Site is not a green space				
Sports	No sport pitches on site				
Distance to Green Wedge (m)	1433				
Distance to allotments (m)	733				
Distance to SSSI	>2km				
Distance to Local Wildlife Site (m)	>2km				
Biodiversity comments	Developed site - but dissected by Bushby Brook/Willow Brook. Structure is highly modified and currently of low ecological value, but may act as foraging corridor for bats and local value for waterfowl.				
Archaeology comments	No concerns				
Heritage comments	Adjacent the Locally Listed Former Chilprufe Factory and the LL Former GCM Factory				
In Conservation Area	no				
In Air Quality Management Area	no				
Distance to water body	0 Bushby Brook runs through site				
Flood zone	Western part of site in flood zone 3				
Previously developed land	Brownfield				
Distance to train station (m)	1786				
Distance to primary school (m)	238				
Index of multiple deprivation	2				
Mitigation needed for	Bushby Brook re. runoff, biodiversity Flooding, esp. western part of site				

1039 Bisley Street / Western Road

Gross area	0.6	Net area	0.49	Net housing	17
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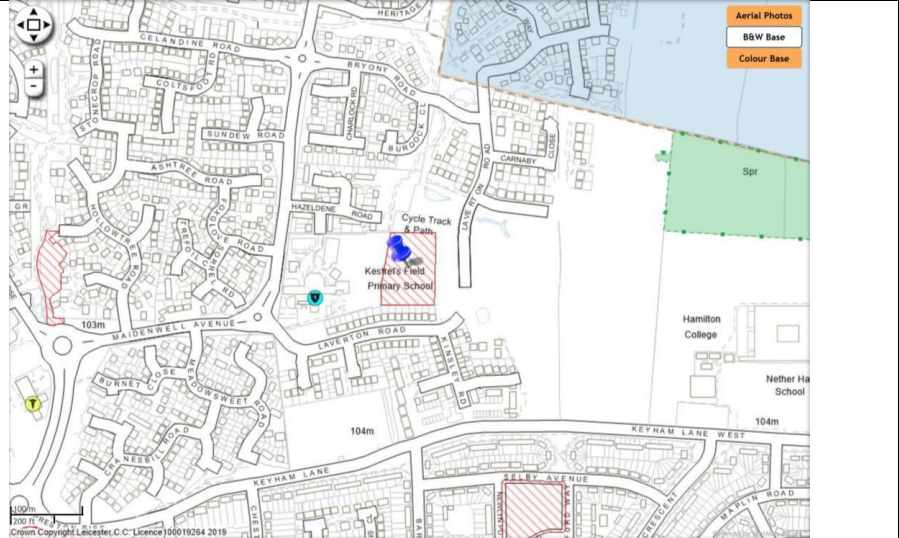


Distance to GP (m)	338
Parks quantity/quality	Site is not an open space
Sports	No loss of playing pitches or sports facilities
Distance to Green Wedge (m)	887
Distance to allotments (m)	725
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	89
Biodiversity comments	Area is developed but is located at junction of Main Line and Ivanhoe railway lines which is a BES and forms part of a strategic green ecological network.
Archaeology comments	No concerns
Heritage comments	No comment
In Conservation Area	no
In Air Quality Management Area	no
Distance to water body	367 River Soar
Flood zone	1
Previously developed land	Brownfield
Distance to train station (m)	>2km
Distance to primary school (m)	465
Index of multiple deprivation	2
Mitigation needed for	Ecological corridor

1040 Mountain Road							
Gross area	2.1	Net area	1.3	Net housing	0	0 - employment	0
Distance to GP (m)	1588						
Parks quantity/quality	Site not mentioned in OSSR						
Sports	No loss of playing pitches or sports facilities						
Distance to Green Wedge (m)	327. Close to edge of built-up area						
Distance to allotments (m)	1964						
Distance to SSSI	822						
Distance to Local Wildlife Site (m)	0 - Site is Local Wildlife Site						
Biodiversity comments	Site is LWS. NW boundary formed by Melton Brook. Site contains areas of species-rich grassland and is a valuable area for insects. Wet woodland also present on site within flood relief area. Good biodiversity.						
Archaeology comments	No concerns						
Heritage comments	No comment						
In Conservation Area	no						
In Air Quality Management Area	no						
Distance to water body	0 adj flood relief area and Melton Brook						
Flood zone	About 25% of site is flood zone 2. Access to site is zone 2. Adjacent flood meadow						
Previously developed land	Greenfield						
Distance to train station (m)	>2km						
Distance to primary school (m)	872						
Index of multiple deprivation	3						
Mitigation needed for	Local Wildlife Site – marshland, flood meadow Melton Brook re. runoff Archaeological comments missing Flooding Remote site relatively far from amenities						

1041 Land off Hazeldene Road adj Kestrel's Field Primary School

Gross area	0.74	Net area	0.61	Net housing	21
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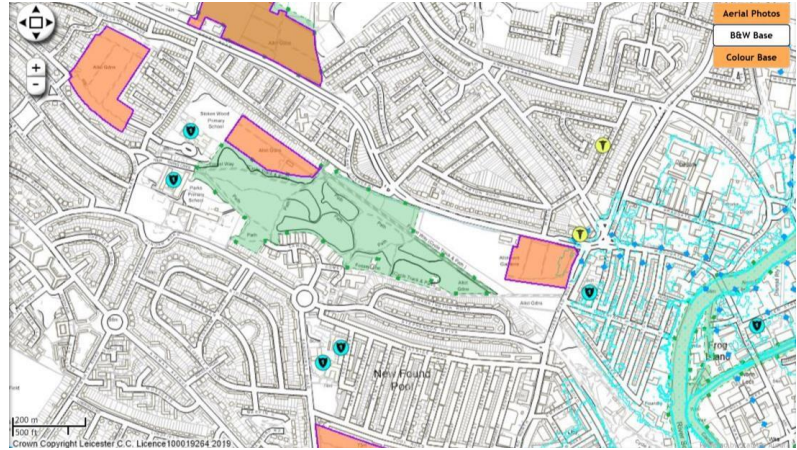
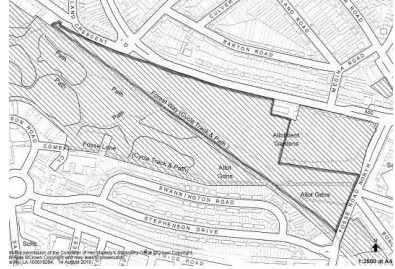
Distance to GP (m)	546
Parks quantity/quality	Not in OSSR / not a designated Green Space
Sports	No loss of playing pitches or sports facilities
Distance to Green Wedge (m)	1130
Distance to allotments (m)	602
Distance to SSSI	1762
Distance to Local Wildlife Site (m)	360
Biodiversity comments	Trees adjacent to west boundary include one TPO tree. Species-rich hedgerow forms boundary to west which is a pLWS and retained as part of Hamilton development to contribute to ecological network within the area
Archaeology comments	Adjacent to known Late Iron Age and Roman settlement activity
Heritage comments	No comment
In Conservation Area	no
In Air Quality Management Area	no
Distance to water body	99 balancing pond
Flood zone	1
Previously developed land	Greenfield
Distance to train station (m)	>2km
Distance to primary school (m)	127
Index of multiple deprivation	1
Mitigation needed for	Hedgerow Adjacent archaeology

1042 Land off Heacham Drive (Phase 2) (former playing fields)

Gross area	2.4	Net area	1.5	Net housing	53
Distance to GP (m)	524				
Parks quantity/quality	Not in OSSR but designated Green Space. Sufficient open space in both area and ward. Quality of space not mentioned in Parks Assessment. Open space provided as part of the previous development is inadequate to address the needs of additional residents.				
Sports	Playing Pitch Strategy refers to this site as being redundant playing fields.				
Distance to Green Wedge (m)	450				
Distance to allotments (m)	1023				
Distance to SSSI	>2km				
Distance to Local Wildlife Site (m)	412				
Biodiversity comments	Some trees but not TPO. Need to consider site-wide green infrastructure and connectivity to surrounding areas.				
Archaeology comments	Site of archaeological interest (deer park)				
Heritage comments	No other concerns				
In Conservation Area	no				
In Air Quality Management Area	no				
Distance to water body	1515 River Soar				
Flood zone	1				
Previously developed land	Greenfield				
Distance to train station (m)	>2km				
Distance to primary school (m)	432				
Index of multiple deprivation	1				
Mitigation needed for					

1047 Waterside primary school site, Fosse Road North

Gross area	5	Net area		Net housing	n/a
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Distance to GP (m)	315
Parks quantity/quality	Very small section of natural/semi-natural greenspace crosses the site. Stokeswood Park provides natural green space.
Sports	No loss of playing pitches or sports facilities
Distance to Green Wedge (m)	579
Distance to allotments (m)	0 – adjacent
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	0 – western part of site is LWS
Biodiversity comments	Part of site BES. Part of site LWS. Priority habitats present - with species-rich grassland, species-rich hedgerows, mature trees, pond (priority habitats). Badgers prolific and a major constraint.

Commented [A15]: Moved from (former) App C2

Archaeology comments	Locally listed gatehouse in SE corner. Site of former Isolation and Smallpox hospital. Adj former railway line.
Heritage comments	Locally Listed Gatehouse to Former Borough Fever & Smallpox Hospital on site.
In Conservation Area	No
In Air Quality Management Area	No
Distance to water body	0 Gilrose Brook passes across the northern section of the site. Pond on site
Flood zone	1
Previously developed land	Greenfield. Some areas are contaminated land on former allotments.
Distance to train station (m)	>2km
Distance to primary school (m)	364
Index of multiple deprivation	1
Mitigation needed for	Local Wildlife Site with grassland, hedgerows, trees, pond, badgers Archaeology/heritage Gilrose Brook re. runoff

1048 Central Development Area	
Gross area	Net area
Net housing	
Distance to GP (m)	CDA includes GP surgeries
Parks quantity/quality	No relevance to local Parks sites as none are within or in close proximity to these locations.
Sports	No comment
Distance to Green Wedge (m)	~200m
Distance to allotments (m)	adjacent
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	Includes a range of Local Wildlife Sites, notably the ecological corridors along the River Soar and Grand Union Canal
Biodiversity comments	
Archaeology comments	<p>The area covers the historic Late Iron Age, Roman and Medieval settlements, spanning over 2000 years of occupation and settlement evidence. Nationally significant archaeological remains and sites are found within the CDA, as well as important industrial heritage assets. Within the area there are recorded (as a minimum):</p> <ul style="list-style-type: none"> - 1626 monuments, findspots and structures of archaeological and historic interest - 120 locally listed building - 268 listed buildings and structures - 5 scheduled monuments (Abbey Park / Cavendish House, Raw Dykes, Leicester Castle / Magazine Gateway, Jewry Wall and Greyfriars) - 3 registered parks and gardens (Grade II Abbey Park, Grade II New Walk, Grade II Victoria Park); Welford Rd Cemetery (Grade II) is immediately adjacent and virtually surrounded by the CDA - 12 conservation areas (South Highfields, Market Place, Market Street, All Saints, Castle, Greyfriars, Town Hall Square, High Street, Granby Street, Church Gate, New Walk, St George's) <p>Any proposal within this area may have significant heritage implications and archaeological impacts. Some areas will have no to negligible impacts. Risk is assessed as Red, Amber and Green as immediately adjacent to each other may have different risk factors, and individual sites may also be rated Red, Amber and Green.</p>
Heritage comments	<p>Around 250 nationally listed buildings (Grade II, II* and I), 5 Scheduled Monuments (Abbey Park / Cavendish House, Raw Dykes, Leicester Castle / Magazine Gateway, Jewry Wall and Greyfriars), 3 Registered Historic Parks and Gardens (Grade II* Abbey Park, Grade II New Walk, Grade II Victoria Park), 12 Conservation Areas (South Highfields, Market Place, Market Street, All Saints, Castle, Greyfriars, Town Hall</p>

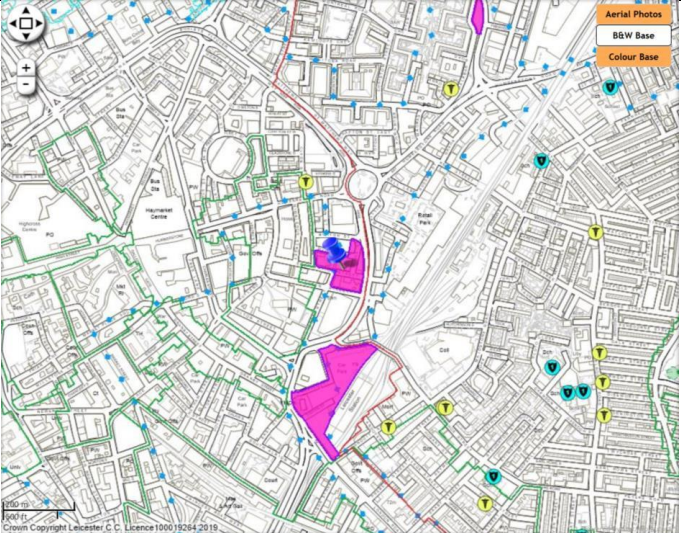
	<p>Square, High Street, Granby Street, Church Gate, New Walk, St George's), over 100 Locally Listed Assets.</p> <p>Particularly valuable in terms of heritage and vulnerable to new development on the whole is the core of the city, as bounded by the inner ring road, with addition of Abbey park, Victoria Park and New Walk; an accumulation of high grade heritage assets is located within the Castle Conservation Area and Grade II* Abbey Park, with most relative accumulation of designated heritage assets in the Grayfriars CA; all development in the area will be located in relative proximity to some heritage assets.</p>
In Conservation Area	Includes 12 Conservation Areas
In Air Quality Management Area	Includes AQMAs
Distance to water body	Includes River Soar and Grand Union Canal
Flood zone	Includes significant areas in flood zones 2 and 3
Previously developed land	Brownfield
Distance to train station (m)	From nearly adjacent to nearly 2km away
Distance to primary school (m)	CDA includes schools
Index of multiple deprivation	1-3
Mitigation	<p>Wildlife sites and ecological corridors</p> <p>Significant heritage and archaeological constraints</p> <p>Conservation Areas</p> <p>Air Quality Management Areas</p> <p>Flooding</p> <p>River and canal re. runoff, contamination</p>

1051 Gilmorton Community Rooms / Hopyard Close Shops			
Gross area	0.26	Net area	0.26
		Net housing	9
Distance to GP (m)	1176		
Parks quantity/quality	No issues- little or no impact on local green space. Site of greenspace was included in SOS project review		
Sports	No existing sport pitches		
Distance to Green Wedge (m)	62		
Distance to allotments (m)	Across road		
Distance to SSSI	>2km		
Distance to Local Wildlife Site (m)	336		
Biodiversity comments	Nearby BES but no designations affecting sites. Limited biodiversity value with short, amenity grass, shrubs and semi-mature trees - negligible bat roost potential.		
Archaeology comments	No constraints		
Heritage comments	No comment		
In Conservation Area	No		
In Air Quality Management Area	No		
Distance to water body	463 Grand Union Canal		
Flood zone	1		
Previously developed land	Brownfield		
Distance to train station (m)	>2km		
Distance to primary school (m)	952		
Index of multiple deprivation	2		
Mitigation needed for			

1052 Railway Station, former sorting office and station car park, Campbell Street	
Gross area	Net area
	Net housing
	n/a
Distance to GP (m)	203
Parks quantity/quality	Not OSSR open space
Sports	No playing pitches on site
Distance to Green Wedge (m)	~600m
Distance to allotments (m)	>2km
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	859
Biodiversity comments	BES adjacent. Limited biodiversity value due to location in city centre, but Peregrine falcons and Black redstarts (Sch 1 species) reported in the area previously.
Archaeology comments	See Heritage
Heritage comments	Grade II Listed assets (London Road Railway Station, two telephone kiosks and gatepiers to former Midland Railway Station); adjacent the South Highfields CA and the Granby Street CA, a range of Grade II Listed assets (YMCA, Nos 128-132) and Locally Listed assets (Swain Road Bridge).
In Conservation Area	Adjacent
In Air Quality Management Area	Yes
Distance to water body	1125 Grand Union Canal
Flood zone	1
Previously developed land	Brownfield
Distance to train station (m)	77 / adjacent
Distance to primary school (m)	529
Index of multiple deprivation	1
Mitigation needed for	Air quality management area Gate piers listed building Heritage assets Adjacent conservation area

Commented [A16]: Sites 1052-1054 moved from (former) App C2

1053 Land at Midland Street, Southampton Street, Nicholas Street and Queen Street

Gross area	1.18	Net area	Net housing	n/a
				
Distance to GP (m)	248			
Parks quantity/quality	Not OSSR open space			
Sports	No existing playing pitch			
Distance to Green Wedge (m)	~600m			
Distance to allotments (m)	>2km			
Distance to SSSI	>2km			
Distance to Local Wildlife Site (m)	1107			
Biodiversity comments	BES adjacent. Limited biodiversity value due to location in city centre, but Peregrine falcons and Black redstarts (Sch 1 species) reported in the area previously.			
Archaeology comments	Negligible to low below-ground archaeological implications			
Heritage comments	Adjacent the St George's Conservation Area; the row of buildings at 22-28 Southampton Street are of heritage significance, most likely dated to early to mid-19th century, with corner Queen Victoria Inn (19th century) still in use as a PH / venue (The Sound House); 62 Nichols Street is also of historic significance, present on 1880s maps, of some architectural merit.			
In Conservation Area	Adjacent			
In Air Quality Management Area	Yes			
Distance to water body	1101 Grand Union Canal			
Flood zone	1			
Previously developed land	Brownfield			
Distance to train station (m)	351			
Distance to primary school (m)	606			
Index of multiple deprivation	1			
Mitigation needed for	Heritage and archaeological assets Air Quality Management Area			

1054 Land west of Anstey Lane – additional NHS parcel					
Gross area	0.5	Net area	0.41	Net housing	14
Distance to GP (m)	885				
Parks quantity/quality	No impact on open space.				
Sports	No sport pitches on site.				
Distance to Green Wedge (m)	In Green Wedge				
Distance to allotments (m)	595				
Distance to SSSI	>2km				
Distance to Local Wildlife Site (m)	365				
Biodiversity comments	Biodiversity Enhancement Site, part of Anstey Lane Green Wedge used for agriculture and pasture. Further assessment needed to determine value of species-richness and diversity of grassland. Mature hedgerow and standard trees, between Local Nature Reserve and Local Wildlife Site. Concern about severance of Green Infrastructure.				
Archaeology comments	Roman Road and Park Pale, DBA and field evaluation needed.				
Heritage comments	Site close to 'Former Leicester Frith Farm', a local heritage asset.				
In Conservation Area	No				
In Air Quality Management Area	no				
Distance to water body	57 drain				
Flood zone	1				
Previously developed land	Greenfield				
Distance to train station (m)	>2km				
Distance to primary school (m)	377				
Index of multiple deprivation	3				
Mitigation needed for	Green Wedge Biodiversity issues, including severance of Green Infrastructure Archaeological assessment needed				

1055 Evita House					
Gross area	0.35	Net area	0.35	Net housing	12
Distance to GP (m)	256				
Parks quantity/quality	In inner area which is OSSR deficiency and ward deficiency. Development would not result in a loss of open space.				
Sports	No sports facilities				
Distance to Green Wedge (m)					
Distance to allotments (m)	1881 (GIS system doesn't include allotments any more, this comes from looking at map)				
Distance to SSSI	>2km				
Distance to Local Wildlife Site (m)	954				
Biodiversity comments	No constraints identified				
Archaeology comments	No comments				
Heritage comments	Post medieval former railway goods shed – listed building. Potential for significant harm.				
In Conservation Area	No				
In Air Quality Management Area	Adjacent				
Distance to water body	695 Willow Brook				
Flood zone	1				
Previously developed land	yes				
Distance to train station (m)	609				
Distance to primary school (m)	303				
Index of multiple deprivation	4				

Mitigation needed for

Listed building
Adjacent Air Quality Management Area

Commented [A17]: This site was to moved to appendix C3 as this is not included in the Local Plan due to being unavailable.

H056 Vulcan House					
Gross area	0.25ha	Net area	0.25ha	Net housing	9
Distance to GP (m)	312				
Parks quantity/quality	Development of site would not have an impact on open space provision. No loss of open space but updates needed to nearby play park.				
Sports	No sports facilities on site				
Distance to Green Wedge (m)					
Distance to allotments (m)	1530 - From looking at map				
Distance to SSSI	>2km				
Distance to Local Wildlife Site (m)	673				
Biodiversity comments	No known constraints				
Archaeology comments	No comments				
Heritage comments	Former Gimsom locally listed building of historic interest. Potential for Mitigation needed for.				
In Conservation Area	No				
In Air Quality Management Area	No				
Distance to water body	440 Willow Brook				
Flood zone	1				
Previously developed land	Brownfield				
Distance to train station (m)	945				
Distance to primary school (m)	123				
Index of multiple deprivation	4				
Mitigation needed for	Listed building				

Commented [A18]: This site was to moved to appendix C3 as this is not included in the Local Plan due to being unavailable.