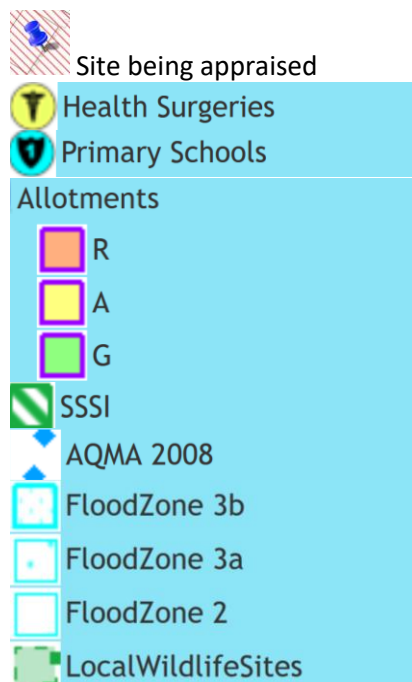


Sustainability appraisal of the draft Leicester Local Plan

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:



The information in this document has been used to support the preparation of the Local Plan. If you need assistance reading this document, or require it in a different format, please contact us via [email planning.policy@leicester.gov.uk](mailto:planning.policy@leicester.gov.uk) or call on 0116 454 0085.

15. Land to south of St Augustine Road / west of Duns Lane

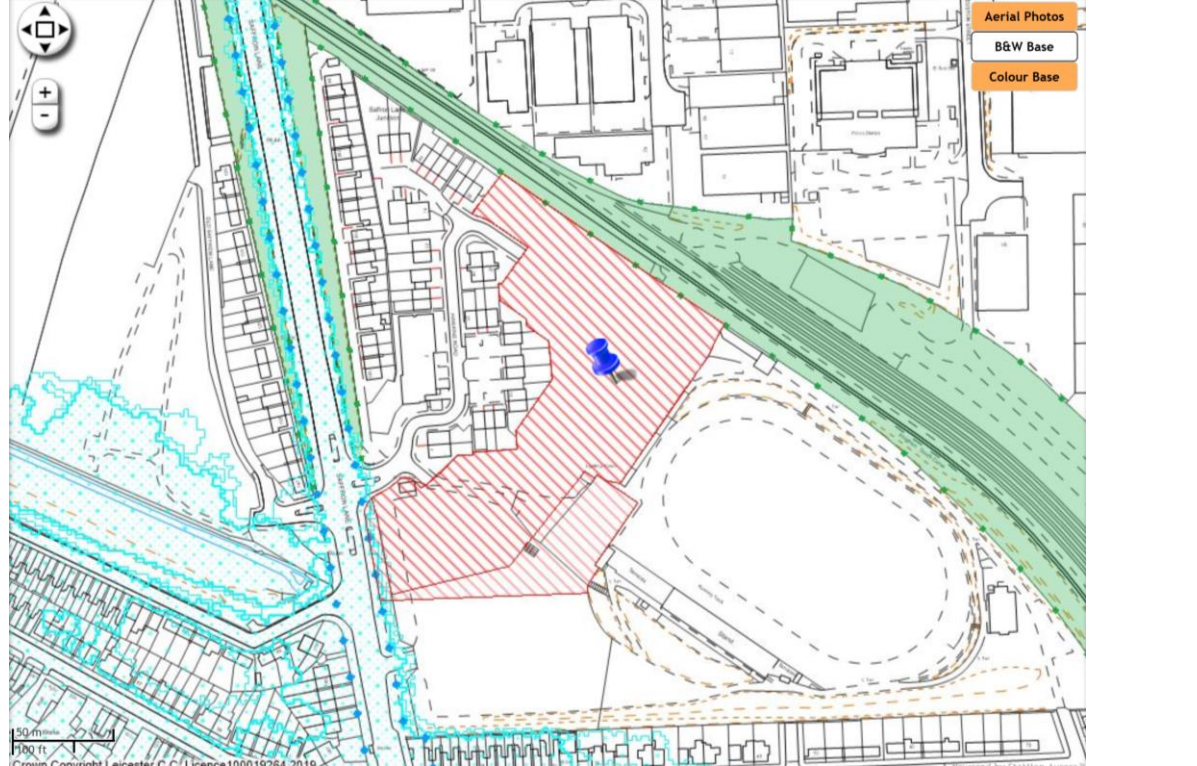
Gross area	2.02	Net area	1.6	Net housing	44
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Distance to GP (m)	405
Parks quantity/quality	No comments
Sports	No comments
Distance to Green Wedge (m)	>2km
Distance to allotments (m)	980
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	0 (Local 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	37
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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

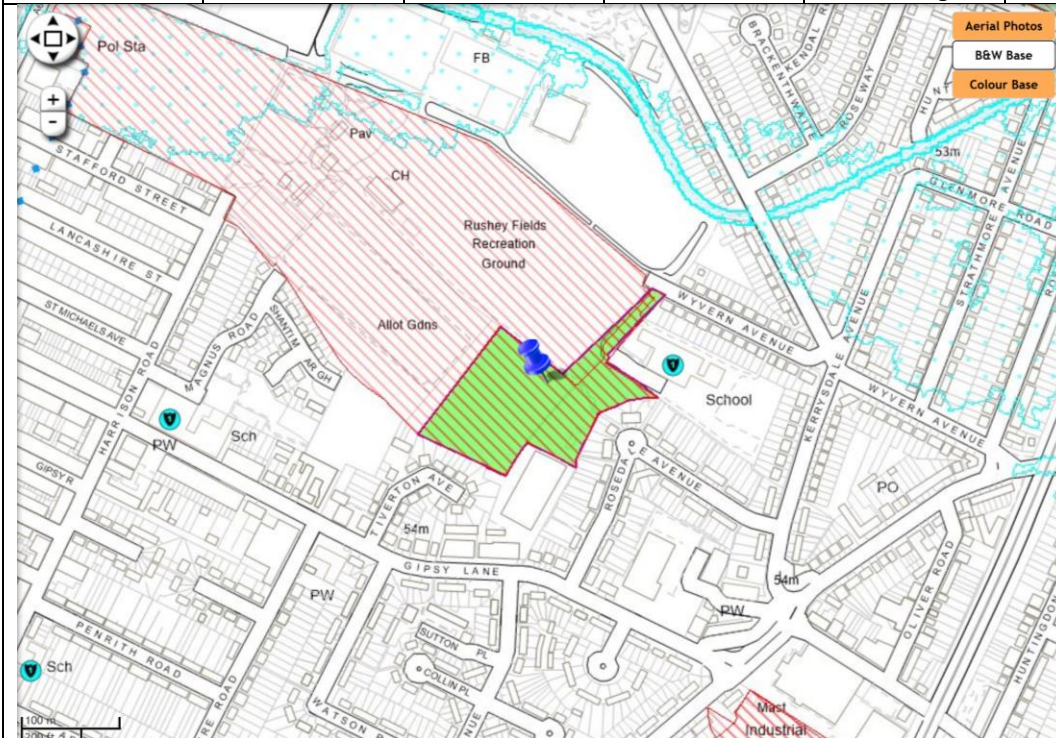
Gross area	2.3	Net area	1.44	Net housing	50
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Distance to GP (m)	603
Parks quantity/quality	Sufficient quantity of natural green space across the ward. Former allotment may perform open space function. Site difficult to access and the site is of poor 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

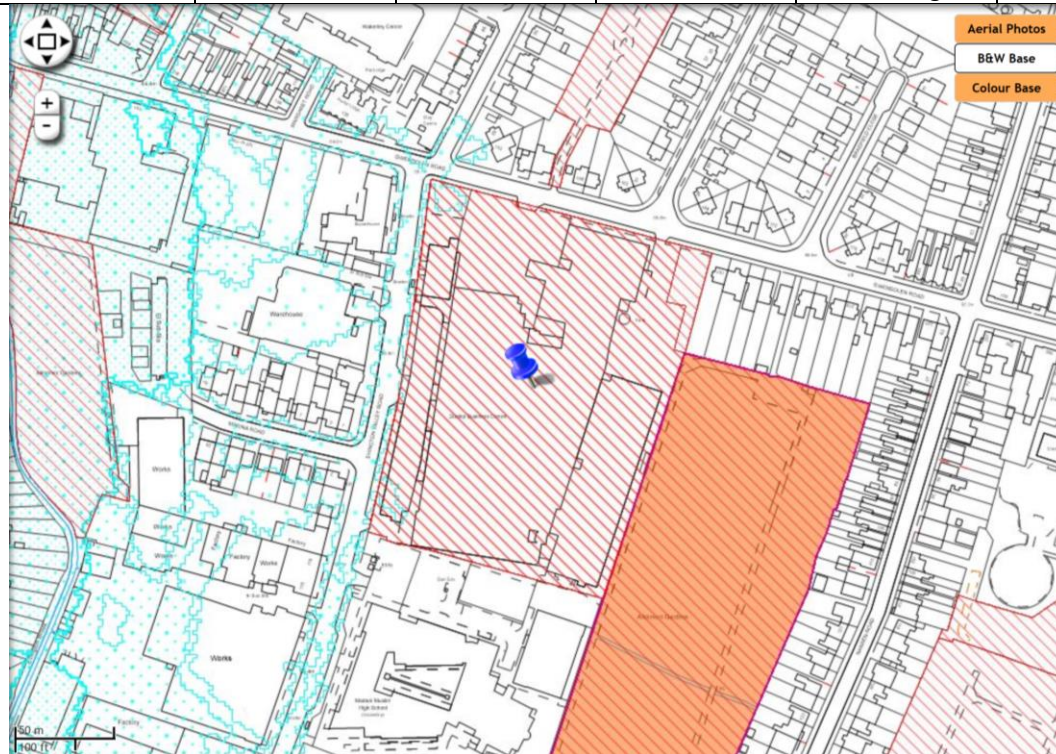
Gross area	1.83	Net area	1.5	Net housing	53
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Distance to GP (m)	695
Parks quantity/quality	Non OSSR space in an area sufficient in open space. Development of site would not result in loss of a good quality open space. Difficult access and potentially 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	52
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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 plain 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

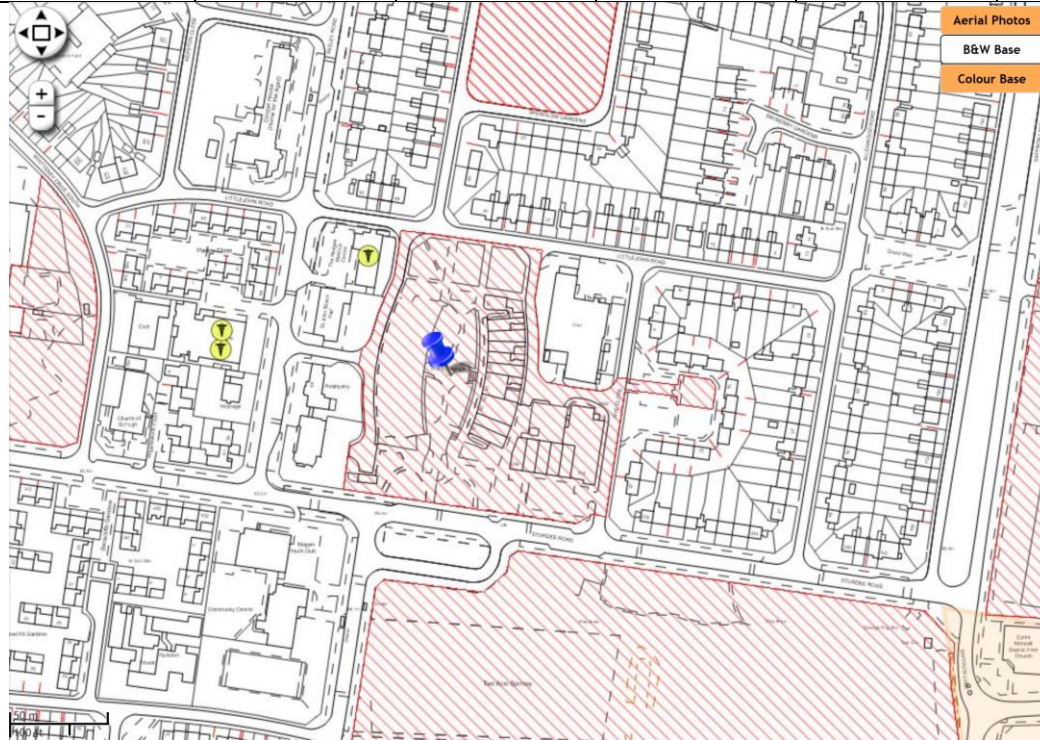
Gross area	0.14	Net area	0.14	Net housing	5
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Distance to GP (m)	205
Parks quantity/quality	No comment
Sports	Derelict land, no current pitches. No concern from sport
Distance to Green Wedge (m)	1318
Distance to allotments (m)	1022
Distance to SSSI	>2km
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

297 Sturdee Road – The Exchange

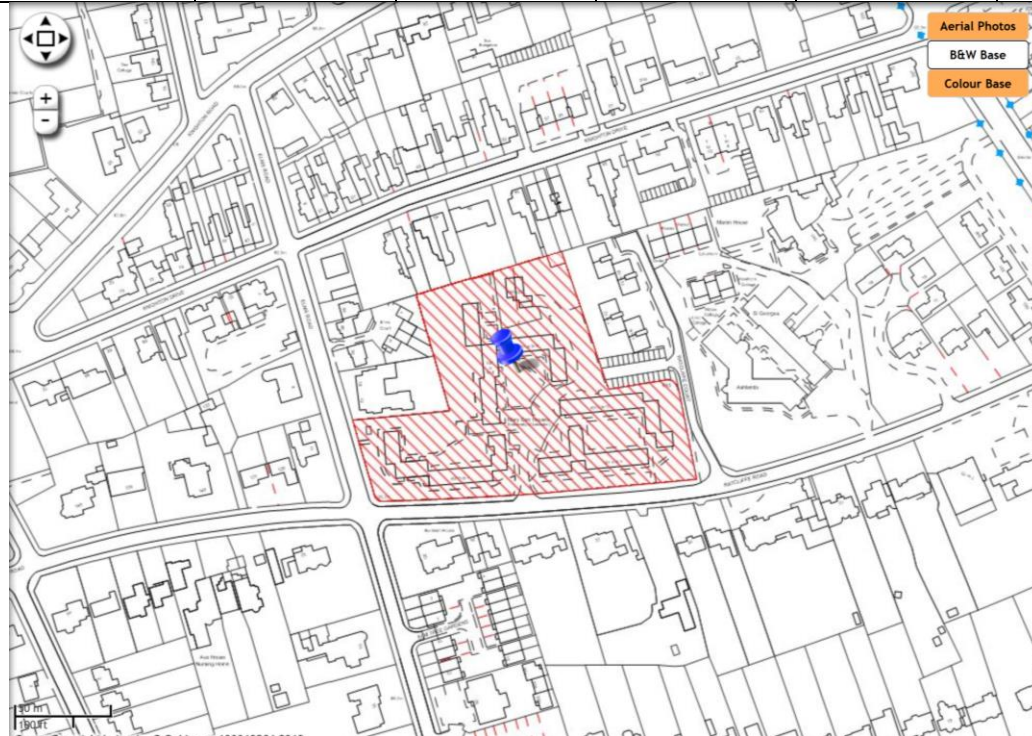
Gross area	0.7	Net area	0.57	Net housing	20
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Distance to GP (m)	0 - adjacent
Parks quantity/quality	No concerns
Sports	No playing pitches
Distance to Green Wedge (m)	1340
Distance to allotments (m)	970
Distance to SSSI	>2km
Distance to Local Wildlife 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

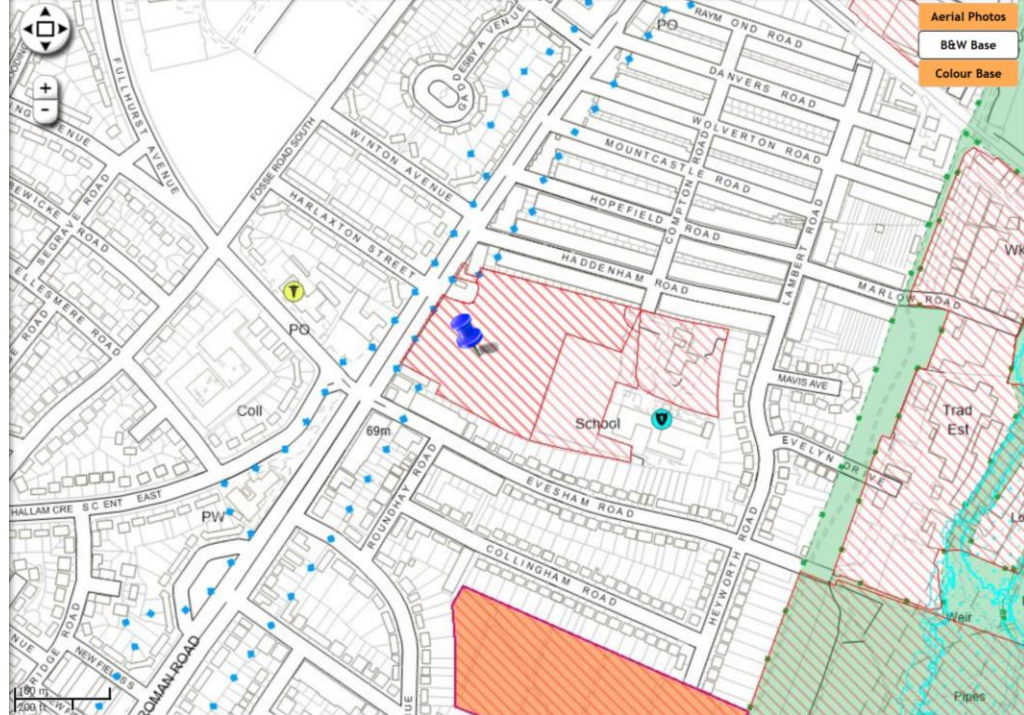
Gross area	1.37	Net area	1.13	Net housing	40
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Distance to GP (m)	604
Parks quantity/quality	Site does not result in loss of open space
Sports	No playing pitches on site
Distance to Green Wedge (m)	1411
Distance to allotments (m)	1144
Distance to SSSI	>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 sits or features of recognised biodiversity or geodiversity importance.
Archaeology comments	No comment
Heritage comments	Site in Stoneygate 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

335 Manor House playing fields – Narborough Road

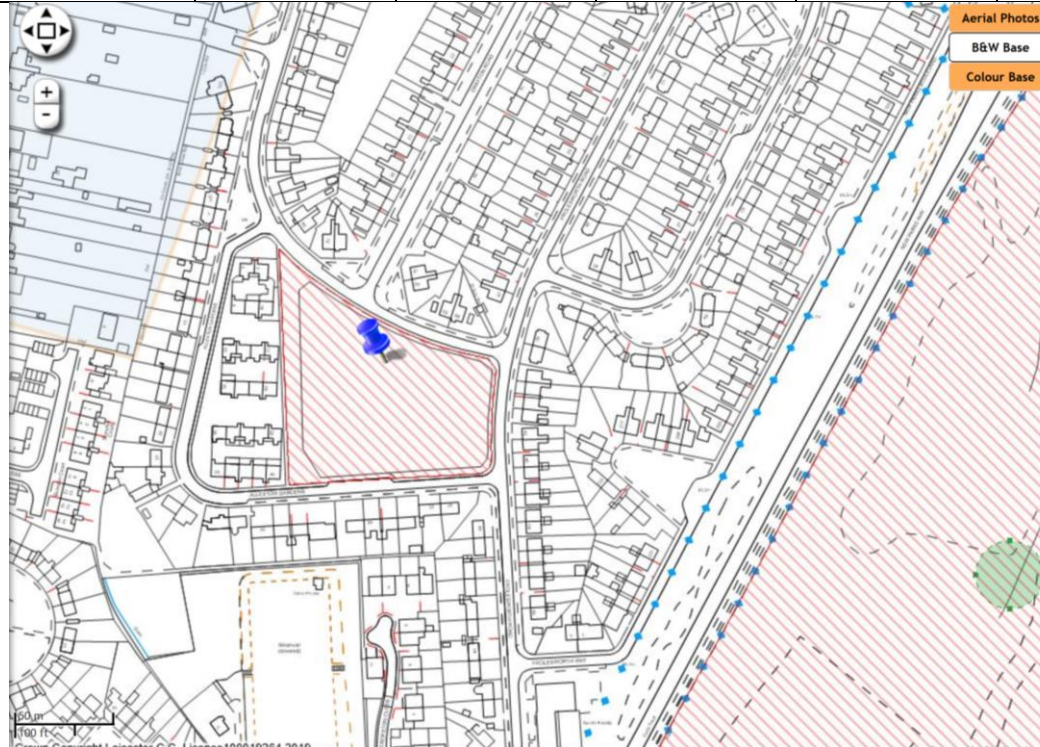
Gross area	2.24	Net area	1.4	Net housing	14
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Distance to GP (m)	203
Parks quantity/quality	Site not defined as open space. Limited spaces of this type locally, possible significant loss to local community in terms of ready access to publicly open green 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

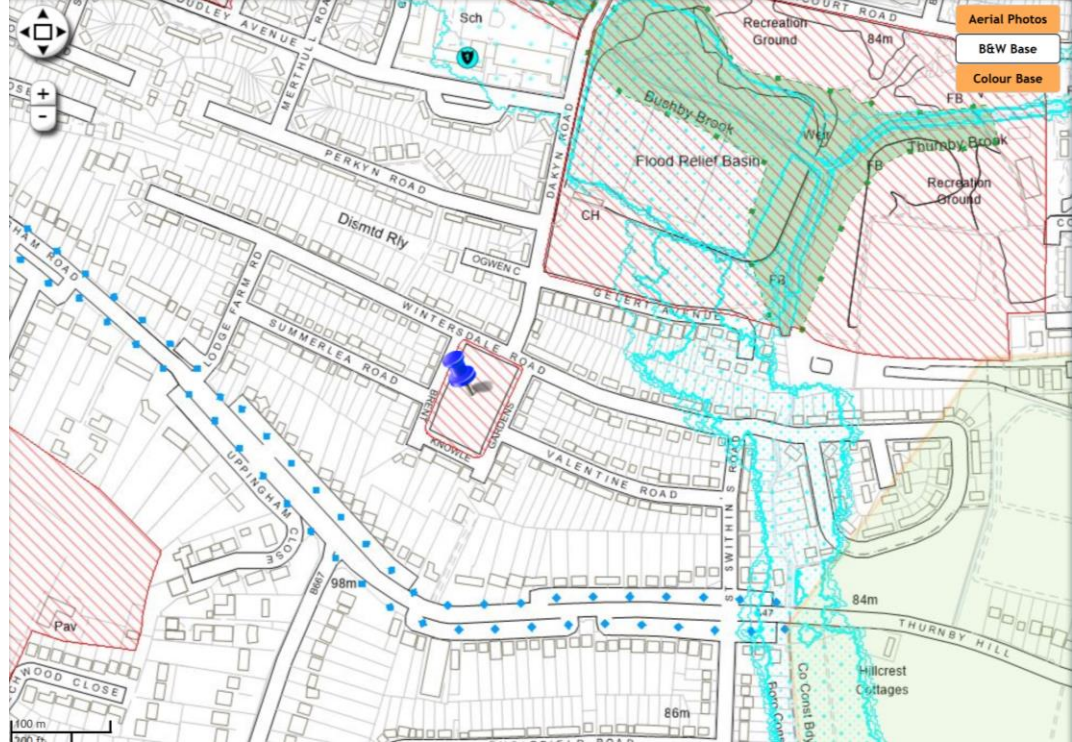
Gross area	0.86	Net area	0.70	Net housing	25
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Distance to GP (m)	668
Parks quantity/quality	Sufficient quantity and quality in ward
Sports	Appears to be playing pitch on site
Distance to Green Wedge (m)	757
Distance to allotments (m)	381
Distance to 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

481 Brent Knowle Gardens

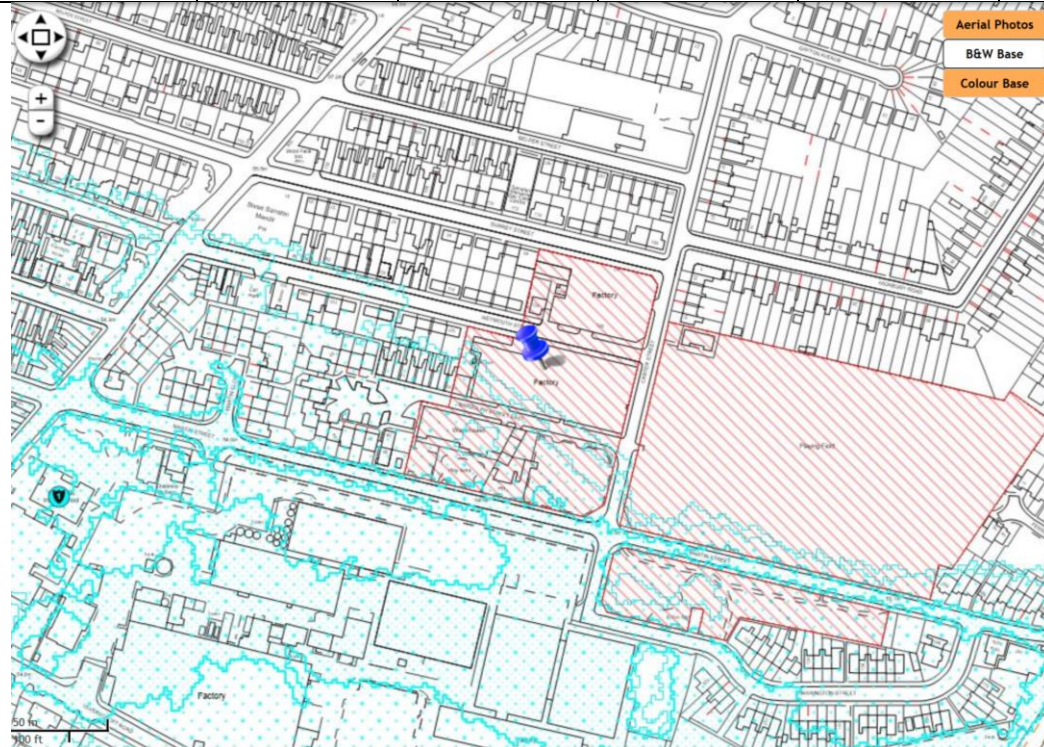
Gross area	0.68	Net area	0.56	Net housing	12
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Distance to GP (m)	690
Parks quantity/quality	Sufficient amount of green space across the area though some deficit in the ward. Development of the site would not result in the loss of a good quality or recently 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

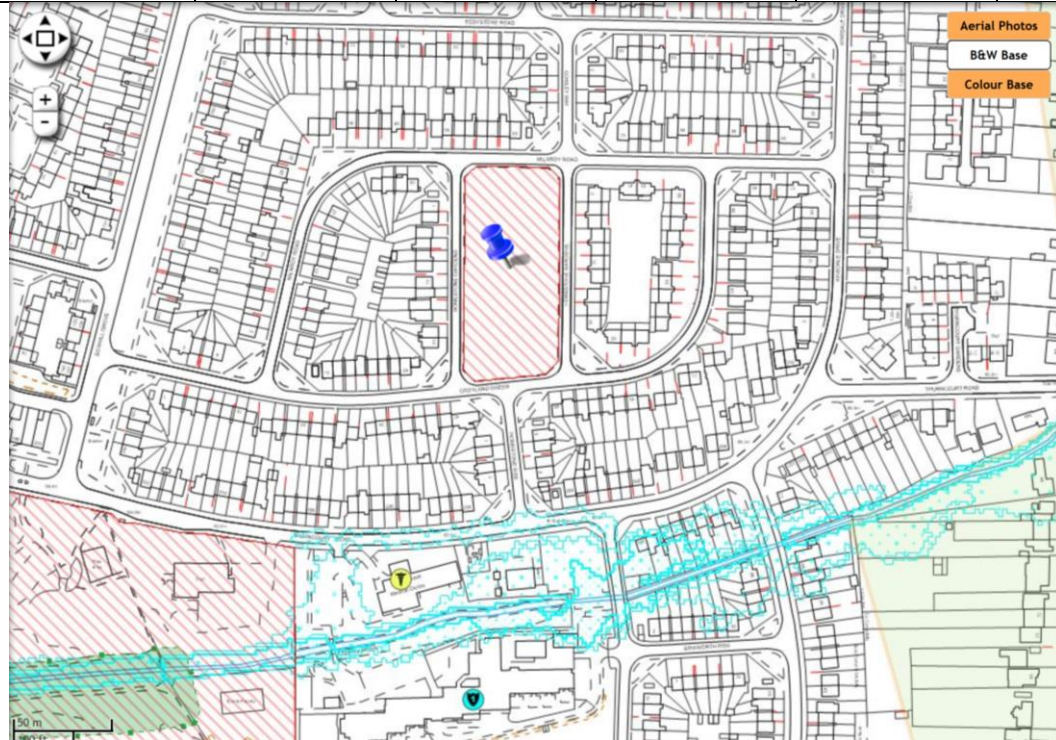
Gross area	1.05	Net area	0.86	Net housing	18
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Distance to GP (m)	282
Parks quantity/quality	Site contains an area defined as CYPs space. But low grade and in need of significant improvement.
Sports	Not used as sports pitch.
Distance to Green Wedge (m)	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

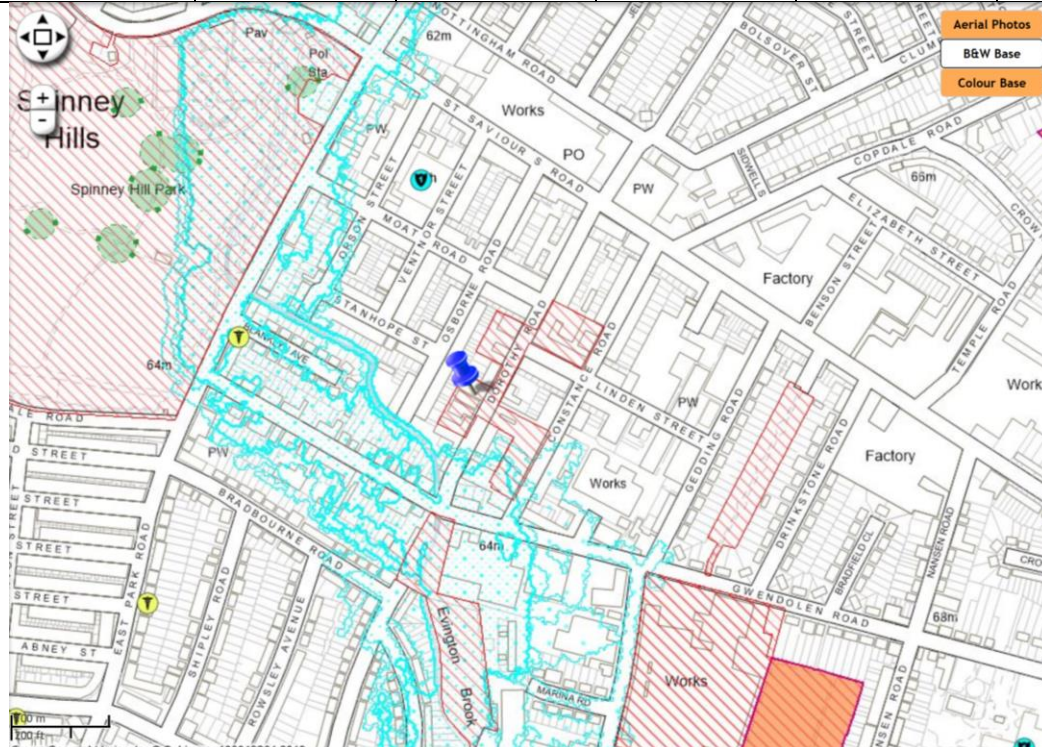
Gross area	0.51	Net area	0.42	Net housing	9
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Distance to GP (m)	165
Parks quantity/quality	Informal open space, well mown and maintained but not special. Some surplus in NE area but Thurncourt is deficient
Sports	No loss of sports pitch.
Distance to 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

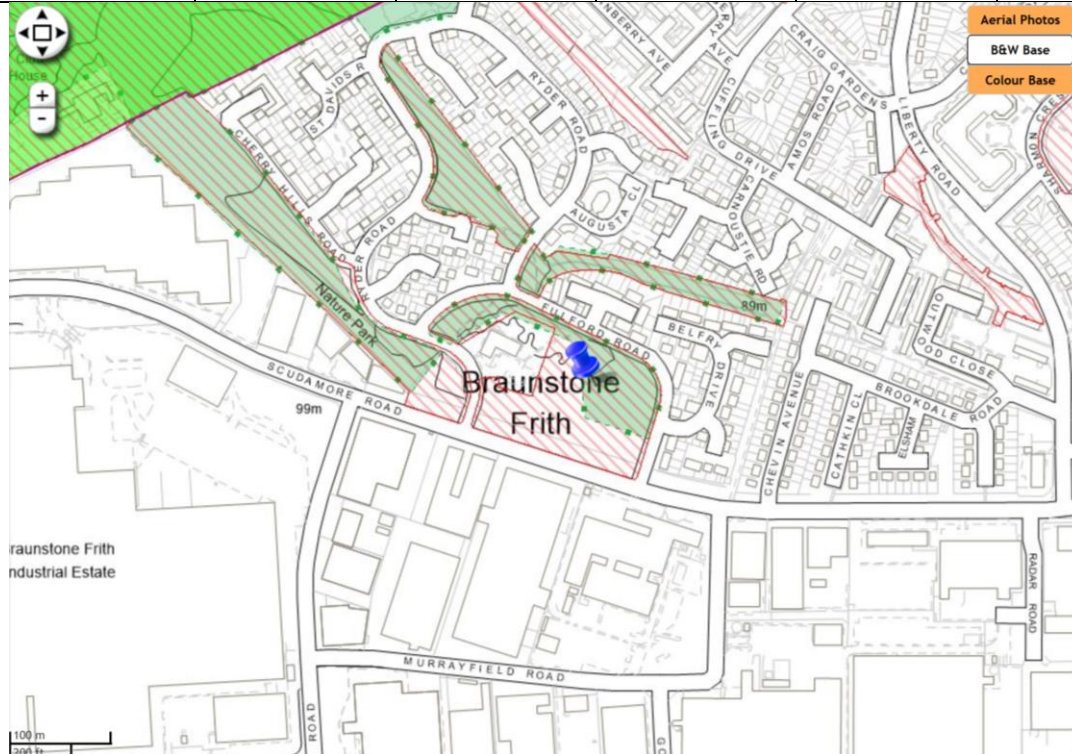
Gross area	107	Net area	0.88	Net housing	26
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Distance to GP (m)	226
Parks quantity/quality	Not green space
Sports	No loss of sports pitch
Distance to Green Wedge (m)	>2km
Distance to allotments (m)	407
Distance to SSSI	>2km
Distance to Local Wildlife 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

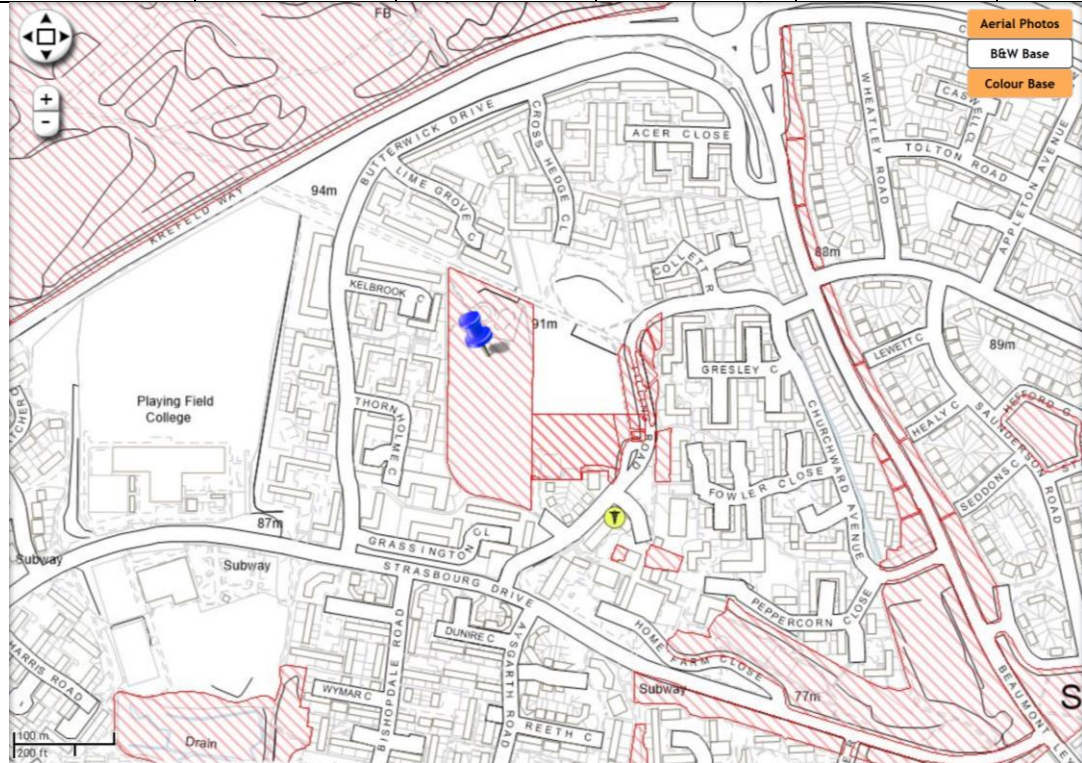
Gross area	2	Net area	1.65	Net housing	58
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Distance to GP (m)	641
Parks quantity/quality	Sufficient quantity in ward and area. Quality not rated in OSSR> Some community usage, mainly used as a cut through.
Sports	No loss of playing pitches
Distance 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

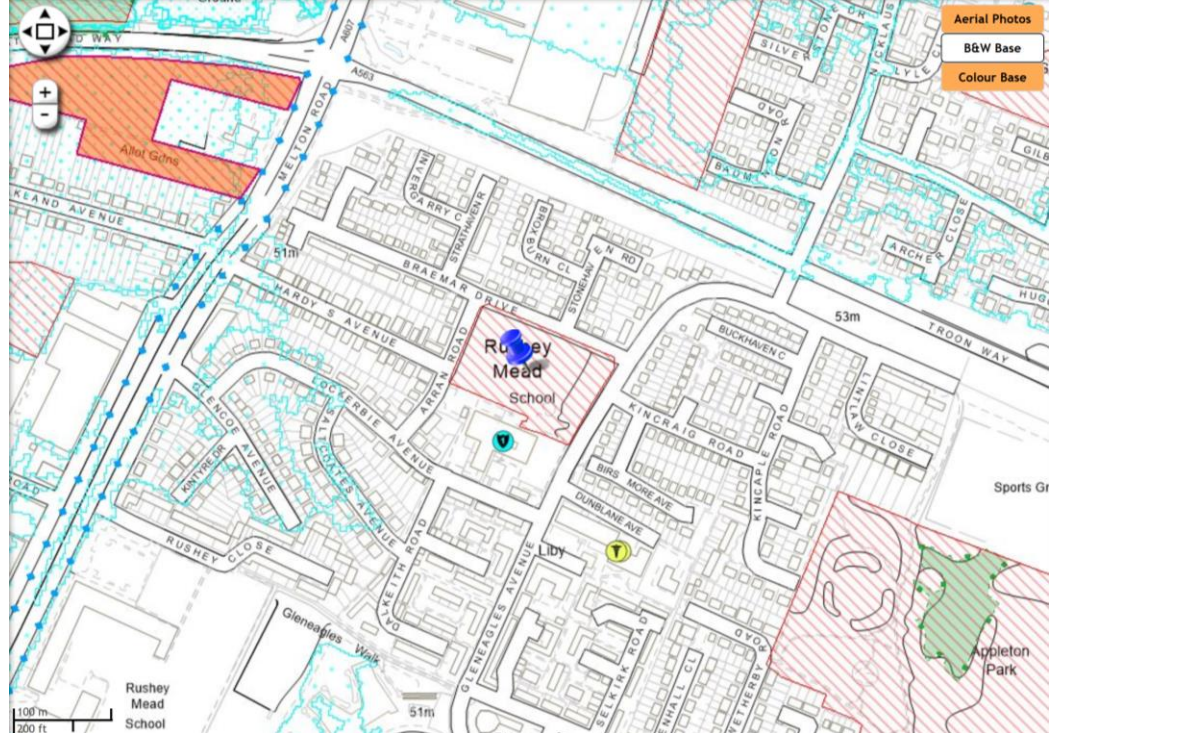
Gross area	2.36	Net area	1.48	Net housing	34
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Distance to GP (m)	197
Parks quantity/quality	Sufficient quantity in ward. Amenity greenspace. Area has several such spaces with opportunities for improvement. Good play area with large flat open space.
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

546 Herrick Primary School playing fields

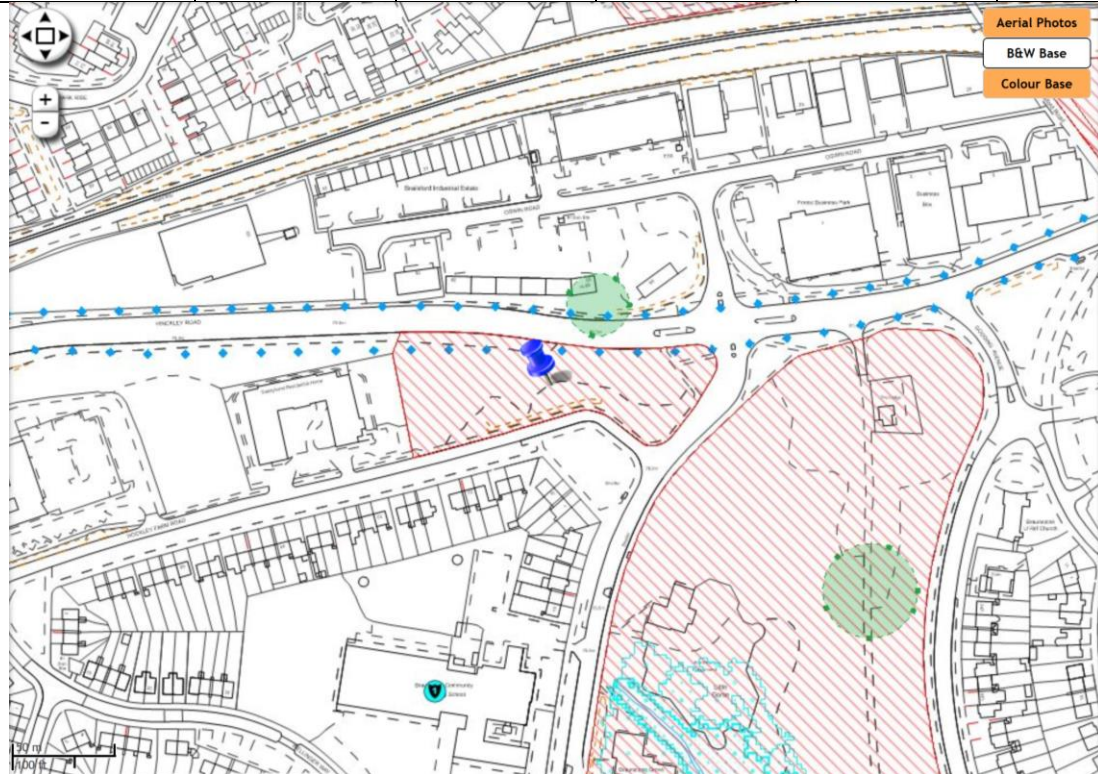
Gross area	1.36	Net area		Net housing	8
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Distance to GP (m)	197
Parks quantity/quality	
Sports	School playing fields, any loss or encroachment of the playing fields would significantly impact the amount of sport and physical activity that pupils have access to.
Distance to Green Wedge (m)	855
Distance to allotments (m)	344
Distance to SSSI	1407
Distance to Local Wildlife Site (m)	552
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 Gleneages Ave.
Archaeology comments	No comment
Heritage comments	no comment
In Conservation Area	no
In Air Quality Management Area	no
Distance to water body	0 pond
Flood zone	1
Previously developed land	Greenfield
Distance to train station (m)	>2km
Distance to primary school (m)	0 - adjacent
Index of multiple deprivation	2
Mitigation	Sports provision Biodiversity: hedge, ditch Pond re. runoff

549 Hockley Farm Road open space

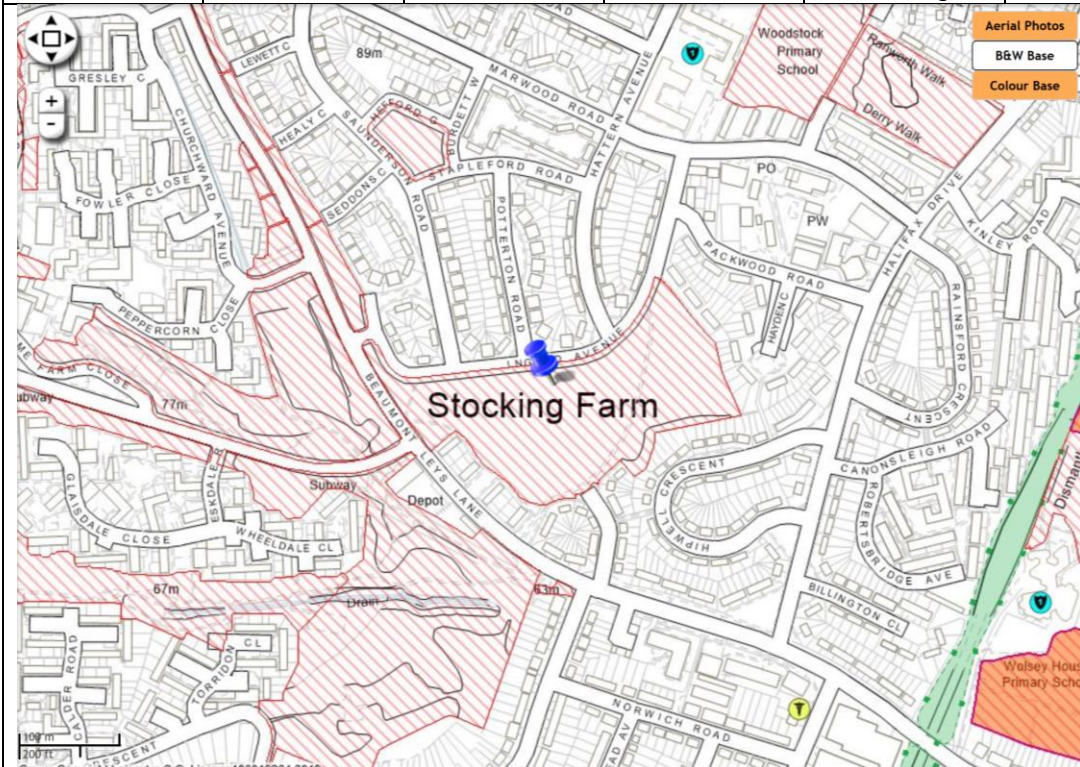
Gross area	0.66	Net area	0.54	Net housing	8
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Distance to GP (m)	274
Parks quantity/quality	Site is defined as informal green space. There is a sufficient supply within the area. Adjacent to Braunstone Park.
Sports	Site not in use as a sports field.
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

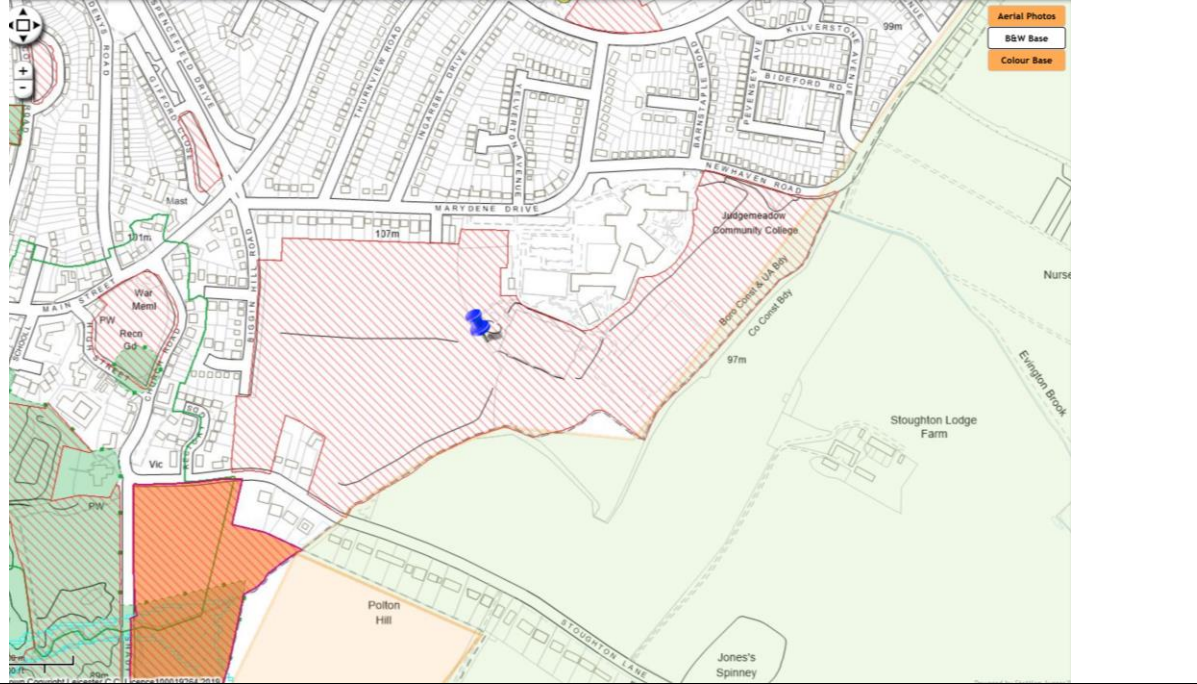
Gross area	3.69	Net area	2.3	Net housing	54
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Distance to GP (m)	397
Parks quantity/quality	Sufficient green space within the surrounding area but need to preserve due to deprivation. Key areas of informal open space I the ward. Recent refurbishment 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

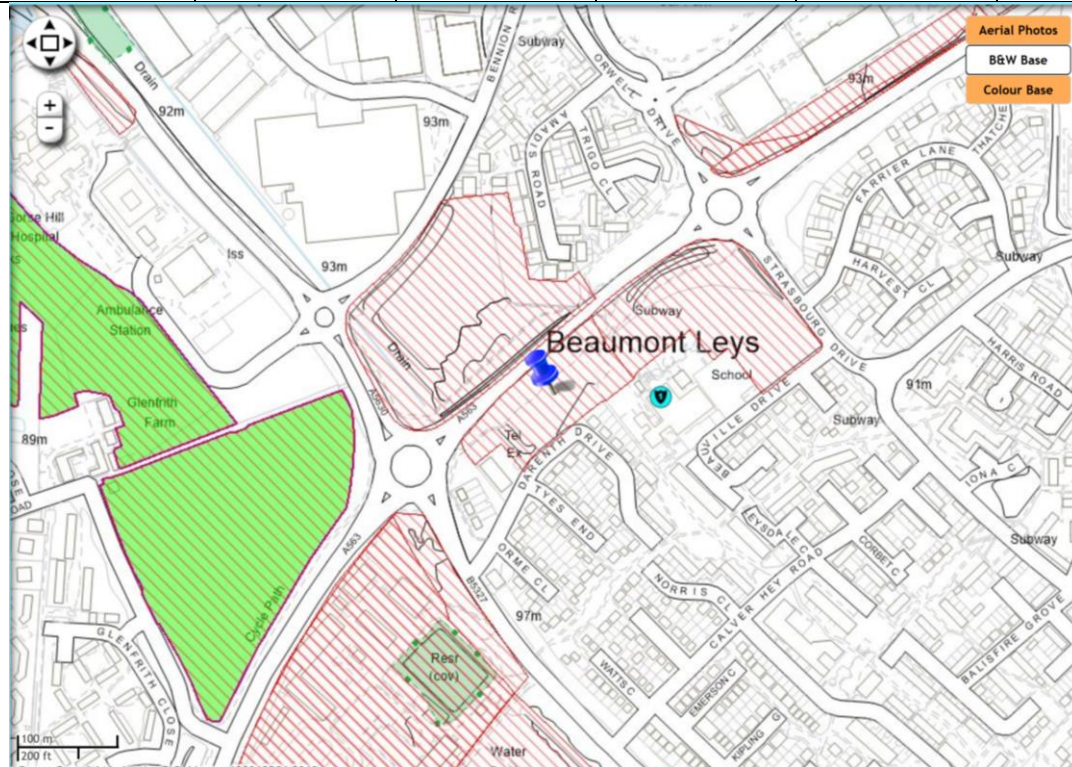
Gross area	0.54	Net area	0.45	Net housing	13
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Distance to GP (m)	466
Parks quantity/quality	Ward and area surplus in provision. Site not identified as an open space.
Sports	Sports England notes that development would result in unacceptable loss of playing 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

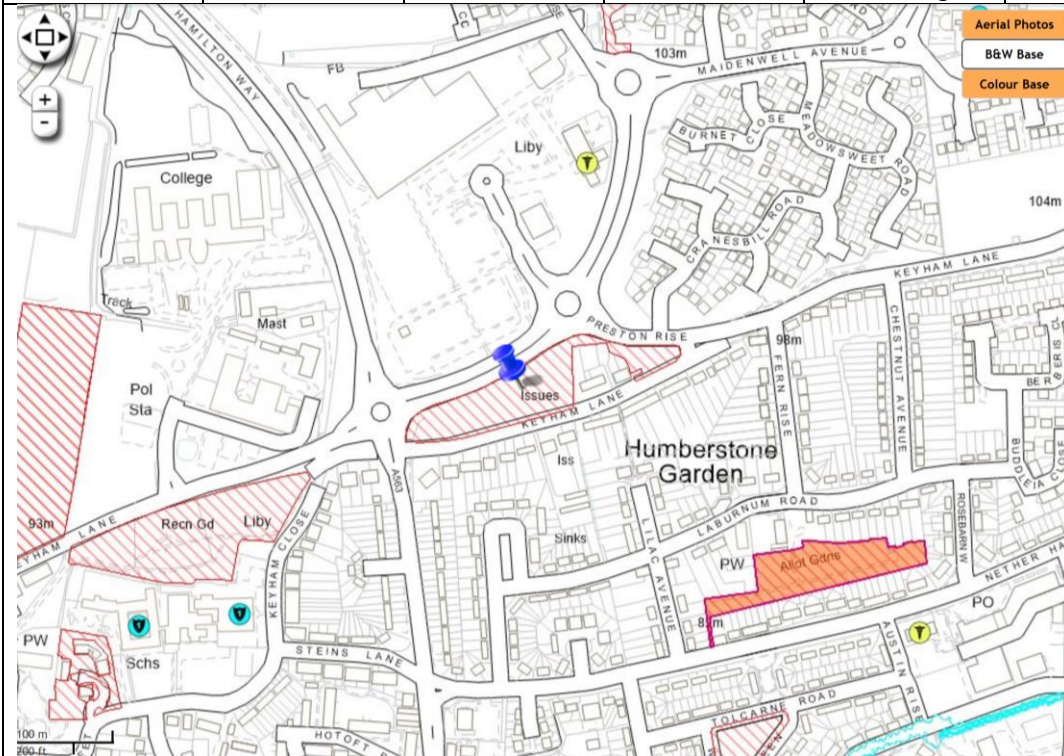
Gross area	1.13	Net area	0.93	Net housing	33
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Distance to GP (m)	632
Parks quantity/quality	Part of amenity greenspace and includes on CYPs. Area and ward surplus. Within 10% of most deprived neighbourhoods. Quality of other informal open space sites 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

577 Land adjacent Keyham Lane / Preston Rise

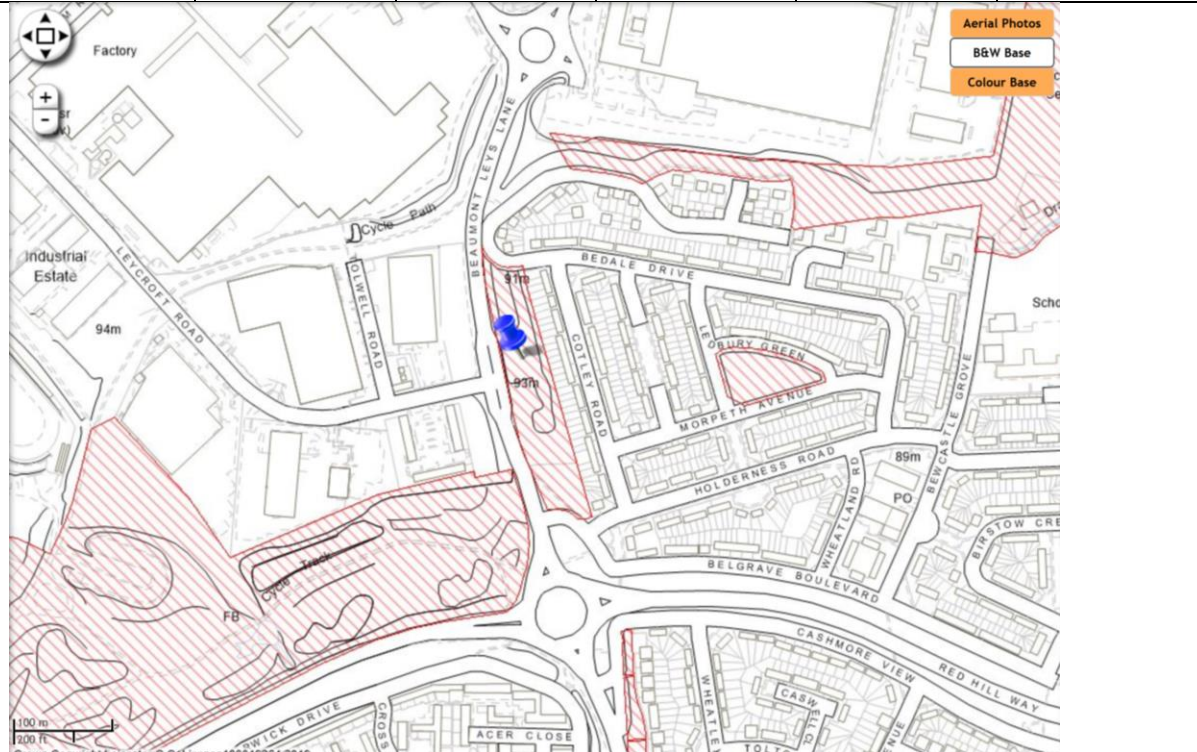
Gross area	0.99	Net area	0.82	Net housing	23
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Distance to GP (m)	227
Parks quantity/quality	Northern area of the ward has a high density of informal greenspace. Hamilton Park and Greenway system with possible preservation orders.
Sports	
Distance to 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

589 Land to east of Beaumont Leys Lane

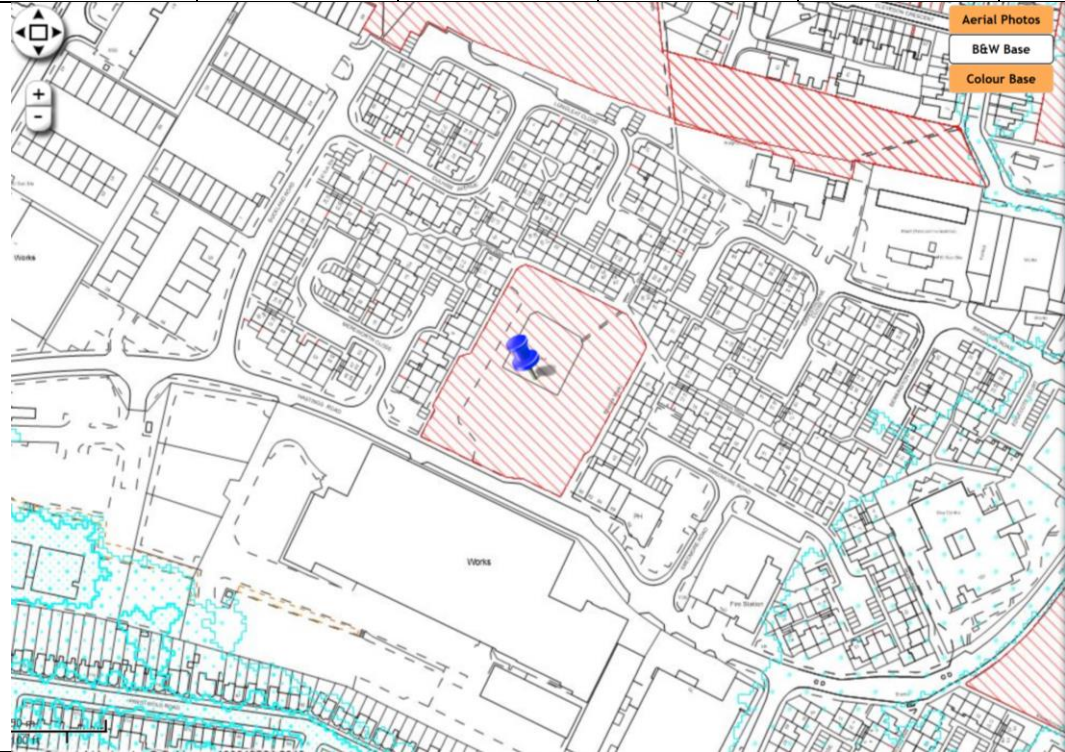
Gross area	1.18	Net area	1	Net housing	34
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Distance to GP (m)	756
Parks quantity/quality	Surplus in area and ward. Little impact on green spaces/parks.
Sports	No loss of playing pitches.
Distance to Green Wedge (m)	976
Distance to allotments (m)	1365
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

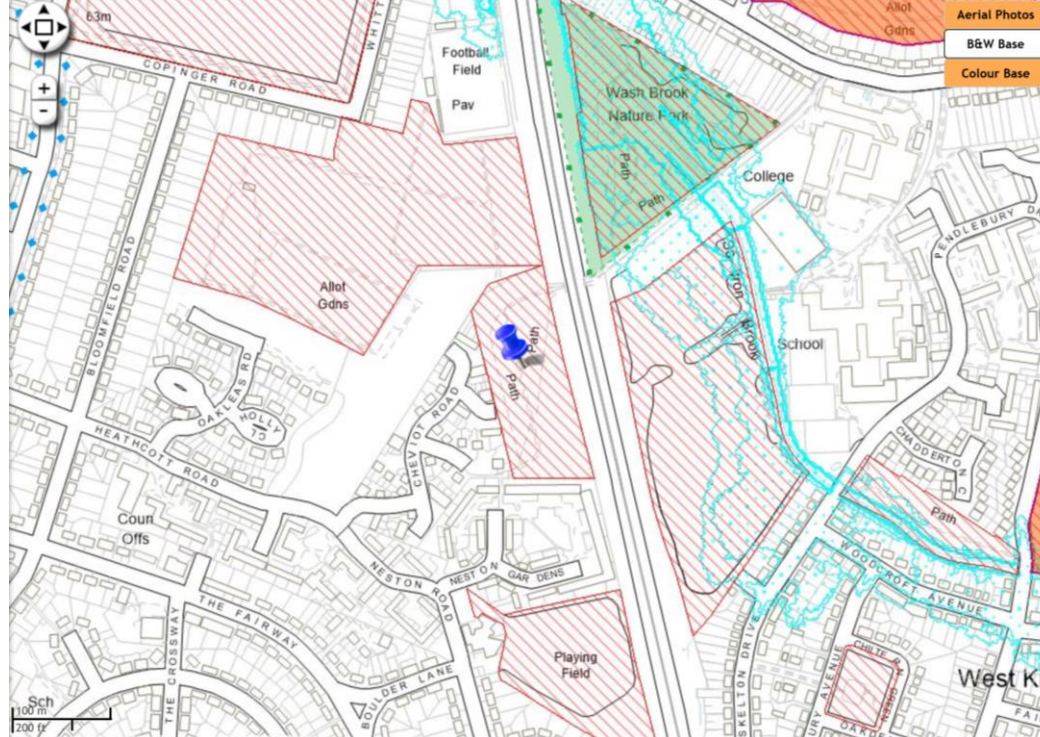
Gross area	0.76	Net area	0.63	Net housing	9
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Distance to GP (m)	573
Parks quantity/quality	Site is open space and CYPs. Deficient supply in ward.
Sports	No loss of sports pitches.
Distance to Green Wedge (m)	1005
Distance to allotments (m)	566
Distance 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

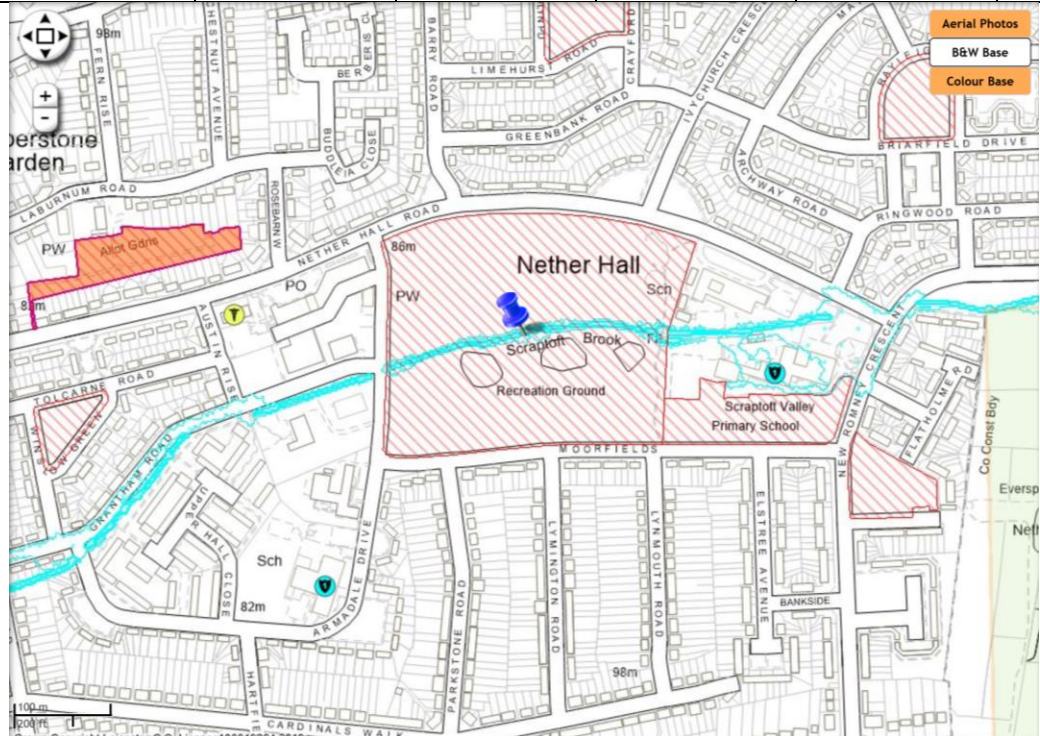
Gross area	1.63	Net area	1.34	Net housing	47
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Distance to GP (m)	777
Parks quantity/quality	Area sufficient but ward deficient. Requires significant improvement as very little maintenance is carried out. No other use than cut through from Saffron Lane 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 - Scraptoft Brook runs through site
Flood zone	5-10% is flood zone 3b (Scraptoft 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 Scraptoft Brook re. biodiversity, runoff Archaeological assets Flooding

631 Newlyn Parade / Crayford Way

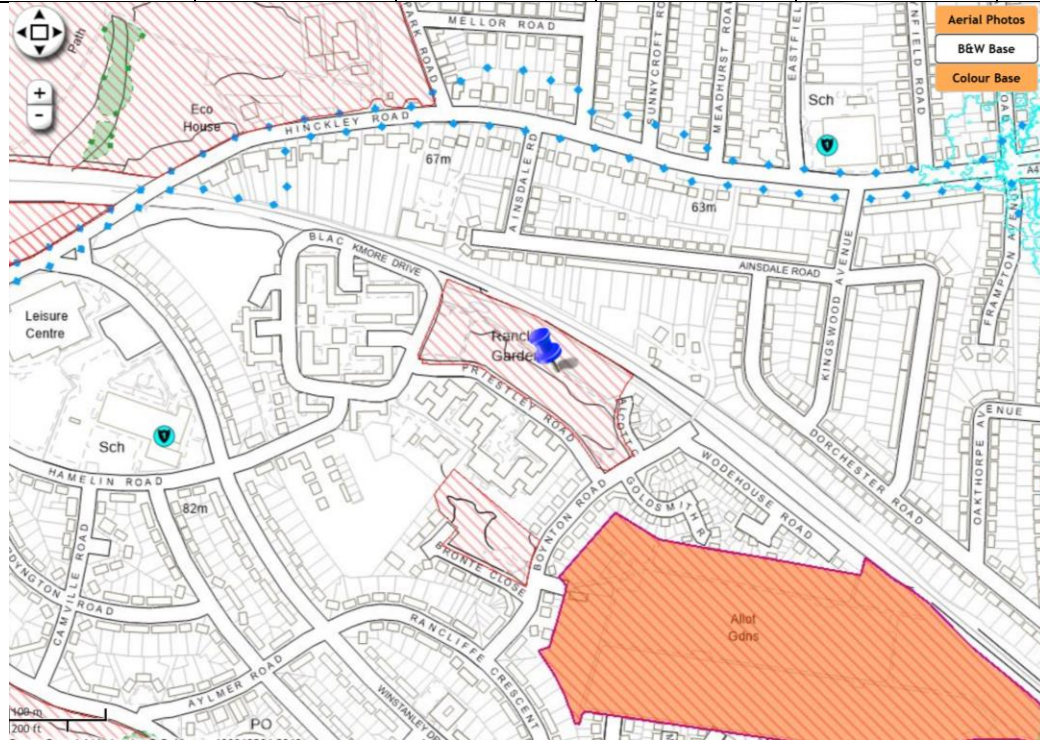
Gross area	0.72	Net area	0.59	Net housing	13
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Distance to GP (m)	472
Parks quantity/quality	
Sports	
Distance to Green Wedge (m)	1345
Distance to allotments (m)	419
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	441
Biodiversity comments	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 Rancliffe Gardens

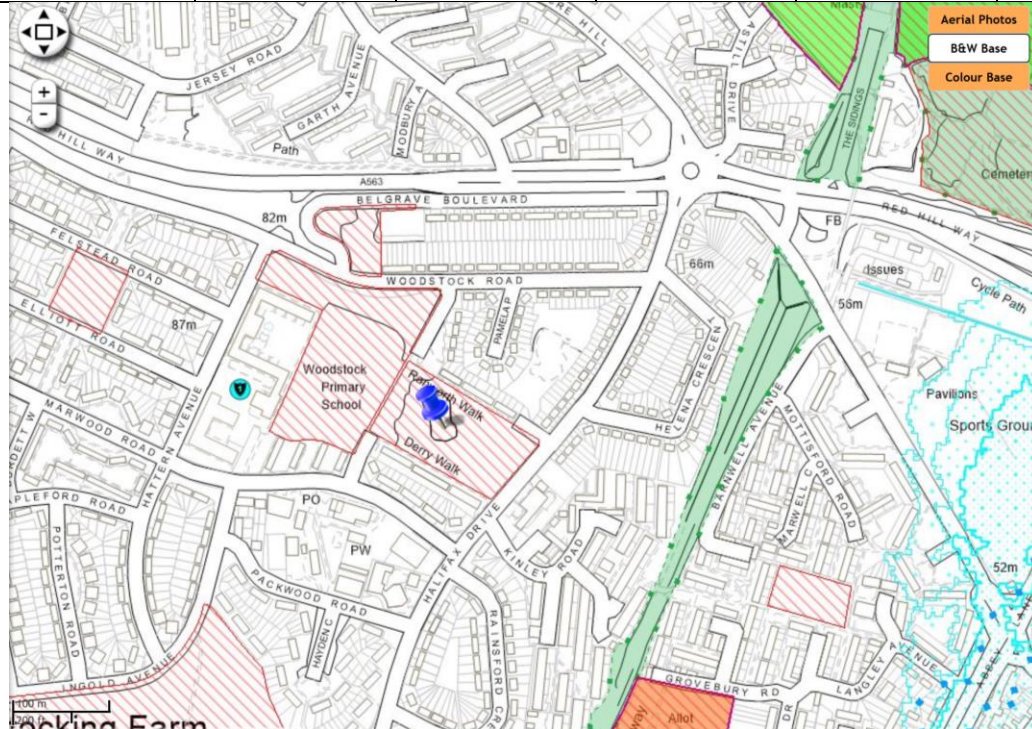
Gross area	1.8	Net area	1.49	Net housing	52
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Distance to GP (m)	973
Parks quantity/quality	Site is defined as a park and garden as part of the OSSR. Braunstone Park is located nearby, further facilities accessible at Bronte Close. No facilities on site.
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

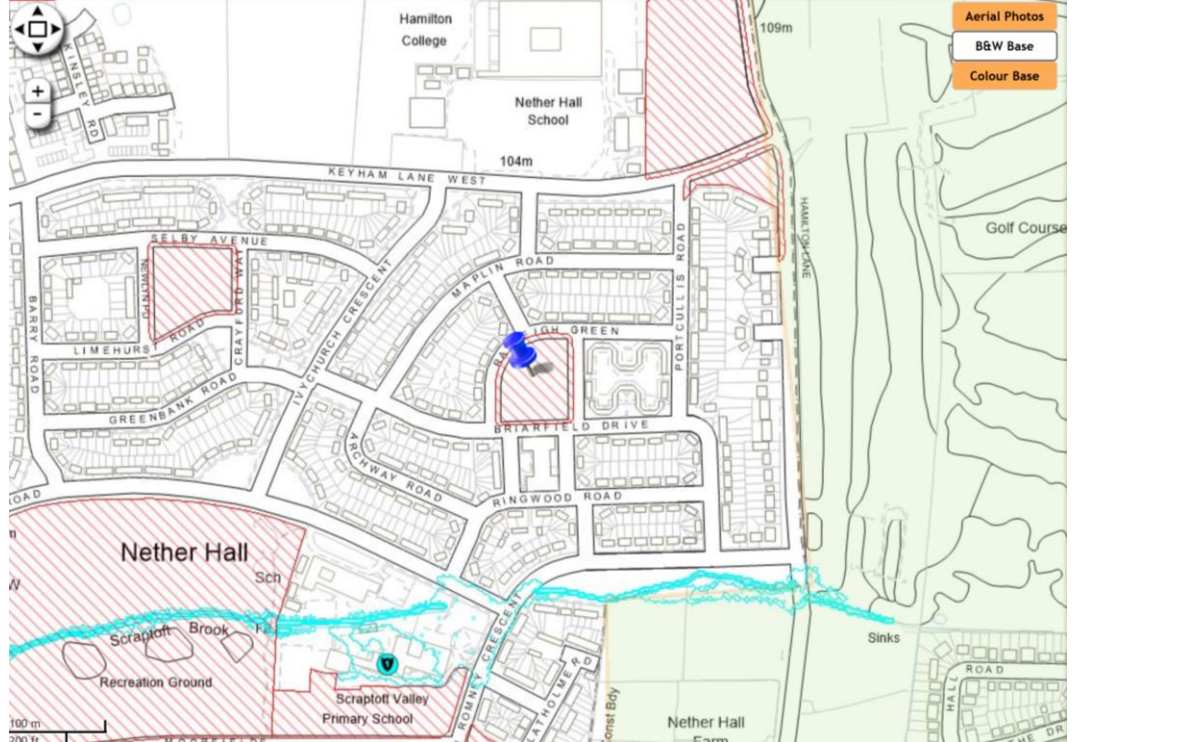
Gross area	1.23	Net area	1.01	Net housing	36
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Distance to GP (m)	607
Parks quantity/quality	Surplus open space in ward and area. Graffiti and flytipping noted in most of the informal open spaces within this ward. Valuable green space, minimal anti-social 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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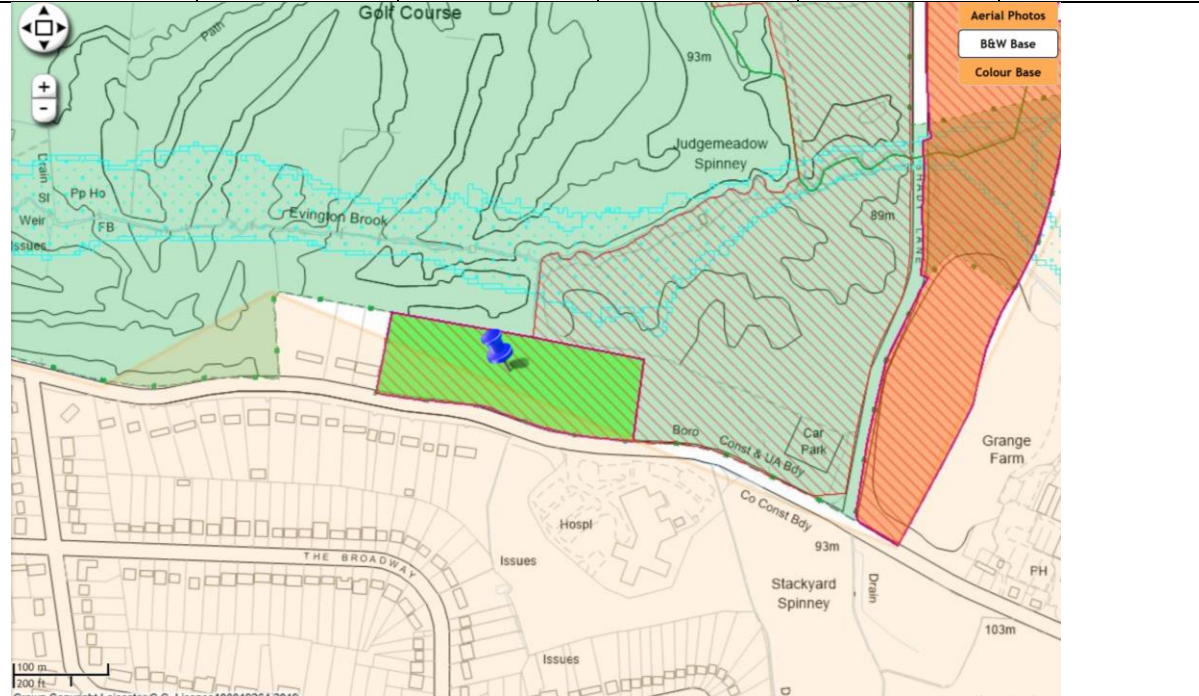


Distance to GP (m)	728
Parks quantity/quality	Surplus in area and ward. Informal open space, limited recreational value, neighbouring resident complaints re. ball games. Northern area of the ward has a high density of informal greenspace.
Sports	No playing pitches.
Distance to Green Wedge (m)	1640
Distance 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

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					

715 Land north of Gartree Road

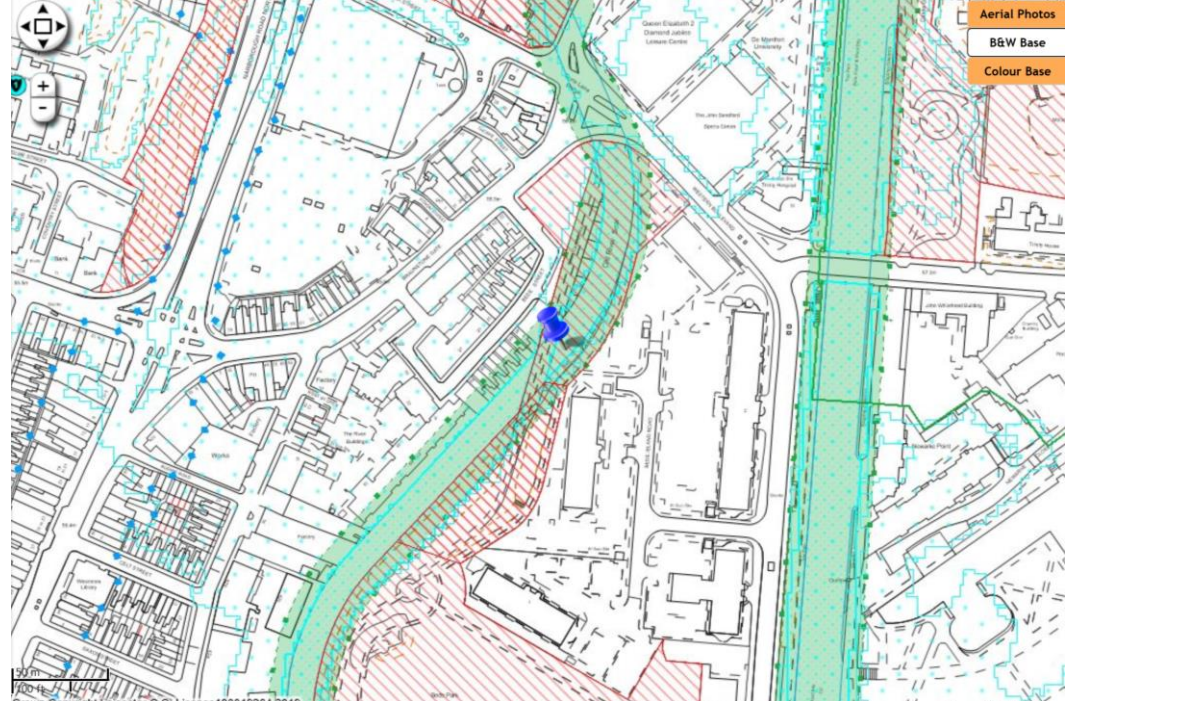
Gross area	2.36	Net area	1.48	Net housing	35
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Distance to GP (m)	794
Parks quantity/quality	Not identified in OSSR 2017 study. Area and ward surplus in provision. Leased land for grazing.
Sports	Not a playing field.
Distance to Green Wedge (m)	0 - site 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

960 Open space west of Bede Island Road (Braunstone Gate)

Gross area	0.85	Net area	0.7	Net housing	5
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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 Newarke 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
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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 pitches 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)

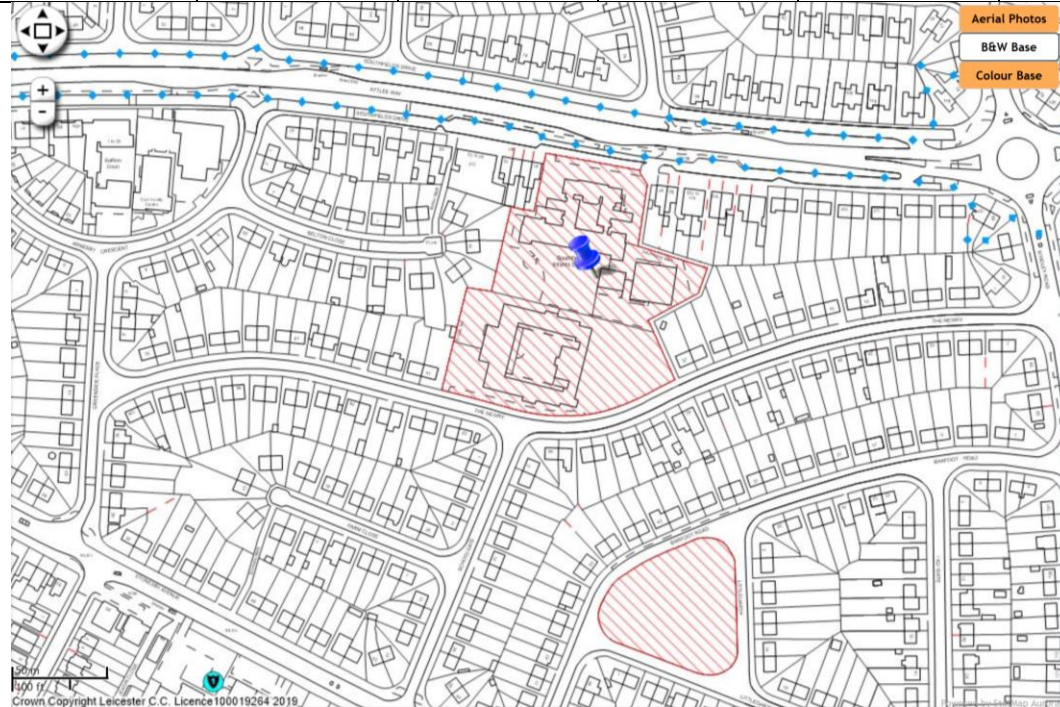
Gross area	0.26	Net area	0.26	Net housing	9
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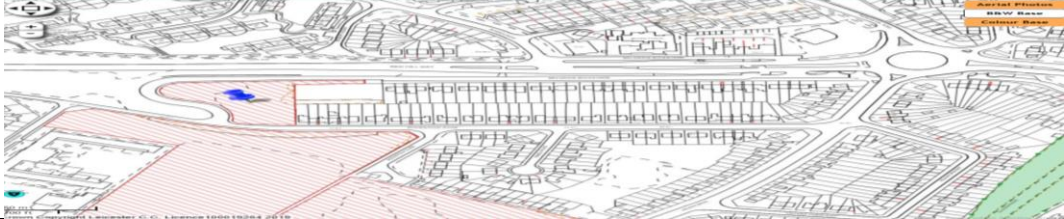
Distance to GP (m)	772
Parks quantity/quality	Area and ward surplus in provision. Not suitable for development – mature trees
Sports	Not a playing field site
Distance to Green Wedge (m)	1157
Distance to allotments (m)	515
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	139
Biodiversity comments	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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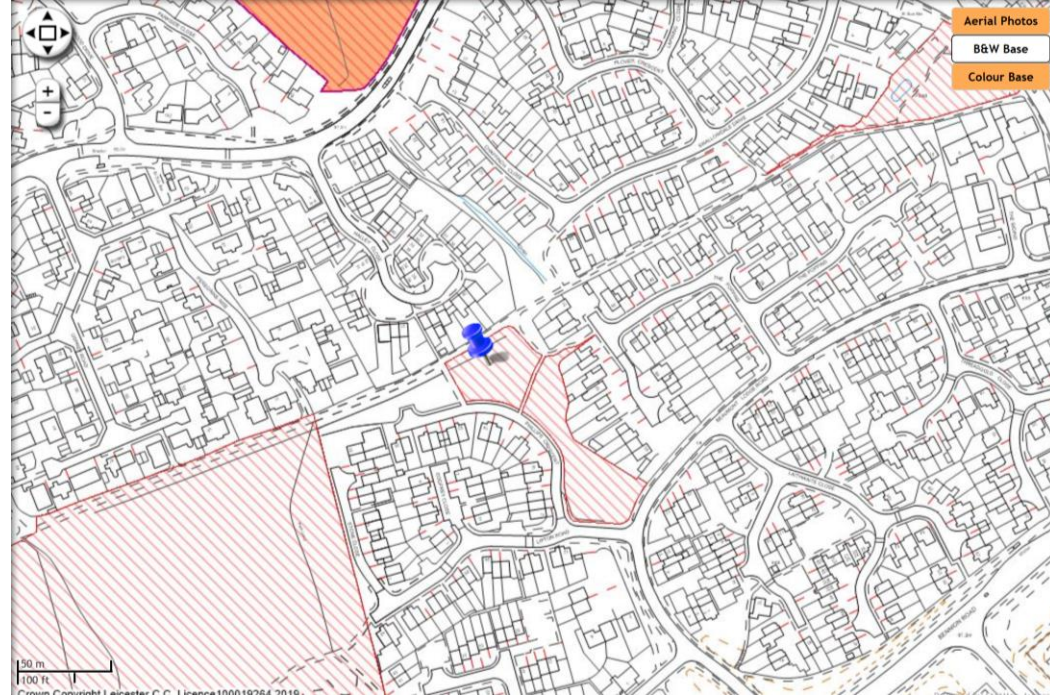


Distance to GP (m)	567
Parks quantity/quality	n/a brownfield site
Sports	No sport pitches
Distance to Green Wedge (m)	1271
Distance to allotments (m)	980
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	1030
Biodiversity comments	No designation. Trees.
Archaeology comments	No comment
Heritage 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

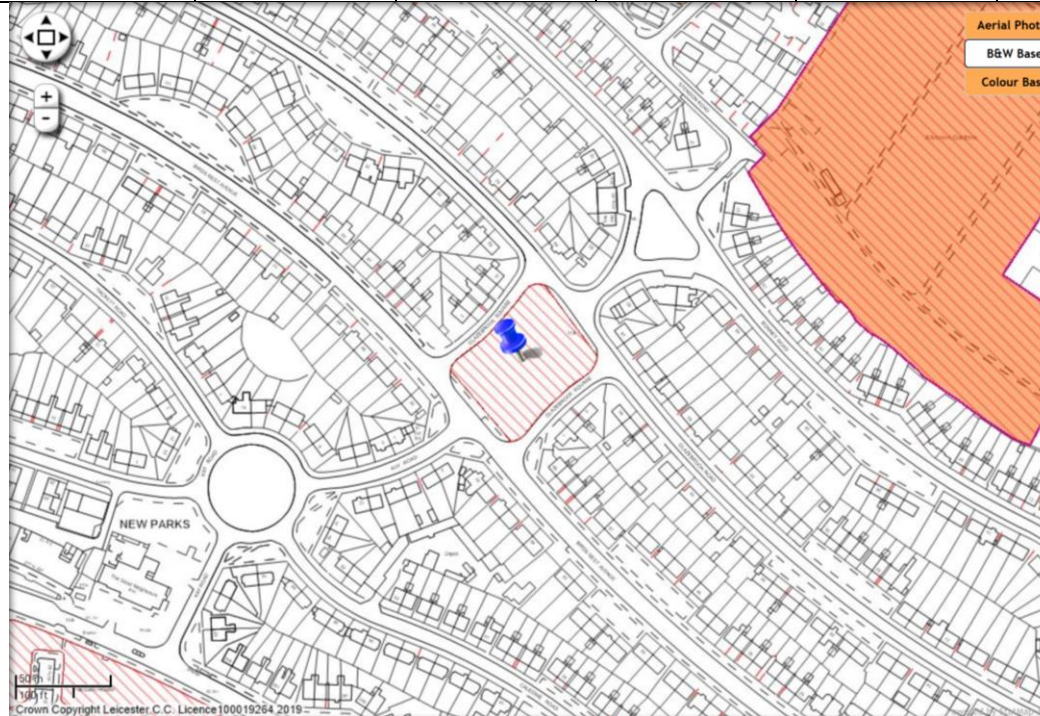
Gross area	0.14	Net area	0.14	Net housing	5
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Distance to GP (m)	351
Parks quantity/quality	Site included in OSSR as an amenity greenspace. Area and ward in surplus. The quality of other green sites in the ward is lacking.
Sports	No playing pitch visible 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
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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

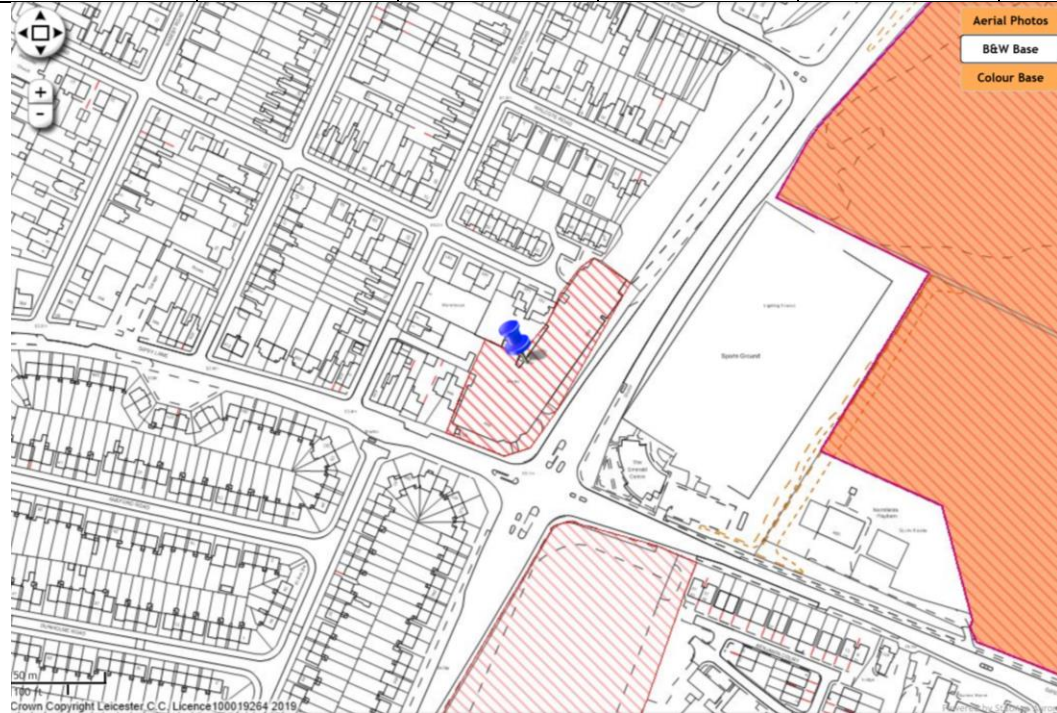
Gross area	0.91	Net area	0.75	Net housing	26
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Distance to GP (m)	369
Parks quantity/quality	Not designated green space
Sports	No loss of playing pitches or sports facilities
Distance to Green Wedge (m)	1277
Distance to allotments (m)	988
Distance to 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

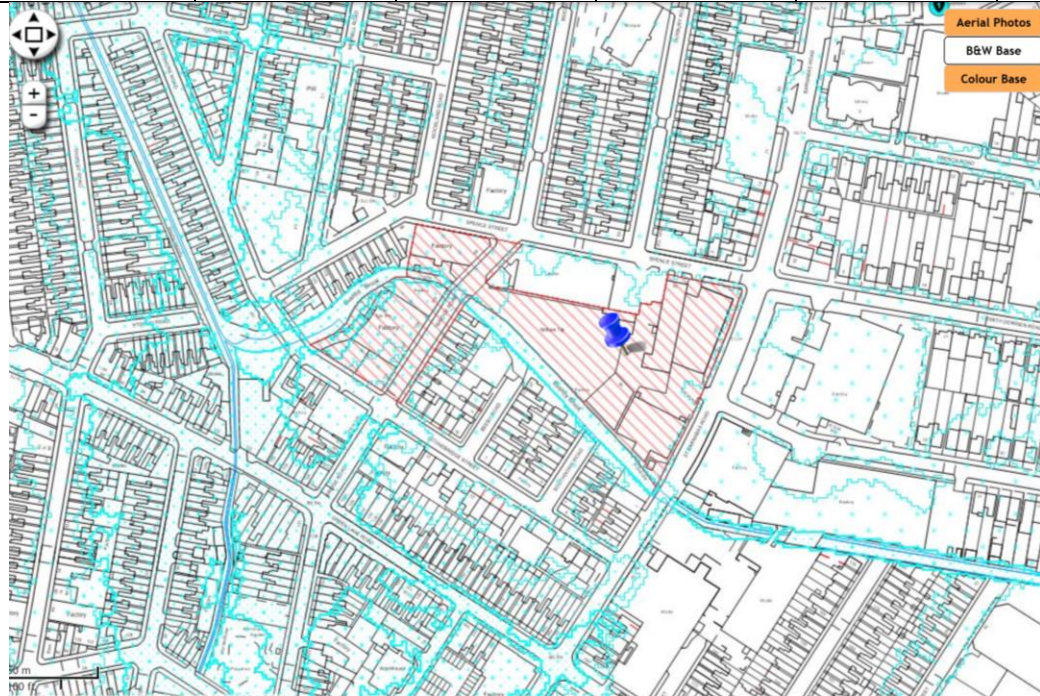
Gross area	0.41	Net area	0.34	Net housing	12
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Distance to GP (m)	864
Parks quantity/quality	Site is not open space
Sports	No loss of playing pitches or sports facilities
Distance to Green Wedge (m)	153
Distance to allotments (m)	585
Distance to SSSI	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
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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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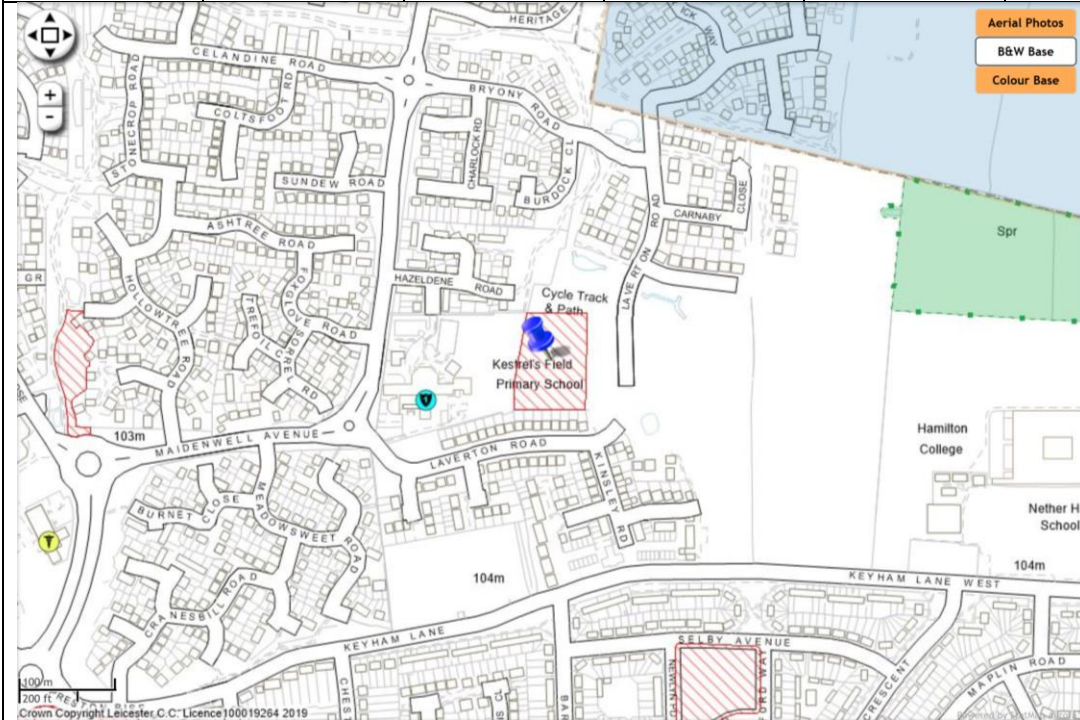


Distance to GP (m)	338
Parks quantity/quality	Site is not an open space
Sports	No loss of playing pitches or sports facilities
Distance to Green Wedge (m)	887
Distance to allotments (m)	725
Distance to SSSI	>2km
Distance to Local Wildlife Site (m)	89
Biodiversity comments	Area is developed but is located 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 - employment
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

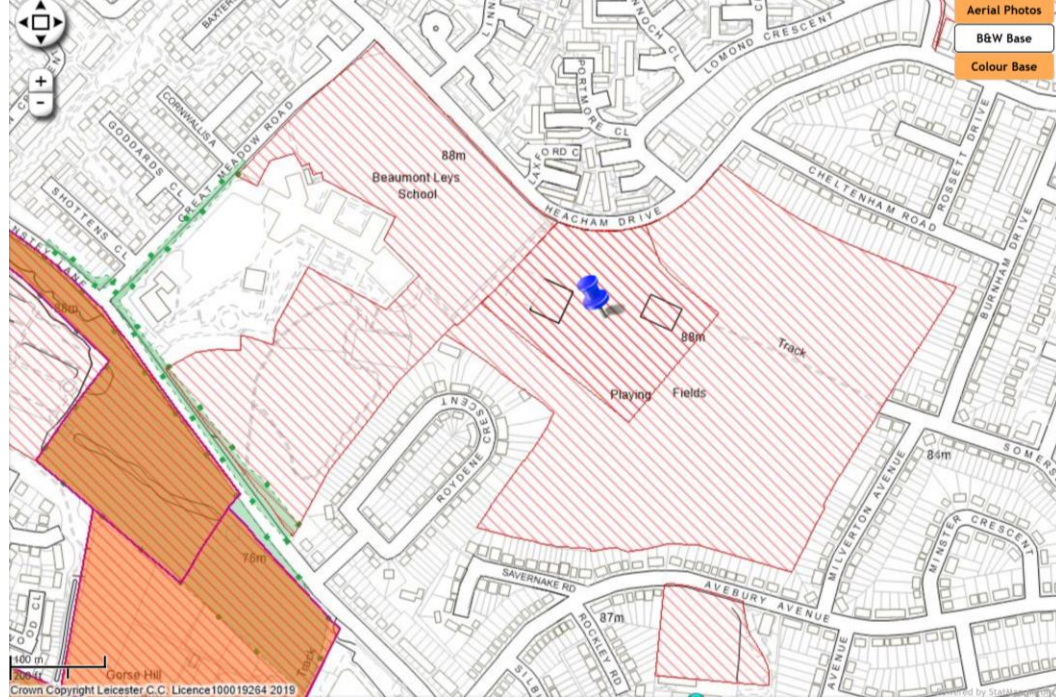
Gross area	0.74	Net area	0.61	Net housing	21
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Distance to GP (m)	546
Parks quantity/quality	Not in OSSR / not a designated Green Space
Sports	No loss of playing pitches or sports facilities
Distance to Green Wedge (m)	1130
Distance to allotments (m)	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
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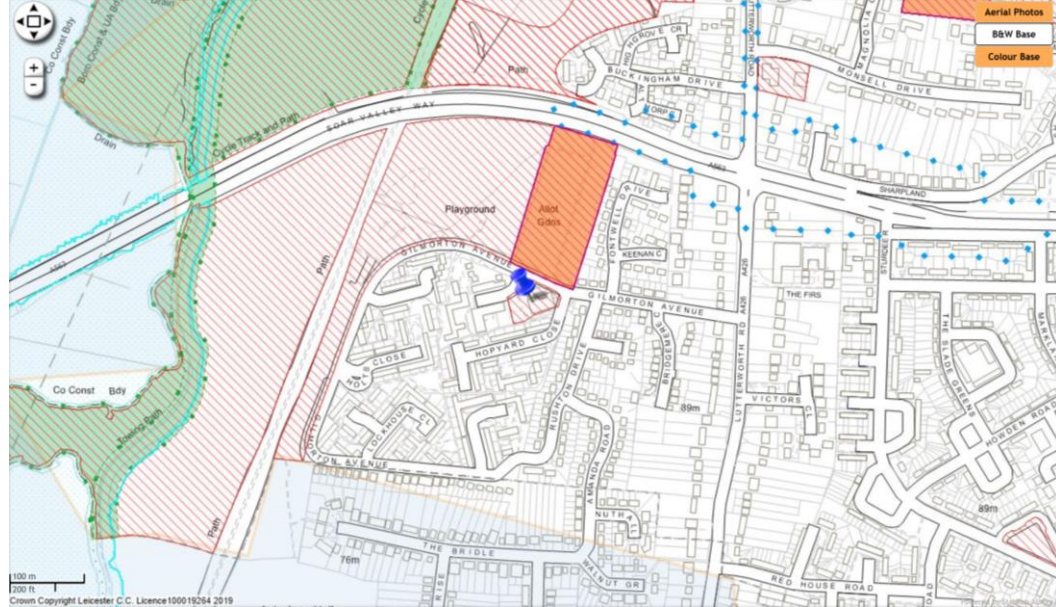
Distance to GP (m)	524
Parks quantity/quality	Not in OSSR but designated Green Space. Sufficient open space in both area and ward. Quality of space not mentioned in Parks Assessment. Open space provided as part of the previous development is inadequate to address the needs of additional residents.
Sports	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	

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 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 needed for	<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
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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	