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Leicester City Council Strategic Housing &
Economic Land Availability Assessment
September 2022

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1. Introduction

- 1.1 The purpose of this report is to update the Leicester City Strategic Housing & Economic Land Availability Assessment (SHELAA). It provides the evidence on the potential supply of housing and employment land for the city.
- 1.2 The SHELAA has been produced in accordance with the National Planning Policy Framework¹ (NPPF) 2021 and National Planning Practice Guidance² (NPPG) 2019. The SHELAA has followed the Housing Market Area (HMA) wide Housing and Economic Land Availability Assessment Joint Methodology Paper (2019)³ which sets out how SHELAAs across Leicestershire will be carried out in line with the national guidance.
- 1.3 The main role of the assessment is to:
- Identify sites and broad locations with potential for housing and economic development
 - Assess their development potential
 - Assess their suitability for development and the likelihood of development coming forward (availability and achievability)
- 1.4 It should be noted that whilst the SHELAA is an important evidence base to inform plan making, **it does not in itself determine whether or not a site should be granted planning permission or allocated for housing development.** The assessment assesses as many options as possible for accommodating development. However, it is for the Local Plan to select the sites that would best meet needs, deliver the spatial vision and meet spatial objectives by drawing upon the Strategic Housing Land Availability Assessment and other evidence.

The SHELAA is not a decision-making document and does not allocate land for housing. The judgement over the suitability of a site for housing in the SHELAA does not in any way prejudice the determination of any future planning application on that site.

2. National Planning Policy Framework (NPPF)

- 2.1 The NPPF sets out the Government's national planning policies for England, and how they should be applied. One of the key aims of the NPPF is to significantly boost the supply of housing. It sets out that local planning authorities should prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the

¹ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/101391/nppf-2019.pdf)

² Housing and economic land availability assessment - GOV.UK

³ [SHELAA Joint methodology](#)

availability, suitability and the likely economic viability of land to meet the identified need for housing (paragraph 68). The NPPF expects Local Authorities to identify a suitable supply of:

- a) Specific, deliverable sites for years one to five of the plan period⁴
- b) Specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan

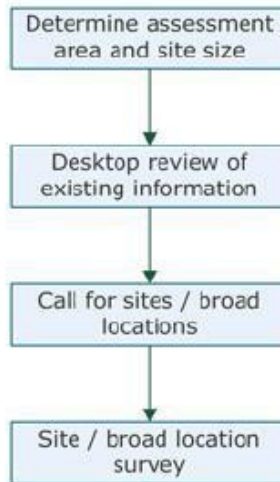
3. National Planning Practice Guidance (NPPG)

- 3.1 Planning practice guidance (NPPG) sets out detailed practical advice on undertaking a land availability assessment in its 'Housing and economic land availability assessment' section. Fundamentally, it sets out that an assessment should:
 - identify sites and broad locations with potential for development
 - assess their development potential
 - assess their suitability for development and the likelihood of development coming forward (their availability and achievability).
- 3.2 The guidance allows for the assessment of land availability for housing and economic development to be undertaken as part of the same exercise, allowing for sites to be identified for the most appropriate use(s).
- 3.3 The PPG was updated in 2019 and states that the assessment should consider all sites capable of accommodating five or more dwellings (or 0.25ha), but that alternative thresholds can be used where appropriate. For Leicester, a threshold of ten or more dwellings has been used since the original 2009 SHELAA. This update includes sites with a capacity of 5 or more dwellings or 0.25ha.
- 3.4 Windfall allowances are further explained in the PPG. It states that a windfall allowance may be justified in the anticipated supply if a local planning authority has compelling evidence as set out in paragraph 71 of the NPPF. In addition it sets out that local planning authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance (using the same criteria as set out in paragraph 68 of the National Planning Policy Framework).
- 3.5 The NPPG also now clarifies that communal student halls of residence developments may also count towards the housing requirement. In addition housing for older people, including residential institutions (in use class C2), may also form part of the housing land supply.
- 3.6 The NPPG sets out a methodology flowchart for undertaking an availability assessment which is included below.

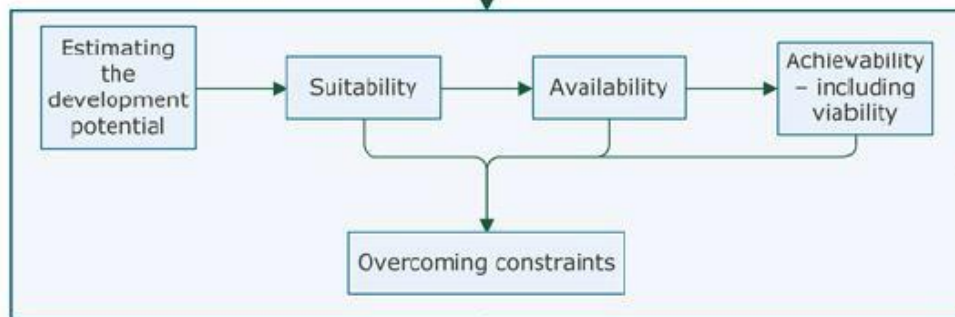
Figure 1 (next page): The Strategic Housing and Economic Land Availability Assessment process and outputs (Source: National Planning Practice Guidance, NPPG)

⁴ With an appropriate buffer as set out in Para 74 of the NPPF

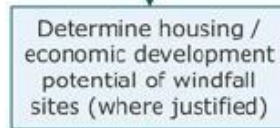
Stage 1- Site / broad location identification



Stage 2 - Site / broad location assessment



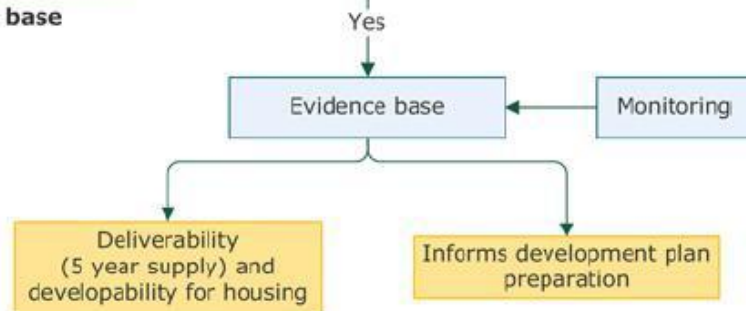
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



3.7 The methodology used in the preparation of the SHELAA is based on the Leicester and Leicestershire Housing Market Area Strategic Housing and Economic Land Availability Assessment Joint Methodology Paper (2019). This reflects the standard methodology as set out in Practice Guidance and was prepared jointly with other Leicester and Leicestershire local authorities. Further details of how sites were assessed are explained in the following section.

4. Assessment Overview

4.1 Stage 1 Site / broad location identification

4.1.1 This update builds up on the previous SHELAA and includes sites received as part of the previous consultations as well as 'Call for Sites'. The city council's 'Call for Sites' is a rolling invite to anyone interested in submitting their site using the online system. The sites were identified robustly through council's own submission of sites as well as those promoted through private landowners.

4.1.2 In terms of site size, as set out in the Joint Methodology, the following minimum thresholds have been applied to the SHELAA:

- Housing sites: capable of accommodating at least 5 dwellings; and
- Economic sites: capable of delivering at least 0.25ha

4.1.3 Following the initial investigation, some sites were excluded from the assessment. The reasons for exclusion include:

- Sites size threshold below 0.25 ha or sites not capable of accommodating 5 or more dwellings;
- Sites affected by any of the red constraints as included in the joint methodology (also included below)
- Duplicate sites (more than one record for same site boundaries / details, or as part of larger sites).

4.1.4 The red constraints defined in the joint methodology include:

- Functional floodplain (Flood Zone 3b)
- Scheduled Monuments
- Internationally and Nationally Designated Sites of Biodiversity and Geological Interest (SSSI, SPA)
- Major Hazardous Facilities (as defined by the Health and Safety Executive)

4.1.5 Where the red constraints cover the whole site or where the site size is below the threshold once the part of site affected by the red constraint is excluded

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has resulted in the exclusion of the sites from the assessment.

4.1.6 In line with the joint methodology, the assessment of the sites has been 'policy off' meaning that current policy is considered but has not resulted in the exclusion of any sites. Current policy has been noted without impacting the suitability assessment of the sites. The timeframes of sites have been adjusted to take any constraints or current policy into account to allow for any potential changes to the policy through the local plan.

4.1.7 SHELAA is a high-level assessment that has informed the site selection for the local plan.

4.2 Stage 2 – Site / broad location assessment

4.2.1 This stage of the assessment involves:

- Estimating the development potential
- Suitability
- Availability
- Achievability and
- Overcoming constraints

4.2.2 Assessing the development potential of sites, the assessment of the development potential of the sites has been based on the standard joint methodology which includes:

- Net site area (excluding any red constraints)
- Development ratio as set out in the joint methodology
- Density assumptions of 30dph for SHELAA sites. However, it must be noted that the densities were increased for local plan allocations following the consultation with the development industry.

Development ratios

4.2.3 The use of development ratios takes into account the accompanying infrastructure needed for residential development (i.e. access and

service infrastructure, open space provision, community facilities etc.). The requirements for infrastructure will be greater the larger the site. Throughout the Leicester and Leicestershire housing market area, the gross to net development ratios set out in figure 2 have been agreed based on site size. They have been agreed following discussion with development industry stakeholders and have been applied to past housing land availability assessments.

Figure 2: Gross to net development ratios by site size

Site Size	Gross to Net Development Ratio
Up to 0.4ha	100%
>0.4 - 2ha	82.5%
>2 - 35ha	62.5%
Over 35ha	50%

Source: Leicester & Leicester Joint Methodology 2019

Density

4.2.4 A cautious approach has been used for the density assumptions for this assessment only. All sites have been assessed on the 30dph capacity. This is abroad density assumption for the purposes of this assessment only. Following the developers’ forum, the density assumptions have been revised for the local plan assessment.

4.2.5 The capacity of most sites has been based on standard calculation. However, it must be noted that for some sites the capacities from extant planning permissions have been considered.

Assessing the development potential of economic sites

4.2.6 The standard calculation for assessing the capacity of submitted economic sites is based on:

- Developable site area (excluding any red constraint)
- Plot density (for the likely use class).

4.2.7 **Plot density:** The plot density figures set out below for Office, Industrial and Non-strategic warehousing are as outlined in the Economic Development Needs Assessment (EDNA) and set out in the Joint Methodology. The plot density for Strategic Warehousing is taken from the recent ‘Warehousing and Logistics in Leicester and Leicestershire: Managing growth and change study’² which post-dates the Joint Methodology. The following plot densities have been applied to calculate the capacity of economic sites:

- Office (B1a/b now Use Class E(g)(i)-E(g)(ii)): 20,000sq.m per hectare
- Industrial (B1c now Use Class E(g)(iii)/B2): 4,200sq.m per hectare
- Non-strategic warehouses (Use Class B8): 4,000sq.m per hectare

- Strategic warehouses (Use Class B8 in units >9,000sq.m): 3,500sq.m per hectare

4.2.8 Where a mix of employment uses has been stated, an average density has been applied based on the specified mix and the above plot ratios. Where the mix of employment uses and/or the quantum of employment or other economic land has not been specified in the submission, the assumptions made are explained in the 'Capacity Notes'.

Suitability

4.2.9 The suitability assessment reflects any physical, environmental or heritage constraints on or near the site, and proposed access arrangements. Depending on the findings and the proposed mitigation, a site is considered suitable or unsuitable for development. It must be noted that a site with a planning permission is deemed suitable.

Availability

4.2.10 The availability assessment considers information relating to landowner intentions, developer involvement, potential legal or ownership issues, and operational requirements, to establish when a site may become available for development. The sites were subject to landowners' consultation for any updates related to the sites availability, achievability. Based on the responses, the sites were assessed to be available or not available.

Achievability

4.2.11 The achievability assessment takes account of any market, cost or delivery factors that could impact on a site's economic viability and prevent it coming forward for development within a particular timeframe. Any current policy impacting a site was also considered as part of this.

Estimating timescales and rate of development

4.2.12 Information provided in the submission alongside the suitability, availability and achievability results are used to estimate the delivery timescale for each site where appropriate. Based on the assessment, sites are assigned the following categories:

- Deliverable: within 5 years
- Developable: 6 - 10 years
- Developable: 11 - 15 years

Definitions of 'deliverable' and 'developable' are provided in the NPPF (Glossary 2) as follows:

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:

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a) Sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.

Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

4.2.13 Where a site is subject to a particularly severe constraint or combination of constraints that in our opinion cannot be overcome based on current information, the site is considered 'not achievable'. A timeframe for delivery is not identified for such sites.

4.2.14 The build out rates have been considered as part of the landowner engagement as well as have been informed by the developers forum conducted earlier in 2022 as part of the SHELAA. The details of the developer forum are included in the appendix.

Overcoming constraints

4.2.15 Any constraints that can be overcome as part of the potential development have been considered as part of the assessment as mitigations and have informed the appropriate achievability of the sites.

Developers Forum

4.2.16 Earlier this year, as part of the SHELAA update, city council invited the industry experts including developers, builders and agents to discuss different typologies of sites from the SHELAA and provide feedback on the assumptions used by the council for the sites assessments. A developer panel was held in February where a handful of sites from different areas of the city was discussed. Main points of discussion were based around the assumptions including site densities, market interest, lead in times for the sites to come forward, build-out rates, viability and achievability. The feedback on densities, lead in times informing the achievability of sites have been considered for the local plan allocations. The densities have been increased from 30dph to 35dph for non-strategic draft allocations following this forum.

4.3 Stage 3 Windfall assessment

4.3.1 It is recognised that smaller sites contribute significantly to the housing supply in Leicester and should be reflected in land supply figures.

4.3.2 The NPPF and NPPG make provision for an allowance for windfall sites where there is

evidence that such sites consistently become available and will continue to provide a reliable source of supply. Such an allowance should be realistic, based on historic delivery rates and expected future trends. Table below shows that an average of around 214 dwellings have been built over last few years. This includes completions on small sites (fewer than 10 dwellings). Please note that this includes conversions/ change of use as well as new builds.

Figure 3: Past windfall completions

Year	Completions on small sites
2015/16	202
2016/17	214
2017/18	313
2018/19	236
2019/20	247
2020/21	183
2021/22	100
Total	1,495
Average	214

Source: Leicester City Council internal monitoring

4.4 Student Housing

4.4.1 Student housing in Leicester has for a number of years formed part of the land supply calculations, in that they count towards achieving the housing target in the Local Plan/Core Strategy. This has been on the basis of a self-contained student flat or a cluster flat (regardless of number of bedrooms) counting as one unit.

4.4.2 The city council has reviewed this approach in light of the new evidence on the local housing need. The Local Housing Needs Assessment 2020 suggested to count the student homes on the assumption of 2.5 bedspaces equating to one dwelling.

4.5 Stage 4 Assessment Review

4.5.1 The SHELAA provides evidence on housing and economic land capacity to inform

the Local Plan. SHELAA will be updated annually to ensure that a sufficient level of potential land is available to meet the identified needs.

4.5.2 As the SHELAA represents an assessment of sites at a point in time, future assessment of available sites and further opportunities for potential development sites to be put forward for assessment will take place to ensure the identification of the most suitable sites to meet development needs.

4.5.3 While the SHELAA is an important piece of evidence to inform the Local Plan, it is supported by other evidence to support the site allocations in the local plan. Potential sites and broad locations have also been tested through sustainability appraisal throughout the preparation of the Local Plan.

4.6 Summary of the assessment

4.6.1 Over 1,000 sites were considered as part of the SHELAA. Of these:

- 155 sites were found to be achievable with different timescales within the Plan period (Appendix A). Total Capacity: 8590
- About 168 sites are the permissions (there may be an element of double counting with these sites, and so these have been shown separately in the appendix (Appendix B). Total Capacity: 11,623
- 371 sites were not considered to be achievable / deliverable / developable based on the assessment as explained above. These sites were discounted (Appendix C). Total Capacity: 12,370
- 212 sites are considered achievable / deliverable / developable on previously developed land. These sites may also be a part of other databases, and so the element of double counting must be noted. Also, it must be noted that the council is yet to update the Brownfield Land Register, which will be published in due course (Appendix D). Total Capacity: 20,542

4.6.2 All of these sites are included in the appendix. Sites have been removed to avoid double counting or where they have been completed.

Appendix A: List of achievable SHELAA sites

Site Number	Site name	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
015	Land to south of St Augustine Road/west of Duns Lane	2.02	Brownfield	6-10 Years	63	No	Yes	Yes	Yes	Yes
031	241 Loughborough Road - Rear of Bestway	2.90	Brownfield	6-10 Years	54	No	Yes	Yes	Yes	Yes
032	169-175 Walnut Street	0.07	Brownfield	6-10 Years	5	No	Yes	Yes	Yes	Yes
061	Advance Tapes, Abbey Meadows	1.70	Brownfield	6-10 Years	70	No	Yes	Yes	Yes	Yes
121	216 Jarrom Street/219 Walnut Street	0.07	Brownfield	6-10 Years	5	No	Yes	Yes	Yes	Yes
168	13 Southampton Street	0.14	Brownfield	6-10 Years	7	No	Yes	Yes	Yes	Yes
219	Land rear of Rosedale Avenue/Harrison Road allotments	1.83	Greenfield	6-10 Years	46	No	Yes	Yes	Yes	Yes
222	Evington Valley Road (Former Dunlop Works) (PS09b18) (Northern half of PSO area)	2.37	Brownfield	5 Years or less	45	No	Yes	Yes	Yes	Yes
231	384 Gipsy Lane	0.12	Brownfield	6-10 Years	4	No	Yes	Yes	Yes	Yes

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Site Number	Site name	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
240	114-116 Western Road	0.14	Brownfield	5 Years or less	7	Yes	No	Yes	Yes	Yes
241	Lee Street - Lee Circle	0.16	Brownfield	5 Years or less	8	No	Yes	Yes	Yes	Yes
244	28-34 St George Street (Corner with Queen Street)	0.17	Brownfield	6-10 Years	9	No	Yes	Yes	Yes	Yes
248	80 Wharf Street South	0.15	Brownfield	6-10 Years	8	No	Yes	Yes	Yes	Yes
261	Land to North of A46 Western Bypass Adj Thurcaston	21.95	Greenfield	6-10 Years	412	No	Yes	Yes	Yes	Yes
262	Land to East of Leicester Road Adj Ashton Green	48.10	Greenfield	6-10 Years	660	No	Yes	Yes	Yes	Yes
295	Former Corah Works - Burleys Way	1.22	Brownfield	6-10 Years	50	No	Yes	Yes	Yes	Yes
297	Sturdee Road - The Exchange	0.78	Brownfield	5 Years or less	18	Yes	No	Yes	Yes	Yes
307	Mary Gee Houses - 101- 107 Ratcliffe Road	1.37	Brownfield	6-10 Years	34	No	Yes	Yes	Yes	Yes

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Site Number	Site name	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
309	Land North of Billesdon Close	12.64	Greenfield	10 Years and over	240	No	Yes	Yes	Yes	Yes
335	Manor House Playing Fields - Narborough Road	2.24	Greenfield	6-10 Years	42	No	Yes	Yes	Yes	Yes
449	Allexton Gardens Open Space	0.86	Greenfield	6-10 Years	22	No	Yes	Yes	Yes	Yes
457	Aylestone Road Gas Works	16.30	Brownfield	6-10 Years	303	No	Yes	Yes	Yes	Yes
463	Beaumont Lodge Primary School playing fields	0.88	Greenfield	6-10 Years	7	No	Yes	Yes	Yes	Yes
464	Beaumont Park	22.48	Greenfield	6-10 Years	Employment	No	Yes	Yes	Yes	Yes
466	Bedford Street North/George Street	0.88	Brownfield	6-10 Years	36	No	Yes	Yes	Yes	Yes
478	Braunstone Lane East - Rear of Biam House	2.57	Greenfield	5 Years or less	40	No	Yes	Yes	Yes	Yes
481	Brent Knowle Gardens	0.68	Greenfield	6-10 Years	17	No	Yes	Yes	Yes	Yes

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Site Number	Site name	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
483	Brocklesby Way open space	0.55	Greenfield	6-10 Years	14	No	Yes	Yes	Yes	Yes
484	Burleys Way	9.71	Brownfield	10 Years and over	486	No	Yes	Yes	Yes	Yes
488	Carter Street/Weymouth Street/Bardolph Street East	1.05	Brownfield	10 Years and over	16	No	Yes	Yes	Yes	Yes
496	Cort Crescent Oval	0.94	Greenfield	6-10 Years	29	No	Yes	Yes	Yes	Yes
499	Craven Street	7.71	Brownfield	10 Years and over	386	No	Yes	Yes	Yes	Yes
501	Croyland Green	0.51	Greenfield	6-10 Years	16	No	Yes	Yes	Yes	Yes
502	Davenport Road Playing Fields	5.22	Greenfield	10 Years and over	98	No	No	Yes	Yes	Yes
505	Dorothy Road/Linden Street/Constance Road	1.07	Brownfield	10 Years and over	26	No	Yes	Yes	Yes	Yes
513	Eyres Monsell Primary School Playing Fields	1.82	Greenfield	6-10 Years	45	No	No	Yes	Yes	Yes

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Site Number	Site name	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
515	Featherstone Drive Open Space	8.28	Greenfield	10 Years and over	155	No	Yes	Yes	Yes	Yes
516	Former bus depot	3.43	Brownfield	6-10 Years	107	No	Yes	Yes	Yes	Yes
524	Frog Island	2.97	Brownfield	10 Years and over	89	No	Yes	Yes	Yes	Yes
525	Fulford Road Open Space	2.00	Greenfield	6-10 Years	50	No	Yes	Yes	Yes	Yes
527	Gilmorton Avenue Playground	4.58	Greenfield	6-10 Years	86	No	Yes	Yes	Yes	Yes
529	Glovers walk open space	2.36	Greenfield	10 Years and over	44	No	Yes	Yes	Yes	Yes
537	Great Central Street	6.00	Brownfield	10 Years and over	300	No	Yes	Yes	Yes	Yes
543	Heacham Drive Open Space	5.04	Greenfield	6-10 Years	95	No	Yes	Yes	Yes	Yes
544	Heard Walk Open Space	6.38	Greenfield	6-10 Years	120	No	Yes	Yes	Yes	Yes

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Site Number	Site name	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
546	Herrick Primary School Playing Fields	0.25	Greenfield	6-10 Years	8	No	Yes	Yes	Yes	Yes
548	Hillsborough Road Recreation Ground	1.34	Greenfield	6-10 Years	33	No	Yes	Yes	Yes	Yes
549	Hockley Farm Road open space	0.66	Greenfield	6-10 Years	7	No	Yes	Yes	Yes	Yes
550	Hockley Farm Road/Braunstone Way playing fields	2.75	Greenfield	6-10 Years	52	No	Yes	Yes	Yes	Yes
552	Hope Hamilton Church of England Primary School Playing Fields	1.68	Greenfield	6-10 Years	42	No	No	Yes	Yes	Yes
555	Imperial Avenue Infant School playing fields	0.80	Greenfield	6-10 Years	15	No	No	Yes	Yes	Yes
556	Inglehurst Infant School playing fields	0.64	Greenfield	6-10 Years	16	No	No	Yes	Yes	Yes
557	Ingold Avenue Open Space	3.69	Greenfield	6-10 Years	69	No	Yes	Yes	Yes	Yes
559	Judgemeadow Community College playing fields	0.54	Greenfield	10 Years and over	10	No	Yes	Yes	Yes	Yes

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Site Number	Site name	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
562	Keepers Lodge Park	3.29	Greenfield	6-10 Years	62	No	Yes	Yes	Yes	Yes
566	Kirminton Gardens	0.68	Greenfield	6-10 Years	17	No	Yes	Yes	Yes	Yes
569	Krefeld Way/ Darenth Drive Open Space	1.13	Greenfield	6-10 Years	28	No	Yes	Yes	Yes	Yes
571	Lamen Green Open Space	0.60	Greenfield	6-10 Years	15	No	Yes	Yes	Yes	Yes
575	Land adjacent Great Central Railway	4.38	Greenfield	6-10 Years	Leisure/tourism	No	Yes	Yes	Yes	Yes
577	Land adjacent Keyham Lane/Preston Rise	0.82	Greenfield	6-10 Years	20	No	Yes	Yes	Yes	Yes
579	Land north of Birstall Golf Course	4.73	Greenfield	6-10 Years	Employment	No	Yes	Yes	Yes	Yes
589	Land to east of Beaumont Leys Lane	1.18	Greenfield	6-10 Years	30	No	Yes	Yes	Yes	Yes
604	Linden School Playing Fields	0.69	Greenfield	6-10 Years	17	No	Yes	Yes	Yes	Yes

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Site Number	Site name	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
605	Longleat Close Open Space (Waddesdon Walk)	1.76	Greenfield	6-10 Years	44	No	Yes	Yes	Yes	Yes
609	Mansfield Street	6.17	Brownfield	10 Years and over	309	No	Yes	Yes	Yes	Yes
610	Martin Street Playing Field	1.94	Greenfield	6-10 Years	48	No	No	Yes	Yes	Yes
612	Mary Linwood Playing Fields	5.81	Greenfield	6-10 Years	109	No	No	Yes	Yes	Yes
613	Marydale Jr & Infant School Playing Fields	0.79	Greenfield	6-10 Years	20	No	No	Yes	Yes	Yes
614	Meadow Gardens east	1.22	Greenfield	6-10 Years	30	No	Yes	Yes	Yes	Yes
615	Meadow Gardens west	1.20	Greenfield	6-10 Years	30	No	Yes	Yes	Yes	Yes
620	Morton Walk Open Space	0.76	Greenfield	6-10 Years	19	No	Yes	Yes	Yes	Yes
623	Narborough Road North Greenways	0.98	Greenfield	6-10 Years	24	No	No	Yes	Yes	Yes

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Site Number	Site name	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
626	Neston Gardens green space/Mud Dumps	1.63	Greenfield	10 Years and over	41	No	Yes	Yes	Yes	Yes
627	Neston Gardens Playing Fields	1.83	Greenfield	6-10 Years	46	No	Yes	Yes	Yes	Yes
629	Netherhall Road Open Space	7.06	Greenfield	6-10 Years	132	No	Yes	Yes	Yes	Yes
631	Newlyn Parade/ Crayford Way	0.72	Greenfield	6-10 Years	18	No	Yes	Yes	Yes	Yes
633	Oaklands School Playing Fields	1.81	Greenfield	6-10 Years	43	No	No	Yes	Yes	Yes
639	Parks Primary School playing fields	0.93	Greenfield	6-10 Years	23	No	No	Yes	Yes	Yes
640	Peppercorn Walk Open Space	2.83	Greenfield	6-10 Years	53	No	Yes	Yes	Yes	Yes
642	Prospect Road/Sylvan Avenue	0.51	Brownfield	6-10 Years	12	No	Yes	Yes	Yes	Yes
646	Rancliffe Gardens	1.80	Greenfield	6-10 Years	45	No	Yes	Yes	Yes	Yes

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Site Number	Site name	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
647	Ranworth Open Space	1.23	Greenfield	6-10 Years	31	No	Yes	Yes	Yes	Yes
648	Rayleigh Green	0.64	Greenfield	6-10 Years	16	No	Yes	Yes	Yes	Yes
650	Repton Street	3.56	Brownfield	10 Years and over	96	No	Yes	Yes	Yes	Yes
651	Rolleston Primary School Playing Fields	1.70	Greenfield	6-10 Years	42	No	No	Yes	Yes	Yes
653	Rowlatts Hill School Playing Fields	0.48	Greenfield	6-10 Years	12	No	Yes	Yes	Yes	Yes
662	Scraptoft Valley Primary School Playing Fields	0.98	Greenfield	6-10 Years	24	No	No	Yes	Yes	Yes
663	Sedgebrook Road Open Space	1.08	Greenfield	6-10 Years	14	No	Yes	Yes	Yes	Yes
665	Sharmon Crescent Open Space	0.66	Greenfield	6-10 Years	16	No	Yes	Yes	Yes	Yes
666	Slater Street	7.37	Brownfield	10 Years and over	199	No	Yes	Yes	Yes	Yes

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Site Number	Site name	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
669	Spendlow Gardens	0.61	Greenfield	6-10 Years	15	No	Yes	Yes	Yes	Yes
675	St Helens Close Open Space	1.07	Greenfield	6-10 Years	26	No	Yes	Yes	Yes	Yes
676	St John the Baptist Cof E Primary School Playing Fields	0.53	Greenfield	6-10 Years	13	No	No	Yes	Yes	Yes
677	St Margarets Pastures	3.00	Greenfield	6-10 Years	94	No	Yes	Yes	Yes	Yes
678	St Oswalds Road Playing Fields	3.04	Greenfield	6-10 Years	60	No	No	Yes	Yes	Yes
679	St. Marks open space	2.24	Greenfield	6-10 Years	42	No	Yes	Yes	Yes	Yes
684	Land adjacent to Evington Leisure Centre	0.50	Greenfield	6-10 Years	13	No	Yes	Yes	Yes	Yes
685	The Lancaster School playing fields	1.00	Greenfield	6-10 Years	25	No	No	Yes	Yes	Yes
687	Thurcaston Road/Hadrian Road open space	6.18	Greenfield	6-10 Years	Employment	No	Yes	Yes	Yes	Yes

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Site Number	Site name	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
702	Former Western Park Golf Course	52.10	Greenfield	6-10 Years	466	No	Yes	Yes	Yes	Yes
715	Land North of Gartree Road	2.36	Greenfield	6-10 Years	30	No	Yes	Yes	Yes	Yes
716	Highfields Industrial Estate, Maidstone Road	0.52	Brownfield	6-10 Years	26	No	Yes	Yes	Yes	Yes
717	Hilltop Road, Hamilton Industrial Park	4.66	Greenfield	10 Years and over	Employment	No	Yes	Yes	Yes	Yes
718	The Paddock, Glenfield Hospital, Hallgate Drive	4.50	Greenfield	5 Years or less	85	No	Yes	Yes	Yes	Yes
960	Open Space West of Bede Island Road (Braunstone Gate)	0.94	Greenfield	5 Years or less	8	Yes	Yes	Yes	Yes	Yes
961	Welford Road Playing Fields, After 614 Welford Road	3.80	Greenfield	6-10 Years	13	No	Yes	Yes	Yes	Yes
962	Amenity Land Between Coleman Road and Goodwood Road (East of Hazelnut Close and Ellwood Close)	0.26	Greenfield	6-10 Years	8	No	Yes	Yes	Yes	Yes
963	Southfields Infant School and Newry Specialist Learning Centre	1.20	Brownfield	6-10 Years	30	No	Yes	Yes	Yes	Yes

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Site Number	Site name	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
964	Lords Avenue	0.70	Greenfield	6-10 Years	18	No	Yes	Yes	Yes	Yes
965	Bronte Close Open Space	0.66	Greenfield	6-10 Years	17	No	Yes	Yes	Yes	Yes
974	Portishead Road	0.48	Brownfield	10 Years and over	12	No	Yes	Yes	Yes	Yes
976	Chiltern Green Open Space	0.44	Greenfield	6-10 Years	11	No	Yes	Yes	Yes	Yes
977	Ledbury Green	0.43	Greenfield	6-10 Years	11	No	Yes	Yes	Yes	Yes
978	Stonesby Avenue Open Space	0.43	Greenfield	6-10 Years	11	No	Yes	Yes	Yes	Yes
983	Hefford Gardens	0.39	Greenfield	6-10 Years	12	No	Yes	Yes	Yes	Yes
987	Littlegarth	0.39	Greenfield	6-10 Years	12	No	Yes	Yes	Yes	Yes
989	Tudor Park	0.38	Brownfield	6-10 Years	11	No	Yes	Yes	Yes	Yes

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Site Number	Site name	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
992	Woodstock Road	0.15	Greenfield	6-10 Years	5	No	Yes	Yes	Yes	Yes
994	Martin Street Open Space	0.37	Greenfield	6-10 Years	12	No	Yes	Yes	Yes	Yes
995	Aylestone(6) Land fronting 124 & 126 Wigston Lane	0.37	Greenfield	6-10 Years	11	No	No	Yes	Yes	Yes
1001	Phillips Crescent	0.14	Greenfield	6-10 Years	5	No	Yes	Yes	Yes	Yes
1006	Kingscliffe Crescent Open Space	0.34	Greenfield	6-10 Years	11	No	Yes	Yes	Yes	Yes
1007	Glazebrook Square	0.33	Greenfield	6-10 Years	10	No	Yes	Yes	Yes	Yes
1012	Crafton Street East	0.30	Greenfield	6-10 Years	5	No	Yes	Yes	Yes	Yes
1016	Mortimer Place	0.30	Greenfield	6-10 Years	9	No	Yes	Yes	Yes	Yes
1021	Sunbury Green	0.29	Greenfield	6-10 Years	9	No	Yes	Yes	Yes	Yes

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Site Number	Site name	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
1030	Land the to the west of Dysart Way	0.25	Greenfield	6-10 Years	8	No	Yes	Yes	Yes	Yes
1034	Forest Lodge Education Centre, Charnor Road	0.91	Brownfield	10 Years and over	23	No	Yes	Yes	Yes	Yes
1035	VRRE/Gipsy Lane	0.41	Brownfield	10 Years and over	11	No	Yes	Yes	Yes	Yes
1037	Spence Street	0.99	Brownfield	10 Years and over	19	No	Yes	Yes	Yes	Yes
1038	Devonshire Road	1.25	Brownfield	10 Years and over	31	No	Yes	Yes	Yes	Yes
1039	Bisley Street/Western Road	0.60	Brownfield	10 Years and over	15	No	Yes	Yes	Yes	Yes
1040	Mountain Road	2.10	Greenfield	6-10 Years	Employment	No	Yes	Yes	Yes	Yes
1041	Land off Hazeldene Road Adj Kestrel's Field Primary School	0.74	Greenfield	10 Years and over	19	No	Yes	Yes	Yes	Yes
1042	Land off Heacham Drive (former playing fields)	2.40	Greenfield	5 Years or less	45	No	Yes	Yes	Yes	Yes

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Site Number	Site name	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
1047	Land at Groby Road/Fosse Road North	5.00	Greenfield	5 Years or less	Education	Yes	No	Yes	Yes	Yes
1051	Gilmorton Community Rooms/Hopyard Close shops	0.26	Brownfield	6-10 Years	8	No	Yes	Yes	Yes	Yes
1052	Railway station, former sorting office and station car park, Campbell Street	2.74	Brownfield	6-10 Years	Offices	No	Yes	Yes	Yes	Yes
1053	Land at Midland Street, Southampton Street, Nicholas Street and Queen Street	1.18	Brownfield	6-10 Years	Offices	No	Yes	Yes	Yes	Yes
20222	19-23 Burleys Way	0.06	Brownfield	5 Years or less	42	Yes	No	Yes	Yes	Yes
20239	Vacant land, Crest Rise	0.94	Brownfield	6-10 Years	Employment	No	Yes	Yes	Yes	Yes
20240	Land North of Sainsbury's, Melton Road	2.24	Greenfield	6-10 Years	Employment	No	Yes	Yes	Yes	Yes
20241	Land between Woodgate and Bradgate Street	0.64	Brownfield	6-10 Years	Employment	No	Yes	Yes	Yes	Yes
20243	Car Park, Portishead Road	0.24	Brownfield	6-10 Years	7	No	Yes	Yes	Yes	Yes

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Site Number	Site name	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
20247	97 Barkby Road,LE4 9LG	0.26	Brownfield	6-10 Years	Employment	No	Yes	Yes	Yes	Yes
20249	166 Walnut Street	0.33	Brownfield	6-10 Years	10	No	Yes	Yes	Yes	Yes
20251	James House, 55 Welford Road	0.45	Brownfield	6-10 Years	19	No	Yes	Yes	Yes	Yes
20253	Land West of Anstey Lane/South of Gorse Hill Hospital	0.50	Greenfield	5 Years or less	13	No	Yes	Yes	Yes	Yes
20255	100 Church Gate	0.41	Brownfield	6-10 Years	360	No	Yes	Yes	Yes	Yes
20256	Former Debenhams department store, 20 St Peter's Lane	0.47	Brownfield	6-10 Years	332	Yes	No	Yes	Yes	Yes
20261	Charter Street area	4.38	Brownfield	10 Years and over	137	No	Yes	Yes	Yes	Yes
20263	31 Raw Dykes Road	0.39	Brownfield	6-10 Years	12	No	Yes	Yes	Yes	Yes
20274	64 St. Barnabas Road	0.61	Brownfield	5 Years or less	15	No	No	Yes	Yes	Yes

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Site Number	Site name	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
20278	Sheene Road green space	0.16	Greenfield	6-10 Years	Employment	No	Yes	Yes	Yes	Yes
20287	8 Princess Road West	0.02	Brownfield	5 Years or less	7	Yes	No	Yes	Yes	Yes

Appendix B: SHELAA sites with planning permissions

Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Number of dwellings proposed	Deliverable	Developable	Suitable	Available	Achievable
002	Franklyn Fields/Conaglen Road Allotments	5.98	Greenfield	5 Years or less	133	Yes	No	Yes	Yes	Yes
019	Velodrome Saffron Lane	1.28	Brownfield	5 Years or less	38	Yes	No	Yes	Yes	Yes
052	Blackbird Road Playing Fields - Milverton Avenue	14.26	Greenfield	5 Years or less	306	Yes	No	Yes	Yes	Yes
060	Abbey Meadows - Busm	10.79	Brownfield	6-10 Years	1199	Yes	No	Yes	Yes	Yes
096	Leicester House - Lee Circle	0.20	Brownfield	5 Years or less	175	Yes	No	Yes	Yes	Yes
122	Former Filbert Street Stadium	1.33	Brownfield	5 Years or less	361	Yes	No	Yes	Yes	Yes
181	10-12 Fairfax Road	0.20	Brownfield	5 Years or less	30	Yes	No	Yes	Yes	Yes
190	Lanesborough Road - Former Allotments	2.30	Greenfield	5 Years or less	37	Yes	No	Yes	Yes	Yes
209	101 Knighton Fields Road West	0.08	Brownfield	5 Years or less	22	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Number of dwellings proposed	Deliverable	Developable	Suitable	Available	Achievable
243	21 Southampton Street	0.05	Brownfield	5 Years or less	29	Yes	No	Yes	Yes	Yes
280	Eastern Boulevard - Corner of Rydal Street	0.06	Brownfield	5 Years or less	47	Yes	No	Yes	Yes	Yes
305	Freemen's Common - Welford Road - University of Leicester	2.27	Brownfield	5 Years or less	480	Yes	No	Yes	Yes	Yes
317	Former International Hotel - Rutland Street/Humberstone Gate	0.37	Brownfield	5 Years or less	445	Yes	No	Yes	Yes	Yes
322	Towers Hospital - Tower Properties Site	25.60	Brownfield	5 Years or less	101	Yes	No	Yes	Yes	Yes
324	1 Pocklingtons Walk	0.14	Brownfield	5 Years or less	10	Yes	No	Yes	Yes	Yes
330	Site Bound By All Saints Road/ Bath Lane/ Jarvis Street And Ruding Street	0.89	Brownfield	5 Years or less	369	Yes	No	Yes	Yes	Yes
338	Vaughan Way - Highcross Street	0.67	Brownfield	5 Years or less	300	Yes	No	Yes	Yes	Yes
343	35 Albion Street - Black Boy Ph	0.05	Brownfield	5 Years or less	22	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Number of dwellings proposed	Deliverable	Developable	Suitable	Available	Achievable
355	Henshaw Street/Grange Lane	0.04	Brownfield	5 Years or less	46	Yes	No	Yes	Yes	Yes
360	127-133 Granby Street	0.11	Brownfield	5 Years or less	61	Yes	No	Yes	Yes	Yes
361	44 Conduit Street	0.02	Brownfield	5 Years or less	37	Yes	No	Yes	Yes	Yes
368	Yeoman Street - Yeoman Lane	0.02	Brownfield	5 Years or less	15	Yes	No	Yes	Yes	Yes
369	47 Vaughan Way - Kimberley House	0.09	Brownfield	5 Years or less	75	Yes	No	Yes	Yes	Yes
370	Abbey Meadows - Bestway Holdings	1.97	Brownfield	5 Years or less	82	Yes	No	Yes	Yes	Yes
376	Welford Place - Site Of Former New Walk Centre	1.13	Brownfield	5 Years or less	71	Yes	No	Yes	Yes	Yes
377	Abbey Meadows Site Of Former Wolsey Works	2.40	Brownfield	5 Years or less	188	Yes	No	Yes	Yes	Yes
381	160 Hinckley Road, Wyggeston Hospital	0.67	Brownfield	5 Years or less	14	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Number of dwellings proposed	Deliverable	Developable	Suitable	Available	Achievable
388	Northgate Street/Soar Lane	5.72	Brownfield	5 Years or less	367	Yes	No	Yes	Yes	Yes
403	Former Queensmead School - Hamelin Road	0.96	Brownfield	5 Years or less	82	Yes	No	Yes	Yes	Yes
407	61 Great Central Street	0.14	Brownfield	5 Years or less	73	Yes	No	Yes	Yes	Yes
409	Lee Circle Fleet House	0.24	Brownfield	5 Years or less	351	Yes	No	Yes	Yes	Yes
410	21 Morledge Street	0.10	Brownfield	5 Years or less	114	Yes	No	Yes	Yes	Yes
411	2-4 Colton Street	0.05	Brownfield	5 Years or less	65	Yes	No	Yes	Yes	Yes
415	37 Welford Road 12 Norton Street	0.15	Brownfield	5 Years or less	105	Yes	No	Yes	Yes	Yes
421	15 Holmwood Drive Rear Of	0.16	Greenfield	5 Years or less	16	Yes	No	Yes	Yes	Yes
426	190 Belgrave Road - Balmoral Hotel	0.08	Brownfield	5 Years or less	17	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Number of dwellings proposed	Deliverable	Developable	Suitable	Available	Achievable
429	Green Lane Road - Former Shield Engineering	2.70	Brownfield	5 Years or less	108	Yes	No	Yes	Yes	Yes
434	188 Welford Road	0.05	Brownfield	5 Years or less	18	Yes	No	Yes	Yes	Yes
499	Craven Street	7.71	Brownfield	10 Years and over	386	No	Yes	Yes	Yes	Yes
524	Frog Island	2.97	Brownfield	10 Years and over	89	No	Yes	Yes	Yes	Yes
537	Great Central Street	6.00	Brownfield	10 Years and over	300	No	Yes	Yes	Yes	Yes
609	Mansfield Street	6.17	Brownfield	10 Years and over	309	No	Yes	Yes	Yes	Yes
666	Slater Street	7.37	Brownfield	10 Years and over	199	No	Yes	Yes	Yes	Yes
721	6-8 Nelson Street, Castle House	0.02	Brownfield	5 Years or less	19	Yes	No	Yes	Yes	Yes
723	136 Westcotes Drive, Bradgate House	0.11	Brownfield	5 Years or less	13	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Number of dwellings proposed	Deliverable	Developable	Suitable	Available	Achievable
731	9 Frewin Street, Layton House	0.34	Brownfield	6-10 Years	19	No	Yes	Yes	Yes	Yes
738	81 Charles Street, First & Second Floor	0.03	Brownfield	5 Years or less	19	Yes	No	Yes	Yes	Yes
740	30-32 Granby Street, 1st-4th Floors	0.10	Brownfield	5 Years or less	27	Yes	No	Yes	Yes	Yes
741	8-10 West Walk	0.13	Brownfield	5 Years or less	85	Yes	No	Yes	Yes	Yes
743	22-32 Wellington Street, Wellington House	0.22	Brownfield	5 Years or less	105	Yes	No	Yes	Yes	Yes
748	1-1a Monsell Drive	0.33	Brownfield	5 Years or less	30	Yes	No	Yes	Yes	Yes
756	156 Upper New Walk, Abbotsbury House	0.10	Brownfield	5 Years or less	13	Yes	No	Yes	Yes	Yes
835	Eastleigh Road, Eastleigh Road Play Area	0.02	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes
857	212 Narborough Road	0.03	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Number of dwellings proposed	Deliverable	Developable	Suitable	Available	Achievable
876	25a Cedar Road	0.02	Brownfield	5 Years or less	10	Yes	No	Yes	Yes	Yes
884	4 Bishop Street	0.09	Brownfield	5 Years or less	10	Yes	No	Yes	Yes	Yes
979	Elliot Road	0.42	Greenfield	5 Years or less	12	Yes	No	Yes	Yes	Yes
20003	103 St Peters Road	0.01	Brownfield	5 Years or less	5	Yes	No	Yes	Yes	Yes
20006	614 Saffron Lane	0.10	Brownfield	5 Years or less	9	Yes	No	Yes	Yes	Yes
20007	59 Halford Street	0.01	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes
20008	21 Lincoln Street, Unity House	0.01	Brownfield	5 Years or less	5	Yes	No	Yes	Yes	Yes
20011	171-173 London Road	0.06	Brownfield	5 Years or less	18	Yes	No	Yes	Yes	Yes
20018	159 Charles Street, Pannell House	0.10	Brownfield	5 Years or less	54	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Number of dwellings proposed	Deliverable	Developable	Suitable	Available	Achievable
20020	96 Jarrom Street	0.16	Brownfield	5 Years or less	159	Yes	No	Yes	Yes	Yes
20021	349 Abbey Lane	0.08	Brownfield	5 Years or less	9	Yes	No	Yes	Yes	Yes
20024	41a Ivanhoe Street	0.04	Brownfield	5 Years or less	8	Yes	No	Yes	Yes	Yes
20026	40-48 Belvoir Street	0.03	Brownfield	5 Years or less	13	Yes	No	Yes	Yes	Yes
20027	37 Barkby Road	0.02	Brownfield	5 Years or less	5	Yes	No	Yes	Yes	Yes
20028	13 Quainton Road	0.01	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes
20029	4 Helmdon Road	0.01	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes
20032	26 Fosse Road Central	0.03	Brownfield	5 Years or less	8	Yes	No	Yes	Yes	Yes
20037	11-19 Grange Lane, Gosling Court	0.14	Brownfield	5 Years or less	29	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Number of dwellings proposed	Deliverable	Developable	Suitable	Available	Achievable
20038	32-34 Charles Street	0.02	Brownfield	5 Years or less	10	Yes	No	Yes	Yes	Yes
20040	Ashfield Road - Brookfield Bowling And Social Club	0.69	Greenfield	5 Years or less	6	Yes	No	Yes	Yes	Yes
20041	23 De Montfort Street	0.03	Brownfield	5 Years or less	11	Yes	No	Yes	Yes	Yes
20044	182 Belgrave Road	0.05	Brownfield	5 Years or less	14	Yes	No	Yes	Yes	Yes
20045	464- 474 Uppingham Road, Land at Rear	0.28	Brownfield	5 Years or less	8	Yes	No	Yes	Yes	Yes
20046	160 Belgrave Road, Belgrave Commercial Centre	0.05	Brownfield	5 Years or less	9	Yes	No	Yes	Yes	Yes
20048	175 Uppingham Road	0.12	Brownfield	5 Years or less	5	Yes	No	Yes	Yes	Yes
20055	19-19a Brentwood Road	0.03	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes
20056	Malabar Road, Kocha House	0.01	Brownfield	5 Years or less	27	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Number of dwellings proposed	Deliverable	Developable	Suitable	Available	Achievable
20060	21 De Montfort Street, Leicester	0.05	Brownfield	5 Years or less	23	Yes	No	Yes	Yes	Yes
20062	Thirlmere Street, Land Adjacent 45	0.02	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes
20063	Humberstone Lane, Land West Of (219 Humberstone Lane)	1.79	Brownfield	5 Years or less	114	Yes	No	Yes	Yes	Yes
20067	58 Fosse Road Central	0.02	Brownfield	5 Years or less	7	Yes	No	Yes	Yes	Yes
20074	111-117 Clarendon Park Road	0.10	Brownfield	5 Years or less	11	Yes	No	Yes	Yes	Yes
20075	Belgrave Road, Site of Former Sainsbury's	4.11	Brownfield	6-10 Years	18	No	Yes	Yes	Yes	Yes
20076	11 St Margarets Way, Citygate House	0.14	Brownfield	5 Years or less	55	Yes	No	Yes	Yes	Yes
20078	44-46 Ruby Street	0.06	Brownfield	5 Years or less	7	Yes	No	Yes	Yes	Yes
20079	Abbey Meadows, Rocket Studios	0.60	Brownfield	5 Years or less	41	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Number of dwellings proposed	Deliverable	Developable	Suitable	Available	Achievable
20083	2 Yeoman Street	0.03	Brownfield	5 Years or less	17	Yes	No	Yes	Yes	Yes
20084	The Newarke, Oxford Street, Jarrom Street, River Soar	12.13	Brownfield	6-10 Years	600	No	Yes	Yes	Yes	Yes
20085	7a Stanley Road	0.06	Brownfield	5 Years or less	7	Yes	No	Yes	Yes	Yes
20086	10 Horsefair Street & 11 Every Street	0.04	Brownfield	5 Years or less	14	Yes	No	Yes	Yes	Yes
20088	138 Cambridge Street, Garage Court Adjacent	0.03	Brownfield	5 Years or less	7	Yes	No	Yes	Yes	Yes
20092	7-9 Beatrice Road, Pegasus House	0.08	Brownfield	5 Years or less	12	Yes	No	Yes	Yes	Yes
20093	Great Central Street, Highcross Street, All Saints Open	0.11	Brownfield	5 Years or less	73	Yes	No	Yes	Yes	Yes
20094	337 Saffron Lane, Land Adjacent To	0.05	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes
20100	Sandacre Street, Car Park	0.48	Brownfield	5 Years or less	267	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Number of dwellings proposed	Deliverable	Developable	Suitable	Available	Achievable
20103	43a St Bernard Street	0.06	Brownfield	5 Years or less	8	Yes	No	Yes	Yes	Yes
20106	26-28 Talbot Lane	0.04	Brownfield	5 Years or less	5	Yes	No	Yes	Yes	Yes
20107	12 Helmdon Road	0.01	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes
20114	11 Silverwood Close	0.32	Greenfield	5 Years or less	9	Yes	No	Yes	Yes	Yes
20115	12 New Walk, The Pub	0.04	Brownfield	5 Years or less	8	Yes	No	Yes	Yes	Yes
20116	The Former Chapel And 31-37 Overton Road	0.18	Brownfield	5 Years or less	8	Yes	No	Yes	Yes	Yes
20117	96 New Walk	0.05	Brownfield	5 Years or less	20	Yes	No	Yes	Yes	Yes
20119	39 Belvoir Street	0.04	Brownfield	5 Years or less	9	Yes	No	Yes	Yes	Yes
20120	227-231 Belgrave Gate, Dee Kay House	0.04	Brownfield	5 Years or less	25	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Number of dwellings proposed	Deliverable	Developable	Suitable	Available	Achievable
20121	66 Church Gate	0.13	Brownfield	5 Years or less	5	Yes	No	Yes	Yes	Yes
20123	65-67 Keightley Road, Land at Rear Of	0.05	Brownfield	5 Years or less	5	Yes	No	Yes	Yes	Yes
20124	11-15 And 19-35 Conduit Street	0.21	Brownfield	5 Years or less	201	Yes	No	Yes	Yes	Yes
20125	11 Quanton Road	0.01	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes
20127	2 Houlditch Road, Welford Road Police Station	0.10	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes
20132	377 Uppingham Road	0.18	Brownfield	5 Years or less	5	Yes	No	Yes	Yes	Yes
20134	100 Tudor Road, The Tudor	0.02	Brownfield	5 Years or less	5	Yes	No	Yes	Yes	Yes
20136	45 Woodbridge Road	0.03	Brownfield	5 Years or less	5	Yes	No	Yes	Yes	Yes
20138	1 Daneshill Road	0.05	Brownfield	5 Years or less	7	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Number of dwellings proposed	Deliverable	Developable	Suitable	Available	Achievable
20140	64-66 Humberstone Gate	0.14	Brownfield	5 Years or less	42	Yes	No	Yes	Yes	Yes
20141	59 Friar Lane and Land Adjacent	0.09	Brownfield	5 Years or less	36	Yes	No	Yes	Yes	Yes
20145	143-145 Narborough Road	0.03	Brownfield	5 Years or less	9	Yes	No	Yes	Yes	Yes
20147	64 London Road, Beckville House	0.14	Brownfield	5 Years or less	35	Yes	No	Yes	Yes	Yes
20148	100 Welford Road, Land Rear Of	0.08	Brownfield	5 Years or less	13	Yes	No	Yes	Yes	Yes
20149	19 De Montfort Street	0.02	Brownfield	5 Years or less	7	Yes	No	Yes	Yes	Yes
20150	5 Quanton Road	0.01	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes
20153	47 Cyprus Road	0.02	Brownfield	5 Years or less	19	Yes	No	Yes	Yes	Yes
20155	1 Causeway Lane, Saxon House	0.46	Brownfield	5 Years or less	122	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Number of dwellings proposed	Deliverable	Developable	Suitable	Available	Achievable
20158	47-51 Gwendolen Road, Rear Of	0.07	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes
20159	47-55 Northgate Street	0.18	Brownfield	5 Years or less	69	Yes	No	Yes	Yes	Yes
20160	71 Harrow Road	0.01	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes
20162	8-10 Western Road	0.05	Brownfield	5 Years or less	8	Yes	No	Yes	Yes	Yes
20163	92 Cambridge Street, Garages Adjacent	0.03	Brownfield	5 Years or less	5	Yes	No	Yes	Yes	Yes
20164	113 Duncan Road	0.06	Brownfield	5 Years or less	5	Yes	No	Yes	Yes	Yes
20165	Gervas Road, The Mayflower	0.23	Brownfield	6-10 Years	10	No	Yes	Yes	Yes	Yes
20171	Corner Of Camden St and Earl St, Car Park	0.02	Brownfield	5 Years or less	11	Yes	No	Yes	Yes	Yes
20174	19 Burleys Way	0.03	Brownfield	5 Years or less	14	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Number of dwellings proposed	Deliverable	Developable	Suitable	Available	Achievable
20175	61-63 Bardolph Street	0.04	Brownfield	5 Years or less	5	Yes	No	Yes	Yes	Yes
20177	27 Wharf Street South	0.04	Brownfield	5 Years or less	70	Yes	No	Yes	Yes	Yes
20181	Tilling Road	0.84	Brownfield	5 Years or less	73	Yes	No	Yes	Yes	Yes
20205	Aylestone Road, Former Eon Sports Ground	4.04	Greenfield	5 Years or less	189	Yes	No	Yes	Yes	Yes
20209	55-57 Braunstone Gate	0.01	Brownfield	5 Years or less	5	Yes	No	Yes	Yes	Yes
20213	196 Coleman Road/1 Devon Way	0.66	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes
20214	115 Abbey Park Road, Land Adjacent	0.22	Brownfield	5 Years or less	72	Yes	No	Yes	Yes	Yes
20222	19-23 Burleys Way	0.06	Brownfield	5 Years or less	42	Yes	No	Yes	Yes	Yes
20223	14 Jarvis Street	0.04	Brownfield	5 Years or less	21	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Number of dwellings proposed	Deliverable	Developable	Suitable	Available	Achievable
20224	1 Danvers Road	0.02	Brownfield	5 Years or less	9	Yes	No	Yes	Yes	Yes
20225	Mauricare Residential Home 22-24 Fosse Road Central	0.07	Brownfield	5 Years or less	19	Yes	No	Yes	Yes	Yes
20226	97 Church Gate	0.31	Brownfield	5 Years or less	142	Yes	No	Yes	Yes	Yes
20228	42 Belgrave Gate, Former Abc Cinema	0.36	Brownfield	5 Years or less	126	Yes	No	Yes	Yes	Yes
20229	132-140 Highcross Street and Rear Of 61 Great Central Street	0.20	Brownfield	5 Years or less	98	Yes	No	Yes	Yes	Yes
20230	Flats 1, 2 And 3, 9 Pocklingtons Walk; Flats 1 And 2, 1 Chancery Street; 3 Chancery Street; 7 Chancery Street; Flats 1 And 2, 8 Rupert Street; Flats 1	0.04	Brownfield	5 Years or less	11	Yes	No	Yes	Yes	Yes
20231	13 De Montfort Street	0.02	Brownfield	5 Years or less	8	Yes	No	Yes	Yes	Yes
20234	1 Salisbury Road	0.05	Brownfield	5 Years or less	11	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Number of dwellings proposed	Deliverable	Developable	Suitable	Available	Achievable
20235	125 London Road, Victoria Hotel And 1 University Road	0.05	Brownfield	5 Years or less	10	Yes	No	Yes	Yes	Yes
20236	Abbey Park Road, Site of Former Bus Garage	1.65	Brownfield	6-10 Years	96	No	Yes	Yes	Yes	Yes
20256	Former Debenhams Department Store, 20 St Peter's Lane	0.47	Brownfield	6-10 Years	305	Yes	No	Yes	Yes	Yes
20279	10 Church Gate	0.03	Brownfield	5 Years or less	8	Yes	No	Yes	Yes	Yes
20280	Austin Rise And Grantham Road, Land At The Corner	0.23	Greenfield	5 Years or less	8	Yes	No	Yes	Yes	Yes
20281	29-31 Wharf Street South	0.02	Brownfield	5 Years or less	11	Yes	No	Yes	Yes	Yes
20282	26-28 Granby Street	0.03	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes
20283	9-11 Marble Street	0.05	Brownfield	5 Years or less	17	Yes	No	Yes	Yes	Yes
20285	21 Bloxham Road	0.06	Brownfield	5 Years or less	5	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Number of dwellings proposed	Deliverable	Developable	Suitable	Available	Achievable
20286	13-15 Belvoir Street	0.06	Brownfield	5 Years or less	21	Yes	No	Yes	Yes	Yes
20287	8 Princess Road West	0.02	Brownfield	5 Years or less	7	Yes	No	Yes	Yes	Yes
20288	143-145 Narborough Road	0.03	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes
20289	Welford Road Police Station, 2 Houlditch Road	0.10	Brownfield	5 Years or less	8	Yes	No	Yes	Yes	Yes
20290	94 New Walk	0.07	Brownfield	5 Years or less	17	Yes	No	Yes	Yes	Yes
20291	87-95 Hinckley Road	0.22	Brownfield	5 Years or less	30	Yes	No	Yes	Yes	Yes
20292	22-24 Halford Street	0.04	Brownfield	5 Years or less	8	Yes	No	Yes	Yes	Yes

Appendix C: Discounted sites

Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
020	32-48 Chatham Street/37-47 York Street	0.13	93	Site has already been built out.	No	No	No
028	Southgates Bus Depot - 14 Peacock Lane (Pso9a7)	0.76	189	Site has already been built out.	Yes	Yes	Yes
033	Burgess Road - Unit 3 And 7	0.37	60	Site has already been built out.	Yes	Yes	Yes
041	334-336 Humberstone Lane	0.18	5	Site has already been built out.	Yes	No	Yes
053	Former St Marys Allotments - Aylestone Road/Welford Road	2.50	125	Site has already been built out.	Yes	Yes	Yes
058	East Hamilton	1.90	410	Site has already been built out.	Yes	Yes	Yes
071	Former Merlin Works - Bath Lane (No 1 Westbridge)	0.61	384	Site has already been built out.	Yes	Yes	Yes
082	132-140 Charles Street	0.08	38	Site has already been built out.	Yes	Yes	Yes
110	38-44 York Street And 31-33 Dover Street	0.08	52	Site has already been built out.	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
145	Former Wheatsheaf Works - Knighton Fields Road East	1.78	172	Site has already been built out.	Yes	Yes	Yes
149	Belvoir Drive - LCFC Training Ground	5.04	96	Landowner confirmed that the site is not available.	Yes	No	Yes
151	Ross Walk/Bruin Street - Vinola House	0.38	11	Site is unavailable. No response from landowners to confirm availability.	Yes	No	Yes
162	247 Western Road	0.09	5	Site is unavailable. No response from landowners to confirm availability.	Yes	No	Yes
174	Bede Island South (All Site)	11.60	609	Site has already been built out.	Yes	Yes	Yes
176	143-147 Queens Road	0.12	41	Site has already been built out.	Yes	Yes	Yes
187	4 Wheat Street	0.06	5	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	Yes	Yes	Yes
207	21-23 Cyprus Road	0.10	5	Site is unavailable. No response from landowners to confirm availability.	Yes	No	Yes
215	Bendbow Rise - Former Bendbow Rise Infant School	2.01	61	Site has already been built out.	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
218	Wycombe Road - Former Mundella College Phase 2	4.11	131	Site has already been built out.	Yes	Yes	Yes
227	Chatham Street & York Street (Rear Of 91 Granby Street)	0.09	134	Site has already been built out.	Yes	Yes	Yes
303	Faircharm Trading Estate - Evelyn Drive	2.80	66	Site is unavailable.	Yes	Yes	Yes
308	Ymca - Belvoir Drive	6.29	118	Site is unavailable, potential to develop at a later stage but uncertain.	Yes	No	Yes
312	304 Welford Road	0.03	10	Site has already been built out.	No	No	No
331	Land North of Hamilton College	3.13	73	Site has already been built out.	No	No	No
334	Leicester Water Centre - Anstey Lane	5.92	102	Site is unavailable. No response from landowners to confirm availability.	Yes	No	Yes
344	134-138 New Walk	0.08	16	Site has already been built out.	No	No	No
349	34-38 Upper Tichborne Street	0.07	14	Site has already been built out.	No	No	No

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
351	8 Buckminster Road	0.13	14	Site has already been built out.	No	No	No
353	7 Carlisle Street	0.09	14	Site has already been built out.	No	No	No
354	14 Deacon Street	0.15	56	Site has already been built out.	No	No	No
356	20 Deacon Street	0.07	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
357	121-123 London Road	0.08	2	Site has already been built out.	No	No	No
358	2 Regent Street	0.04	12	Site has already been built out.	No	No	No
364	27 Churchgate	0.03	11	Site has already been built out.	No	No	No
366	18-30 Charles Street - Kobe House	0.05	12	Site has already been built out.	No	No	No
367	15-23 Hotel Street And 6 Millstone Lane	0.10	39	Site has already been built out.	No	No	No

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
371	Milligan Road - Lccc	0.13	5	Site is unavailable. No response from landowners to confirm availability.	Yes	No	Yes
372	12 Albion Street	0.02	14	Site has already been built out.	No	No	No
375	148 Melton Road	0.12	4	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	Yes	Yes
379	45-47 Nursery Road	0.39	13	Site is unavailable. Landowner confirmed is not currently available for development	Yes	No	Yes
380	137 Harrison Road	0.10	3	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
387	Parker Plant - Canon Street	7.10	133	Site is unavailable. No response from landowners to confirm availability.	Yes	No	Yes
389	125-129 Vaughan Way	0.16	120	Site has already been built out.	No	No	No
392	93 Humberstone Gate	0.05	26	Site has already been built out.	No	No	No
395	22 Grange Lane/53-55 Oxford Street	0.18	251	Site has already been built out.	No	No	No

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
396	14 West Walk	0.03	12	Site has already been built out.	No	No	No
397	140-142 New Walk	0.12	52	Site has already been built out.	Yes	Yes	Yes
398	Swithland Avenue - Land To Rear Site 2	0.41	44	Site has already been built out.	Yes	Yes	Yes
399	13 Hotel Street	0.04	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
401	99 Burleys Way - Thames Tower	0.16	63	Site has already been built out.	No	No	No
404	100 London Road	0.02	6	Site has already been built out.	No	No	No
408	233 Belgrave Gate	0.02	20	Site has already been built out.	No	No	No
412	63 Churchgate	0.05	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
413	1a Stamford Street	0.02	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
414	3 Welford Place	0.02	14	Site has already been built out.	No	No	No
416	22-28 Princess Road West	0.11	39	Site has already been built out.	No	No	No
417	24 Rutland Street	0.05	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
418	37-43 Rutland Street	0.04	14	Site has already been built out.	No	No	No
419	104 Regent Road	0.08	17	Site has already been built out.	No	No	No
420	7-9 Holmwood Drive	0.12	8	Site has already been built out.	No	No	No
422	10 Westcotes Drive - Scotia Hotel	0.04	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
423	10-14 New Street	0.29	10	Site has already been built out.	Yes	Yes	Yes
425	44 Abbey Street	0.13	4	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
427	160 Belgrave Road - Belgrave Commercial Centre	0.08	3	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
428	51 Melton Road	0.07	10	Site has already been built out.	No	No	No
430	Grosvenor Gate - Former Nurses Home	0.47	40	Site has already been built out.	No	No	No
431	52 Western Road	0.18	283	Site has already been built out.	Yes	Yes	Yes
433	13 Stamford Street	0.11	35	Site has already been built out.	No	No	No
435	57 The Oval - New Walk	1.00	54	Site has already been built out.	No	No	No
436	54-58 London Road	0.14	68	Site has already been built out.	No	No	No
437	67-75 Princess Road East	0.14	110	Site has already been built out.	No	No	No
438	11 Elmfield Avenue	0.74	4	Site has already been built out.	No	No	No

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
439	77-83 Chesterfield Road	0.93	21	Site is unavailable. No response from landowners to confirm availability.	Yes	Yes	Yes
446	Abbey Rise Allotments, Grovebury Road Allotments	0.92	23	Landowner confirmed that the site is not available.	Yes	No	Yes
447	Alderman Richard Hallam Primary School Playing Fields (North)	0.95	24	Landowner confirmed that the site is not available.	Yes	No	Yes
448	Alderman Richard Hallam Primary School Playing Fields (South)	1.22	30	Landowner confirmed that the site is not available.	Yes	Yes	Yes
455	Aylestone Recreation Ground South	8.03	96	Landowner confirmed that the site is not available.	Yes	No	Yes
456	Aylestone Recreation Ground North	3.51	44	Landowner confirmed that the site is not available.	Yes	No	Yes
458	Barley Croft Primary School Playing Fields	0.58	15	Landowner confirmed that the site is not available.	Yes	No	Yes
462	Beaumont Leys School Playing Fields	7.75	146	Landowner confirmed that the site is not available.	Yes	No	Yes
465	Bede Park	2.91	91	Landowner confirmed that the site is not available.	Yes	No	Yes

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
473	Birstall Golf Course (Adjacent To Astill Drive)	2.75	52	Landowner confirmed that the site is not available.	Yes	No	No
474	Birstall Golf Course (South Of Park Drive)	2.78	53	Landowner confirmed that the site is not available.	Yes	No	No
476	Bonney Road Allotments	3.46	65	Landowner confirmed that the site is not available.	Yes	No	Yes
477	Braunstone Frith Junior School Playing Fields	1.68	42	Landowner confirmed that the site is not available.	No	Yes	Yes
479	Braunstone Lane East Playing Fields	12.71	0	Landowner confirmed that the site is not currently available. Site is unsuitable as all of site is within floodzone 3b.	No	No	No
485	Buswells Lodge Primary School Playing Fields	0.25	8	Landowner confirmed that the site is not available.	No	No	No
486	Caldecote Community Primary School Playing Fields	1.08	27	Landowner confirmed that the site is not available.	Yes	Yes	Yes
497	Cossington Street Recreation Ground	4.17	125	Landowner confirmed that the site is not available.	Yes	No	Yes
500	Crown Hills Community College Playing Fields	1.54	39	Landowner confirmed that the site is not available.	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
506	Elston Fields Recreation Ground	2.66	50	Landowner confirmed that the site is not available.	Yes	No	Yes
517	Former John Ellis College Site	2.53	Employment	Site has already been built out.	Yes	Yes	Yes
518	Redhill Marina	1.86	6	Landowner confirmed that the site is not currently available, the site is currently being considered for alternative development opportunities by landowner.	Yes	No	Yes
526	Gilmorton Avenue Allotments	1.84	46	Landowner confirmed that the site is not available.	Yes	No	Yes
551	Holden Street Allotments and Adjacent Land	1.09	33	Landowner confirmed that the site is not available.	Yes	No	Yes
553	Humberstone Heights Golf Course	56.70	851	Landowner confirmed that the site is not available.	Yes	No	Yes
560	Kamloops Crescent Open Space	0.71	13	Landowner confirmed that the site is not available.	Yes	No	Yes
561	Kedleston Road Allotments	0.96	4	Most of the site is within floodzone 3b. The developable capacity would be reduced by the site total reduction, which would reduce below the site threshold of 0.25Ha (or 5 dwellings). Therefore, this site has been deemed unsuitable.	Yes	Yes	Yes
563	Keyham Lane Recreation Ground	1.37	34	Landowner confirmed that the site is not available.	Yes	No	Yes

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
570	Lamborne Road Green Space	0.81	16	Landowner confirmed that the site is not available.	Yes	No	Yes
572	Lancaster Street	0.85	21	Site is unavailable. No response from landowners to confirm availability.	Yes	No	Yes
580	Land North of Castle Hill Country Park	10.60	199	Site is unavailable. Landowner confirmed this is on a long term lease.	Yes	No	No
585	Land South of Mountain Road	1.61	41	Most of the site is within floodzone 3b. The developable capacity would be reduced by the site total reduction, which would reduce below the site threshold of 0.25Ha (or 5 dwellings). Therefore, this site has been deemed unsuitable.	No	No	No
603	Lily Marriot Gardens	2.07	39	Landowner confirmed that the site is not available.	Yes	No	Yes
618	Monks Rest Gardens	6.05	113	Landowner confirmed that the site is not available.	Yes	No	Yes
621	Mowmacre Sports Ground	6.08	114	Landowner confirmed that the site is not available. Sports lease on site.	Yes	No	Yes
622	Nagle Grove Open Space (Jesse Jackson Park)	2.38	45	Landowner confirmed that the site is not available.	Yes	No	Yes
630	New Parks Way Allotments	2.47	47	Landowner confirmed that the site is not available.	Yes	No	Yes

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
634	Ocean Road Open Space	6.43	80	Landowner confirmed that the site is not available.	Yes	No	Yes
644	Rally Park	6.14	115	Landowner confirmed that the site is not available.	Yes	No	Yes
654	Rushey Fields Recreation Ground/Rushey Mead Sec Sch/Allotments	11.49	215	Landowner confirmed that the site is not available.	Yes	No	Yes
661	Sandhurst Road Allotments	2.72	51	Landowner confirmed that the site is not available.	Yes	No	Yes
668	Sonning Way Open Space	1.93	48	Landowner confirmed that the site is not available.	Yes	No	Yes
672	Sports Field, North of Braunstone Lane East	5.78	0	All of the site is within floodzone 3b. Therefore, this site has been deemed unsuitable for housing development.	No	No	No
673	Land To North of St Augustine Road	4.98	Education	Site has already been built out.	Yes	No	Yes
689	Towers Hospital Open Space	3.51	106	Landowner confirmed that the site is not available.	Yes	No	Yes
691	Two Acre Spinney, Sturdy Well Recreation Park	8.16	245	Landowner confirmed that the site is not available.	Yes	No	Yes

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
692	Uppingham Road Allotments	2.88	87	Landowner confirmed that the site is not available.	Yes	No	Yes
693	Uxbridge Road Allotments	2.37	29	Landowner confirmed that the site is not available.	Yes	No	Yes
696	Walshe Road Allotments	2.28	69	Landowner confirmed that the site is not available.	Yes	No	Yes
699	Welford Road Allotments	2.94	89	Landowner confirmed that the site is not available.	Yes	No	Yes
704	West Gate School Playing Fields	5.11	154	Site is unsuitable as in active use as school playing field. Site constraints restrict any partial release of the land.	No	Yes	Yes
705	Whittier Road Allotments	5.65	106	Landowner confirmed that the site is not available.	Yes	No	Yes
707	Willowbrook Park	15.23	275	Landowner confirmed that the site is not available.	Yes	No	Yes
712	Site Of Ashfield, 11 Elmfield Avenue	0.74	38	Site has already been built out.	Yes	Yes	Yes
720	400 Thurcaston Road	0.22	12	Site has already been built out.	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
725	30-32 Brandon Street	0.04	11	Site has already been built out.	Yes	Yes	Yes
726	75 Church Gate	0.04	14	Site is unavailable.	Yes	Yes	Yes
727	19 Anstey Lane	0.06	15	Site has already been built out.	Yes	Yes	Yes
728	70 Upper Temple Walk, The Leys	0.08	5	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	Yes	Yes	Yes
729	3 St James Street	0.07	17	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	Yes	Yes	Yes
730	2 St Peters Road	0.07	11	Site has already been built out.	No	No	No
735	Queen Street, Athena	0.14	17	Site has already been built out.	Yes	Yes	Yes
737	1 - 9 Conduit Street	0.05	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	Yes	Yes	Yes
739	26-28 Belvoir Street	0.06	14	Site has already been built out.	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
747	11-13 Wellington Street	0.04	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	Yes	Yes	Yes
752	47 Clarence Street	0.05	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	Yes	Yes	Yes
755	55 Coleman Road	0.12	17	Site has already been built out.	Yes	Yes	Yes
757	82a Gipsy Road	0.03	3	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	Yes	Yes	Yes
759	14a Evington Drive	0.04	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
760	12 Talbot Lane	0.05	4	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
761	488 Groby Road, Land to the rear of	0.07	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
762	27-29 Cantrell Road	0.09	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
763	438 London Road	0.10	4	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
764	130 (Formerly 114) Milligan Road	0.18	4	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
765	19-21 Loseby Lane	0.01	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
766	37 Tudor Road	0.01	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
767	38 Hawkesbury Road	0.01	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
768	1 Earl Russell Street	0.01	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
769	28 Narborough Road	0.02	3	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
770	30 Narborough Road	0.02	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
771	9a Cyprus Road	0.03	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
772	11 North Avenue	0.03	3	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
773	77-79 Southfields Drive	0.03	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
774	Victoria Road East, Land Between 222 & 228	0.03	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
775	28 Main Street	0.06	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
776	150 Sturdee Road, Eyres Monsell	0.04	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
777	21-23 Gamel Road	0.05	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
778	19 St Johns Road, Ground Floor Flat	0.04	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
780	18 Dovedale Road	0.07	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment. Previous planning permission has expired.	No	No	No
781	71 Paget Road, Site of	0.10	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	Yes	Yes	Yes
782	1 Mantle Road	0.01	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
783	151 Evington Road	0.01	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
784	7a Rutland Street	0.01	4	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
785	274-276 Loughborough Road	0.02	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
787	83 Uppingham Road	0.02	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
788	21-25 Rutland Street & 127-129 Charles Street, Floors 1-3 Edward Buildings	0.03	9	Site has already been built out.	Yes	Yes	Yes
789	28 Fosse Road Central	0.02	3	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
790	20 Walcote Road	0.02	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
791	185 Uppingham Road, Haynes Hotel	0.05	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
792	125 Loughborough Road, Hussein Mosque	0.08	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
793	Finch Close, Land to The Rear of The Sportsman	0.20	4	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
795	211 Evington Road	0.01	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
798	191-191b Loughborough Road	0.02	4	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
799	20 Evesham Road	0.01	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
800	177 Fosse Road North	0.02	3	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
801	449 Hinckley Road, The Old Exchange	0.04	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment. Previous planning permission has expired.	Yes	Yes	Yes
802	40 Howden Road	0.03	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
804	Neptune Close, Maxfield House	0.05	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
805	1 The Roundway	0.05	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
806	27 The Common	0.07	3	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
808	5 The Common, Land at Rear Of	0.17	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
809	85 Granby Street	0.01	7	Site has already been built out.	Yes	Yes	Yes
810	11 Stanhope Street	0.02	4	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
811	4-6 Jubilee Road	0.01	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment. Previous planning permission has expired.	Yes	Yes	Yes
812	159 Mere Road	0.02	6	Site has already been built out.	Yes	Yes	Yes
813	52 Egerton Avenue	0.03	3	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
814	2 De Montfort Street	0.03	3	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
816	21 Stoughton Road, Land Adjacent To	0.02	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
817	31 Broadway Road	0.04	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
818	9 St James Road	0.04	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
819	37 Evington Lane	0.05	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
820	44 Thurncourt Road	0.07	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
821	25 Lansdowne Road	0.07	5	Site has already been built out.	Yes	Yes	Yes
824	2 Rugby Street	0.01	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
825	74 Wood Hill	0.01	3	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
827	15 Westcotes Drive	0.01	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
828	47 Melbourne Road	0.01	4	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
830	94 Wood Hill	0.01	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
831	66 Uppingham Road	0.02	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
832	156 Fosse Road South	0.02	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
833	228-230 Melton Road	0.02	6	Site has already been built out.	Yes	Yes	Yes
834	41 Gypsy Road	0.02	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
836	56 Regent Road	0.02	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
837	280 East Park Road	0.04	4	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
838	68 Uppingham Road	0.04	4	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
841	111-115 Clarendon Park Road	0.08	4	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
842	2a Westcotes Drive, Jalaram Community Centre	0.11	6	Site has already been built out.	Yes	Yes	Yes
843	55 Humberstone Drive	0.10	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
844	11 Humberstone Road, Unit 1 St Georges Mill	0.29	7	Site has already been built out.	Yes	Yes	Yes
845	18 Woodland Road	0.01	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
846	66a Milligan Road	0.01	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
847	2 Marston Road	0.01	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
848	57 Dunster Street	0.01	4	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
850	55 Glenfield Road	0.01	3	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
852	14 Melrose Street	0.02	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
853	333 Fosse Road North	0.02	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
854	84-86 Constance Road	0.03	7	Site has already been built out.	Yes	Yes	Yes
855	224 Blackbird Road	0.03	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
856	14 Essex Road	0.03	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
858	44-46 Percy Road	0.06	16	Site has already been built out.	Yes	Yes	Yes
860	216 London Road, St James The Greater Vicarage	0.09	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
861	10 Holywell Road, Land At Rear Of.	0.09	3	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
862	3 Westhill Road	0.15	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
864	40 Chandos Street	0.01	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
865	128 East Park Road	0.01	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
866	18 Highfield Street	0.01	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
867	132 Narborough Road	0.01	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
869	102 Evington Road	0.01	3	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
870	31 Market Street	0.01	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
871	108 London Road	0.01	5	Site has already been built out.	No	No	No
872	16-18 Granby Avenue	0.02	4	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
873	45 Chatham Street	0.02	4	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
874	52-56 High Street	0.02	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment. Previous planning permission has expired.	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
877	2 King Street	0.02	4	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
878	53 Upper Tichborne Street	0.02	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
879	2 Cedar Road	0.02	5	Site has already been built out.	Yes	Yes	Yes
880	30 De Montfort Street	0.02	9	Site has already been built out.	No	No	No
881	126 Doncaster Road	0.03	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
882	2 West Walk, Spindle Lodge Hotel	0.03	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
883	12-14 St Stephens Road	0.03	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
885	125 Hinckley Road	0.35	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
886	142 Overpark Avenue	0.02	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
888	66-68 Bonney Road	0.04	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
889	43 Livingstone Street	0.02	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
890	157 Humberstone Road	0.01	4	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
892	376 Gipsy Lane	0.03	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
894	29 Fairfax Road, Land at Rear Of	0.01	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
895	65-67 Keightley Road, Land Between	0.01	3	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
896	184 Kimberley Road	0.01	3	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
897	4 Knighton Drive	0.04	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
899	402 Gipsy Lane	0.02	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
900	44 Highfield Street	0.05	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
901	29 Portsmouth Road	0.03	5	Site has already been built out.	Yes	Yes	Yes
902	19 Spencefield Lane, Land at Rear of	0.11	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
904	10 Sockburn Close	0.02	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
905	26 Uppingham Road	0.03	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
906	Lothair Road, Land at Rear Of 18 Cavendish Road	0.02	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
907	120 St Leonards Road	0.01	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
908	25 Cambridge Street	0.01	3	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
910	717 Welford Road, Land Adjacent	0.04	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
911	37 Western Road	0.01	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
912	10 Greenbank Road	0.03	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
913	99 Winchester Avenue	0.02	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
914	26 Lavender Road	0.01	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
915	Land At Rear Of 29 - 31 Berkshire Road	0.06	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
916	92 Greenhill Road	0.02	4	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
917	79 Westcotes Drive	0.04	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
918	128 Evington Lane	0.06	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
920	22 Daneshill Road	0.02	6	Site has already been built out.	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
921	56 Frisby Road	0.02	3	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
922	241 Uppingham Road	0.07	7	Site has already been built out.	Yes	Yes	Yes
923	303 Narborough Road	0.04	4	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
924	20 Marfitt Street	0.02	4	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
925	82 Percival Street	0.01	4	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
926	52 Cedar Road	0.01	4	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
927	15 Thirlmere Street	0.01	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
928	Hinckley Road, The Depot, Western Park	0.12	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
929	118 Aikman Avenue	0.02	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
930	12 Exton Road, Land Adjacent	0.02	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
931	46-48 Uppingham Road	0.10	6	Site has already been built out.	Yes	Yes	Yes
932	84 Hopefield Road	0.01	4	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
934	66 Frisby Road	0.01	6	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
935	118-120 Regent Road	0.14	8	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
936	302 Loughborough Road	0.01	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
937	108 Prestwold Road	0.02	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
938	18 Quenby Street	0.01	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
939	46 Willow Brook Road	0.01	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
940	236 Beaumanor Road	0.02	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
941	14 Ivy Road	0.01	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
942	4 Lancaster Road	0.01	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
943	7 Stanley Road, Eastfield Hall	0.21	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
945	113 Kingsway Road	0.07	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
946	86 Haddenham Road	0.01	4	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
947	37a Lytham Road	0.01	8	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
948	14 Egginton Street	0.01	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
949	18 Halstead Street	0.01	3	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
950	169 Beaumont Leys Lane	0.01	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
951	51 Thurlby Road	0.01	3	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
952	4 Landseer Road, Land At Rear Of	0.06	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
953	111 Southfields Drive	0.04	2	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
954	165-167 Fosse Road North	0.03	4	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	No	No
956	Site Of 11 Old Barn Walk	0.05	1	Site has been put forward for community use in the Local Plan and has a long term lease on site for this use. Therefore, the site has not been assessed.	Yes	No	Yes
957	2-4 Home Farm Square	0.04	1	Site is below the site threshold of 0.25Ha (or 5 dwellings), therefore does not meet the criteria for SHELAA assessment.	No	Yes	Yes
970	Vicarage Lane Community Garden	0.50	15	Landowner confirmed that the site is not available.	Yes	No	Yes
998	Ocean Road	0.35	11	Landowner confirmed that the site is not available.	Yes	No	Yes

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
1003	Langley Gardens	0.35	11	Landowner confirmed that the site is not available.	Yes	No	Yes
1019	Sparrow Park	0.29	1	Most of the site is within floodzone 3b. The developable capacity would be reduced by the site total reduction, which would reduce below the site threshold of 0.25Ha (or 5 dwellings). Therefore, this site has been deemed unsuitable.	No	No	No
1020	Overton Road Play Area	0.29	9	Landowner confirmed that the site is not available.	Yes	No	Yes
1029	Rosshill Crescent (3)	0.25	5	Site has already been built out.	Yes	Yes	Yes
1036	West Of Ross Walk	0.96	17	Only part of the site has been confirmed as available by landowners. The amount that would be available is below the site threshold of 0.25Ha (or 5 dwellings)	Yes	No	Yes
1044	Land At Leicester General Hospital	28.35	532	Site is currently unavailable, potential to develop at a later stage but uncertain.	Yes	No	Yes
1046	Land To The North And West Of Beaumont Park Depot, Beaumont Way	0.19	6	Landowner confirmed that the site is not available.	Yes	No	Yes
1049	Land At Manor Farm/Collis Crescent	3.88	Education	Site has already been built out.	Yes	Yes	Yes
1050	Land Fronting 349 to 353 London Road (Promoted By SCAS For Green Space Designation)	0.21	2	Site is heavily constrained with trees on the site, unable to mitigate with site size. Therefore, this has been deemed as unsuitable.	No	No	No

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
20004	39-41 Castle Street	0.17	52	Site has already been built out.	Yes	Yes	Yes
20025	10 Canal Street, Aylestone	0.23	28	Site has already been built out.	Yes	Yes	Yes
20031	20 Princess Road West, Renaissance House	0.06	47	Site has already been built out.	Yes	Yes	Yes
20033	22 Upperton Road, Leicester College Bede Island Centre	0.12	46	Site has already been built out.	Yes	Yes	Yes
20050	55 Regent Road	0.02	8	Site has already been built out.	Yes	Yes	Yes
20057	54-58 London Road	1.46	78	Site has already been built out.	No	No	No
20077	166-168 London Road	0.05	13	Site has already been built out.	Yes	Yes	Yes
20090	Caledine Road, New Parks Depot	0.21	5	Site has already been built out.	Yes	Yes	Yes
20099	8 Ashleigh Road	0.02	6	Site has already been built out.	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
20101	27-27a Millstone Lane, The Mill	0.01	18	Site has already been built out.	Yes	Yes	Yes
20104	45-47 Nursery Road	0.39	11	Site has already been built out.	Yes	Yes	Yes
20105	109b-111 King Richards Road	0.07	5	Site has already been built out.	Yes	Yes	Yes
20109	56 Burleys Way, Abbey House	0.10	6	Site has already been built out.	Yes	Yes	Yes
20113	110 Lansdowne Road	0.01	6	Site has already been built out.	Yes	Yes	Yes
20122	12-16 De Montfort Street	0.05	18	Site has already been built out.	Yes	Yes	Yes
20156	Selby Avenue, Garage Site	0.17	5	Site has already been built out.	No	No	No
20161	Oxendon Street, Land Between 83 & 103	0.08	13	Site has already been built out.	Yes	Yes	Yes
20166	134-138 Regent Road And 16 Salisbury Road	0.13	57	Site has already been built out.	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
20168	171 Charles Street	0.03	14	Site has already been built out.	Yes	Yes	Yes
20176	30 Church Gate	0.03	6	Site has already been built out.	No	No	No
20179	4-8 Horsefair Street	0.03	10	Site has already been built out.	Yes	Yes	Yes
20184	Thurmaston Lane, Land at Manor Farm	5.08	N/A - Education use	Site has already been built out.	No	No	No
20185	40-42 Western Road	0.28	70	Site has already been built out.	No	No	No
20186	Laburnum Road, Allotment Gardens	0.78	30	Site has already been built out.	No	No	No
20187	Lady Hay Road, Glenfrith Farm	0.61	29	Site has already been built out.	No	No	No
20188	Danbury Place (Rear Of 71-173 Wycombe Road)	2.66	77	Site has already been built out.	No	No	No
20189	6-8 Fosse Road North, 7 Balfour Street	0.90	19	Site has already been built out.	No	No	No

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
20191	Thurmaston Lane, Quakesick Valley	1.42	87	Site has already been built out.	No	No	No
20192	Granville Road, Granville House	0.15	23	Site has already been built out.	No	No	No
20194	62-64 New Walk And 83-87 Wellington Street	0.12	17	Site has already been built out.	No	No	No
20196	Blackbird Road, Former Marconi Site	5.32	259	Site has already been built out.	No	No	No
20202	Groby Road, Former Groby Road Hospital	12.24	227	Site has already been built out.	No	No	No
20203	Granby Road, Disraeli Street, Canal Street	1.63	69	Site has already been built out.	No	No	No
20204	Maidenwell Avenue, Area 2b, North Hamilton	4.04	239	Site has already been built out.	No	No	No
20206	4-6 Wharf Street South & 1-3 Camden Street	0.64	6	Site has already been built out.	No	No	No
20212	Bridgemere Close, Rear Of 133 - 141 Lutterworth Road	0.36	12	Site has already been built out.	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
20216	61 Oxford Street	0.14	110	Site has already been built out.	No	No	No
20217	Nugent Street, Former Taylor Bloxham Building	2.34	26	Site has already been built out.	No	No	No
20220	120 Colchester Road, Lotus Court	0.30	20	Site has already been built out.	Yes	Yes	Yes
20237	47 Parker Drive Le4 0jp	0.84	30	Site is unavailable. No response from landowners to confirm availability.	Yes	No	Yes
20244	Land Rear Of 25-67 Halifax Drive	0.54	13	Site is unavailable. No response from landowners to confirm availability.	Yes	No	Yes
20246	Lesters Ph, 192 Ethel Road	0.21	6	Site is unavailable. No response from landowners to confirm availability.	Yes	No	No
20258	21-23 Checketts Road, 10, 12 & 14 Victoria Road North	0.33	64	Site is unavailable. No response from landowners to confirm availability.	Yes	No	Yes
20259	308 St Saviour's Road	0.07	5	Landowner confirmed that the site is not available.	Yes	No	Yes
20260	451 St. Saviour's Road	0.10	5	Site is unavailable. No response from landowners to confirm availability.	Yes	No	Yes

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
20264	Grace Road	0.78	192	Site is unavailable. No response from landowners to confirm availability.	Yes	No	Yes
20265	393 & 437 Aylestone Road	1.42	35	Landowner confirmed that this site is not currently available and only likely to be available after the plan period. This has been discounted due to current uncertainty.	Yes	No	Yes
20266	459-487 Aylestone Road	0.85	21	Only part of the site has been confirmed as available by landowners. The amount that would be available is below the site threshold of 0.25Ha (or 5 dwellings)	Yes	No	Yes
20267	41-45 Disraeli Street	0.81	20	Site is unavailable. No response from landowners to confirm availability.	Yes	No	Yes
20268	2 Disraeli Street	0.36	11	Site is unavailable. No response from landowners to confirm availability.	Yes	No	Yes
20269	549-555 Aylestone Road	0.90	23	Site is unavailable. No response from landowners to confirm availability.	No	No	Yes
20271	Jackson Street Industrial Estate	0.22	7	Landowner confirmed that the site is not available.	Yes	No	Yes
20273	Imperial Typewriters Buildings	0.33	10	Site is unavailable. No response from landowners to confirm availability.	Yes	No	Yes
20275	68 St. Barnabas Road	0.63	16	Site is unavailable. No response from landowners to confirm availability.	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Estimated Dwellings	Reasons for discounting	Suitable	Available	Achievable
20276	Vulcan House	0.25	8	Landowner confirmed that the site is not available.	Yes	No	Yes
20277	Evita House	0.35	4	Only part of the site has been confirmed as available by landowners. The amount that would be available is below the site threshold of 0.25Ha (or 5 dwellings)	Yes	No	Yes

Appendix D: Brownfield sites

Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
015	Land To South of St Augustine Road/West of Duns Lane	2.02	Brownfield	6-10 Years	63	No	Yes	Yes	Yes	Yes
018	Granby Halls Car Park - Aylestone Road Welford Road (Ps09a5)	0.77	Brownfield	5 Years or less	Hotel	Yes	No	Yes	Yes	Yes
019	Velodrome Saffron Lane	1.28	Brownfield	5 Years or less	38	Yes	No	Yes	Yes	Yes
031	241 Loughborough Road - Rear of Bestway	2.90	Brownfield	6-10 Years	54	No	Yes	Yes	Yes	Yes
032	169-175 Walnut Street	0.07	Brownfield	6-10 Years	5	No	Yes	Yes	Yes	Yes
060	Abbey Meadows - Busm	10.79	Brownfield	6-10 Years	1999	Yes	No	Yes	Yes	Yes
061	Advance Tapes, Abbey Meadows	1.70	Brownfield	6-10 Years	70	No	Yes	Yes	Yes	Yes
096	Leicester House - Lee Circle	0.20	Brownfield	5 Years or less	175	Yes	No	Yes	Yes	Yes
121	216 Jarrom Street/219 Walnut Street	0.07	Brownfield	6-10 Years	5	No	Yes	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
122	Former Filbert Street Stadium	1.33	Brownfield	5 Years or less	361	Yes	No	Yes	Yes	Yes
168	13 Southampton Street	0.14	Brownfield	6-10 Years	7	No	Yes	Yes	Yes	Yes
181	10-12 Fairfax Road	0.20	Brownfield	5 Years or less	30	Yes	No	Yes	Yes	Yes
209	101 Knighton Fields Road West	0.08	Brownfield	5 Years or less	22	Yes	No	Yes	Yes	Yes
222	Evington Valley Road (Former Dunlop Works) (PS09b18) (Northern Half of PSO Area)	2.37	Brownfield	5 Years or less	45	No	Yes	Yes	Yes	Yes
231	384 Gipsy Lane	0.12	Brownfield	6-10 Years	4	No	Yes	Yes	Yes	Yes
240	114-116 Western Road	0.14	Brownfield	5 Years or less	7	Yes	No	Yes	Yes	Yes
241	Lee Street - Lee Circle	0.16	Brownfield	5 Years or less	8	No	Yes	Yes	Yes	Yes
243	21 Southampton Street	0.05	Brownfield	5 Years or less	29	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
244	28-34 St George Street (Corner with Queen Street)	0.17	Brownfield	6-10 Years	9	No	Yes	Yes	Yes	Yes
248	80 Wharf Street South	0.15	Brownfield	6-10 Years	8	No	Yes	Yes	Yes	Yes
280	Eastern Boulevard - Corner of Rydal Street	0.06	Brownfield	5 Years or less	47	Yes	No	Yes	Yes	Yes
295	Former Corah Works - Burleys Way	1.22	Brownfield	6-10 Years	50	No	Yes	Yes	Yes	Yes
297	Sturdee Road - The Exchange	0.78	Brownfield	5 Years or less	18	Yes	No	Yes	Yes	Yes
305	Freemen's Common - Welford Road - University of Leicester	2.27	Brownfield	5 Years or less	480	Yes	No	Yes	Yes	Yes
307	Mary Gee Houses - 101-107 Ratcliffe Road	1.37	Brownfield	6-10 Years	34	No	Yes	Yes	Yes	Yes
317	Former International Hotel - Rutland Street/Humberstone Gate	0.37	Brownfield	5 Years or less	445	Yes	No	Yes	Yes	Yes
322	Towers Hospital - Tower Properties Site	25.60	Brownfield	5 Years or less	101	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
324	1 Pocklingtons Walk	0.14	Brownfield	5 Years or less	10	Yes	No	Yes	Yes	Yes
330	Site Bound by All Saints Road/ Bath Lane/ Jarvis Street and Ruding Street	0.89	Brownfield	5 Years or less	369	Yes	No	Yes	Yes	Yes
338	Vaughan Way - Highcross Street	0.67	Brownfield	5 Years or less	300	Yes	No	Yes	Yes	Yes
343	35 Albion Street - Black Boy Ph	0.05	Brownfield	5 Years or less	22	Yes	No	Yes	Yes	Yes
346	32-38 Market Place - Odeon Arcade	0.11	Brownfield	6-10 Years	100 student bed spaces	No	Yes	Yes	Yes	Yes
355	Henshaw Street/Grange Lane	0.04	Brownfield	5 Years or less	46	Yes	No	Yes	Yes	Yes
360	127-133 Granby Street	0.11	Brownfield	5 Years or less	61	Yes	No	Yes	Yes	Yes
361	44 Conduit Street	0.02	Brownfield	5 Years or less	37	Yes	No	Yes	Yes	Yes
368	Yeoman Street - Yeoman Lane	0.02	Brownfield	5 Years or less	15	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
369	47 Vaughan Way - Kimberley House	0.09	Brownfield	5 Years or less	75	Yes	No	Yes	Yes	Yes
370	Abbey Meadows - Bestway Holdings	1.97	Brownfield	5 Years or less	82	Yes	No	Yes	Yes	Yes
376	Welford Place - Site Of Former New Walk Centre	1.13	Brownfield	5 Years or less	71	Yes	No	Yes	Yes	Yes
377	Abbey Meadows Site Of Former Wolsey Works	2.40	Brownfield	5 Years or less	188	Yes	No	Yes	Yes	Yes
381	160 Hinckley Road, Wyggeston Hospital	0.67	Brownfield	5 Years or less	14	Yes	No	Yes	Yes	Yes
388	Northgate Street/Soar Lane	5.72	Brownfield	5 Years or less	367	Yes	No	Yes	Yes	Yes
403	Former Queensmead School - Hamelin Road	0.96	Brownfield	5 Years or less	82	Yes	No	Yes	Yes	Yes
407	61 Great Central Street	0.14	Brownfield	5 Years or less	73	Yes	No	Yes	Yes	Yes
409	Lee Circle Fleet House	0.24	Brownfield	5 Years or less	351	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
410	21 Morledge Street	0.10	Brownfield	5 Years or less	114	Yes	No	Yes	Yes	Yes
411	2-4 Colton Street	0.05	Brownfield	5 Years or less	65	Yes	No	Yes	Yes	Yes
415	37 Welford Road 12 Norton Street	0.15	Brownfield	5 Years or less	105	Yes	No	Yes	Yes	Yes
426	190 Belgrave Road - Balmoral Hotel	0.08	Brownfield	5 Years or less	17	Yes	No	Yes	Yes	Yes
429	Green Lane Road - Former Shield Engineering	2.70	Brownfield	5 Years or less	108	Yes	No	Yes	Yes	Yes
434	188 Welford Road	0.05	Brownfield	5 Years or less	18	Yes	No	Yes	Yes	Yes
457	Aylestone Road Gas Works	16.30	Brownfield	6-10 Years	303	No	Yes	Yes	Yes	Yes
466	Bedford Street North/George Street	0.88	Brownfield	6-10 Years	36	No	Yes	Yes	Yes	Yes
484	Burleys Way	9.71	Brownfield	10 Years and over	486	No	Yes	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
488	Carter Street/Weymouth Street/Bardolph Street East	1.05	Brownfield	10 Years and over	16	No	Yes	Yes	Yes	Yes
499	Craven Street	7.71	Brownfield	10 Years and over	386	No	Yes	Yes	Yes	Yes
505	Dorothy Road/Linden Street/Constance Road	1.07	Brownfield	10 Years and over	26	No	Yes	Yes	Yes	Yes
516	Former Bus Depot	3.43	Brownfield	6-10 Years	107	No	Yes	Yes	Yes	Yes
524	Frog Island	2.97	Brownfield	10 Years and over	89	No	Yes	Yes	Yes	Yes
537	Great Central Street	6.00	Brownfield	10 Years and over	300	No	Yes	Yes	Yes	Yes
609	Mansfield Street	6.17	Brownfield	10 Years and over	309	No	Yes	Yes	Yes	Yes
642	Prospect Road/Sylvan Avenue	0.51	Brownfield	6-10 Years	12	No	Yes	Yes	Yes	Yes
650	Repton Street	3.56	Brownfield	10 Years and over	96	No	Yes	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
666	Slater Street	7.37	Brownfield	10 Years and over	199	No	Yes	Yes	Yes	Yes
673	Land To North Of St Augustine Road	4.98	Brownfield	Discounted site	Education	No	No	Yes	Yes	Yes
716	Highfields Industrial Estate, Maidstone Road	0.52	Brownfield	6-10 Years	26	No	Yes	Yes	Yes	Yes
721	6-8 Nelson Street, Castle House	0.02	Brownfield	5 Years or less	19	Yes	No	Yes	Yes	Yes
723	136 Westcotes Drive, Bradgate House	0.11	Brownfield	5 Years or less	13	Yes	No	Yes	Yes	Yes
731	9 Frewin Street, Layton House	0.34	Brownfield	6-10 Years	19	No	Yes	Yes	Yes	Yes
738	81 Charles Street, First & Second Floor	0.03	Brownfield	5 Years or less	19	Yes	No	Yes	Yes	Yes
740	30-32 Granby Street, 1st-4th Floors	0.10	Brownfield	5 Years or less	27	Yes	No	Yes	Yes	Yes
741	8-10 West Walk	0.13	Brownfield	5 Years or less	85	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
743	22-32 Wellington Street, Wellington House	0.22	Brownfield	5 Years or less	105	Yes	No	Yes	Yes	Yes
748	1-1a Monsell Drive	0.33	Brownfield	5 Years or less	30	Yes	No	Yes	Yes	Yes
756	156 Upper New Walk, Abbotsbury House	0.10	Brownfield	5 Years or less	13	Yes	No	Yes	Yes	Yes
835	Eastleigh Road, Eastleigh Road Play Area	0.02	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes
857	212 Narborough Road	0.03	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes
876	25a Cedar Road	0.02	Brownfield	5 Years or less	10	Yes	No	Yes	Yes	Yes
884	4 Bishop Street	0.09	Brownfield	5 Years or less	10	Yes	No	Yes	Yes	Yes
956	Site Of 11 Old Barn Walk	0.05	Brownfield	Discounted site	Community use	No	No	Yes	Yes	Yes
963	Southfields Infant School and Newry Specialist Learning Centre	1.20	Brownfield	6-10 Years	30	No	Yes	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
974	Portishead Road	0.48	Brownfield	10 Years and over	12	No	Yes	Yes	Yes	Yes
989	Tudor Park	0.38	Brownfield	6-10 Years	11	No	Yes	Yes	Yes	Yes
1034	Forest Lodge Education Centre, Charnor Road	0.91	Brownfield	10 Years and over	23	No	Yes	Yes	Yes	Yes
1035	Vrre/Gipsy Lane	0.41	Brownfield	10 Years and over	11	No	Yes	Yes	Yes	Yes
1037	Spence Street	0.99	Brownfield	10 Years and over	19	No	Yes	Yes	Yes	Yes
1038	Devonshire Road	1.25	Brownfield	10 Years and over	31	No	Yes	Yes	Yes	Yes
1039	Bisley Street/Western Road	0.60	Brownfield	10 Years and over	15	No	Yes	Yes	Yes	Yes
1045	Former Braunstone South Neighbourhood Housing Office, 24 Guthridge Crescent	0.09	Brownfield	5 Years or less	Education/Place of worship	Yes	No	Yes	Yes	Yes
1048	Central Development Area	N/A	Brownfield	5 Years or less	6286			Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
1051	Gilmorton Community Rooms/Hopyard Close Shops	0.26	Brownfield	6-10 Years	8	No	Yes	Yes	Yes	Yes
1052	Railway Station, Former Sorting Office And Station Car Park, Campbell Street	2.74	Brownfield	6-10 Years	Offices	No	Yes	Yes	Yes	Yes
1053	Land At Midland Street, Southampton Street, Nicholas Street And Queen Street	1.18	Brownfield	6-10 Years	Offices	No	Yes	Yes	Yes	Yes
20001	Filbert Way, Land Surrounding Lcfc Stadium	9.36	Brownfield	6-10 Years	234 student bedspaces	No	Yes	Yes	Yes	Yes
20003	103 St Peters Road	0.01	Brownfield	5 Years or less	5	Yes	No	Yes	Yes	Yes
20006	614 Saffron Lane	0.10	Brownfield	5 Years or less	9	Yes	No	Yes	Yes	Yes
20007	59 Halford Street	0.01	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes
20008	21 Lincoln Street, Unity House	0.01	Brownfield	5 Years or less	5	Yes	No	Yes	Yes	Yes
20011	171-173 London Road	0.06	Brownfield	5 Years or less	18	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
20018	159 Charles Street, Pannell House	0.10	Brownfield	5 Years or less	54	Yes	No	Yes	Yes	Yes
20020	96 Jarrom Street	0.16	Brownfield	5 Years or less	159	Yes	No	Yes	Yes	Yes
20021	349 Abbey Lane	0.08	Brownfield	5 Years or less	9	Yes	No	Yes	Yes	Yes
20024	41a Ivanhoe Street	0.04	Brownfield	5 Years or less	8	Yes	No	Yes	Yes	Yes
20026	40-48 Belvoir Street	0.03	Brownfield	5 Years or less	13	Yes	No	Yes	Yes	Yes
20027	37 Barkby Road	0.02	Brownfield	5 Years or less	5	Yes	No	Yes	Yes	Yes
20028	13 Quainton Road	0.01	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes
20029	4 Helmdon Road	0.01	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes
20032	26 Fosse Road Central	0.03	Brownfield	5 Years or less	8	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
20037	11-19 Grange Lane, Gosling Court	0.14	Brownfield	5 Years or less	29	Yes	No	Yes	Yes	Yes
20038	32-34 Charles Street	0.02	Brownfield	5 Years or less	10	Yes	No	Yes	Yes	Yes
20041	23 De Montfort Street	0.03	Brownfield	5 Years or less	11	Yes	No	Yes	Yes	Yes
20044	182 Belgrave Road	0.05	Brownfield	5 Years or less	14	Yes	No	Yes	Yes	Yes
20045	464- 474 Uppingham Road, Land at Rear	0.28	Brownfield	5 Years or less	8	Yes	No	Yes	Yes	Yes
20046	160 Belgrave Road, Belgrave Commercial Centre	0.05	Brownfield	5 Years or less	9	Yes	No	Yes	Yes	Yes
20048	175 Uppingham Road	0.12	Brownfield	5 Years or less	5	Yes	No	Yes	Yes	Yes
20055	19-19a Brentwood Road	0.03	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes
20056	Malabar Road, Kocha House	0.01	Brownfield	5 Years or less	27	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
20060	21 De Montfort Street, Leicester	0.05	Brownfield	5 Years or less	23	Yes	No	Yes	Yes	Yes
20062	Thirlmere Street, Land Adjacent 45	0.02	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes
20063	Humberstone Lane, Land West Of (219 Humberstone Lane)	1.79	Brownfield	5 Years or less	114	Yes	No	Yes	Yes	Yes
20067	58 Fosse Road Central	0.02	Brownfield	5 Years or less	7	Yes	No	Yes	Yes	Yes
20074	111-117 Clarendon Park Road	0.10	Brownfield	5 Years or less	11	Yes	No	Yes	Yes	Yes
20075	Belgrave Road, Site Of Former Sainsbury's	4.11	Brownfield	6-10 Years	18	No	Yes	Yes	Yes	Yes
20076	11 St Margarets Way, Citygate House	0.14	Brownfield	5 Years or less	55	Yes	No	Yes	Yes	Yes
20078	44-46 Ruby Street	0.06	Brownfield	5 Years or less	7	Yes	No	Yes	Yes	Yes
20079	Abbey Meadows, Rocket Studios	0.60	Brownfield	5 Years or less	41	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
20083	2 Yeoman Street	0.03	Brownfield	5 Years or less	17	Yes	No	Yes	Yes	Yes
20084	The Newarke, Oxford Street, Jarrom Street, River Soar	12.13	Brownfield	6-10 Years	600	No	Yes	Yes	Yes	Yes
20085	7a Stanley Road	0.06	Brownfield	5 Years or less	7	Yes	No	Yes	Yes	Yes
20086	10 Horsefair Street & 11 Every Street	0.04	Brownfield	5 Years or less	14	Yes	No	Yes	Yes	Yes
20088	138 Cambridge Street, Garage Court Adjacent	0.03	Brownfield	5 Years or less	7	Yes	No	Yes	Yes	Yes
20092	7-9 Beatrice Road, Pegasus House	0.08	Brownfield	5 Years or less	12	Yes	No	Yes	Yes	Yes
20093	Great Central Street, Highcross Street, All Saints Open	0.11	Brownfield	5 Years or less	73	Yes	No	Yes	Yes	Yes
20094	337 Saffron Lane, Land Adjacent To	0.05	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes
20100	Sandacre Street, Car Park	0.48	Brownfield	5 Years or less	267	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
20103	43a St Bernard Street	0.06	Brownfield	5 Years or less	8	Yes	No	Yes	Yes	Yes
20106	26-28 Talbot Lane	0.04	Brownfield	5 Years or less	5	Yes	No	Yes	Yes	Yes
20107	12 Helmdon Road	0.01	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes
20115	12 New Walk, The Pub	0.04	Brownfield	5 Years or less	8	Yes	No	Yes	Yes	Yes
20116	The Former Chapel And 31-37 Overton Road	0.18	Brownfield	5 Years or less	8	Yes	No	Yes	Yes	Yes
20117	96 New Walk	0.05	Brownfield	5 Years or less	20	Yes	No	Yes	Yes	Yes
20119	39 Belvoir Street	0.04	Brownfield	5 Years or less	9	Yes	No	Yes	Yes	Yes
20120	227-231 Belgrave Gate, Dee Kay House	0.04	Brownfield	5 Years or less	25	Yes	No	Yes	Yes	Yes
20121	66 Church Gate	0.13	Brownfield	5 Years or less	5	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
20123	65-67 Keightley Road, Land at Rear Of	0.05	Brownfield	5 Years or less	5	Yes	No	Yes	Yes	Yes
20124	11-15 And 19-35 Conduit Street	0.21	Brownfield	5 Years or less	201	Yes	No	Yes	Yes	Yes
20125	11 Quainton Road	0.01	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes
20127	2 Houlditch Road, Welford Road Police Station	0.10	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes
20132	377 Uppingham Road	0.18	Brownfield	5 Years or less	5	Yes	No	Yes	Yes	Yes
20134	100 Tudor Road, The Tudor	0.02	Brownfield	5 Years or less	5	Yes	No	Yes	Yes	Yes
20136	45 Woodbridge Road	0.03	Brownfield	5 Years or less	5	Yes	No	Yes	Yes	Yes
20138	1 Daneshill Road	0.05	Brownfield	5 Years or less	7	Yes	No	Yes	Yes	Yes
20140	64-66 Humberstone Gate	0.14	Brownfield	5 Years or less	42	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
20141	59 Friar Lane and Land Adjacent	0.09	Brownfield	5 Years or less	36	Yes	No	Yes	Yes	Yes
20145	143-145 Narborough Road	0.03	Brownfield	5 Years or less	9	Yes	No	Yes	Yes	Yes
20147	64 London Road, Beckville House	0.14	Brownfield	5 Years or less	35	Yes	No	Yes	Yes	Yes
20148	100 Welford Road, Land Rear of	0.08	Brownfield	5 Years or less	13	Yes	No	Yes	Yes	Yes
20149	19 De Montfort Street	0.02	Brownfield	5 Years or less	7	Yes	No	Yes	Yes	Yes
20150	5 Quainton Road	0.01	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes
20153	47 Cyprus Road	0.02	Brownfield	5 Years or less	19	Yes	No	Yes	Yes	Yes
20155	1 Causeway Lane, Saxon House	0.46	Brownfield	5 Years or less	122	Yes	No	Yes	Yes	Yes
20158	47-51 Gwendolen Road, Rear of	0.07	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
20159	47-55 Northgate Street	0.18	Brownfield	5 Years or less	69	Yes	No	Yes	Yes	Yes
20160	71 Harrow Road	0.01	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes
20162	8-10 Western Road	0.05	Brownfield	5 Years or less	8	Yes	No	Yes	Yes	Yes
20163	92 Cambridge Street, Garages Adjacent	0.03	Brownfield	5 Years or less	5	Yes	No	Yes	Yes	Yes
20164	113 Duncan Road	0.06	Brownfield	5 Years or less	5	Yes	No	Yes	Yes	Yes
20165	Gervas Road, The Mayflower	0.23	Brownfield	6-10 Years	10	No	Yes	Yes	Yes	Yes
20171	Corner Of Camden St And Earl St, Car Park	0.02	Brownfield	5 Years or less	11	Yes	No	Yes	Yes	Yes
20174	19 Burleys Way	0.03	Brownfield	5 Years or less	14	Yes	No	Yes	Yes	Yes
20175	61-63 Bardolph Street	0.04	Brownfield	5 Years or less	5	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
20177	27 Wharf Street South	0.04	Brownfield	5 Years or less	70	Yes	No	Yes	Yes	Yes
20181	Tilling Road	0.84	Brownfield	5 Years or less	73	Yes	No	Yes	Yes	Yes
20209	55-57 Braunstone Gate	0.01	Brownfield	5 Years or less	5	Yes	No	Yes	Yes	Yes
20213	196 Coleman Road/1 Devon Way	0.66	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes
20214	115 Abbey Park Road, Land Adjacent	0.22	Brownfield	5 Years or less	72	Yes	No	Yes	Yes	Yes
20222	19-23 Burleys Way	0.06	Brownfield	5 Years or less	42	Yes	No	Yes	Yes	Yes
20223	14 Jarvis Street	0.04	Brownfield	5 Years or less	21	Yes	No	Yes	Yes	Yes
20224	1 Danvers Road	0.02	Brownfield	5 Years or less	9	Yes	No	Yes	Yes	Yes
20225	Mauricare Residential Home 22-24 Fosse Road Central	0.07	Brownfield	5 Years or less	19	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
20226	97 Church Gate	0.31	Brownfield	5 Years or less	142	Yes	No	Yes	Yes	Yes
20228	42 Belgrave Gate, Former Abc Cinema	0.36	Brownfield	5 Years or less	126	Yes	No	Yes	Yes	Yes
20229	132-140 Highcross Street and Rear Of 61 Great Central Street	0.20	Brownfield	5 Years or less	98	Yes	No	Yes	Yes	Yes
20230	Flats 1, 2 And 3, 9 Pocklington's Walk; Flats 1 And 2, 1 Chancery Street; 3 Chancery Street; 7 Chancery Street; Flats 1 And 2, 8 Rupert Street; Flats 1	0.04	Brownfield	5 Years or less	11	Yes	No	Yes	Yes	Yes
20231	13 De Montfort Street	0.02	Brownfield	5 Years or less	8	Yes	No	Yes	Yes	Yes
20234	1 Salisbury Road	0.05	Brownfield	5 Years or less	11	Yes	No	Yes	Yes	Yes
20235	125 London Road, Victoria Hotel And 1 University Road	0.05	Brownfield	5 Years or less	10	Yes	No	Yes	Yes	Yes
20236	Abbey Park Road, Site of Former Bus Garage	1.65	Brownfield	6-10 Years	96	No	Yes	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
20238	Site Adjacent To 39 Birstall Street	0.26	Brownfield	5 Years or less	Employment	Yes	No	Yes	Yes	Yes
20239	Vacant Land, Crest Rise	0.94	Brownfield	6-10 Years	Employment	No	Yes	Yes	Yes	Yes
20241	Land Between Woodgate and Bradgate Street	0.64	Brownfield	6-10 Years	Employment	No	Yes	Yes	Yes	Yes
20243	Car Park, Portishead Road	0.24	Brownfield	6-10 Years	7	No	Yes	Yes	Yes	Yes
20247	97 Barkby Road, Le4 9lg	0.26	Brownfield	6-10 Years	Employment	No	Yes	Yes	Yes	Yes
20248	115 Aylestone Road and Car Park Adjacent	0.48	Brownfield	6-10 Years	207 student bedspaces	No	Yes	Yes	Yes	Yes
20249	166 Walnut Street	0.33	Brownfield	6-10 Years	10	No	Yes	Yes	Yes	Yes
20250	170 Walnut Street	0.33	Brownfield	6-10 Years	260 student bedspaces	No	Yes	Yes	Yes	Yes
20251	James House, 55 Welford Road	0.45	Brownfield	6-10 Years	19	No	Yes	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
20255	100 Church Gate	0.41	Brownfield	6-10 Years	360	No	Yes	Yes	Yes	Yes
20256	Former Debenhams Department Store, 20 St Peter's Lane	0.47	Brownfield	6-10 Years	332	Yes	No	Yes	Yes	Yes
20261	Charter Street Area	4.38	Brownfield	10 Years and over	137	No	Yes	Yes	Yes	Yes
20263	31 Raw Dykes Road	0.39	Brownfield	6-10 Years	12	No	Yes	Yes	Yes	Yes
20274	64 St. Barnabas Road	0.61	Brownfield	5 Years or less	15	No	No	Yes	Yes	Yes
20279	10 Church Gate	0.03	Brownfield	5 Years or less	8	Yes	No	Yes	Yes	Yes
20281	29-31 Wharf Street South	0.02	Brownfield	5 Years or less	11	Yes	No	Yes	Yes	Yes
20282	26-28 Granby Street	0.03	Brownfield	5 Years or less	6	Yes	No	Yes	Yes	Yes
20283	9-11 Marble Street	0.05	Brownfield	5 Years or less	17	Yes	No	Yes	Yes	Yes

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Site Number	Site Address	Hectares	Brownfield/ Greenfield	Timeframe	Estimated Dwellings	Deliverable	Developable	Suitable	Available	Achievable
20285	21 Bloxham Road	0.06	Brownfield	5 Years or less	5	Yes	No	Yes	Yes	Yes
20286	13-15 Belvoir Street	0.06	Brownfield	5 Years or less	21	Yes	No	Yes	Yes	Yes
20287	8 Princess Road West	0.02	Brownfield	5 Years or less	7	Yes	No	Yes	Yes	Yes
20290	94 New Walk	0.07	Brownfield	5 Years or less	17	Yes	No	Yes	Yes	Yes
20291	87-95 Hinckley Road	0.22	Brownfield	5 Years or less	30	Yes	No	Yes	Yes	Yes
20292	22-24 Halford Street	0.04	Brownfield	5 Years or less	8	Yes	No	Yes	Yes	Yes

Appendix E: 5 Year Housing Land Supply

1. Achieving a 5-year housing land supply is a vital requirement of Local Plans. To maintain supply and delivery of housing, paragraph 74 of the 2021 National Planning Policy Framework (NPPF) requires Local Planning Authorities (LPAs) to identify and update annually a supply of specific deliverable sites sufficient to provide 5 years' worth of housing against their housing requirements with an additional buffer of 5%, 10% or 20% depending on local circumstances.
2. Having regard to paragraph 74 of the NPPF, in order to identify whether there is a 5-year housing land supply it is necessary to:
 - a) Identify the housing requirement for the 5-year period
 - b) Identify the appropriate buffer
 - c) Identify the scale of housing that it is estimated will be delivered over the next 5 years
 - d) Calculate whether the identified supply of housing is sufficient to meet the 5-year requirement with the appropriate buffer
3. Leicester and the Leicestershire authorities have created a Statement of Common Ground relating to Housing and Employment Land Needs (June 2022) (the 'SoCG'), in which it is acknowledged that Leicester is the only authority in the Housing Market Area to have declared and quantified an unmet need for the period 2020-2036. The agreed working assumption of the unmet need for Leicester is 18,700. The SoCG proposes an apportionment of Leicester's unmet local housing need amongst the Leicestershire authorities. So far, all authorities, except for Hinckley & Bosworth Borough Council and Harborough District Council, have agreed to the SoCG.
4. In the scenario that the SoCG is agreed by all authorities, then Leicester will have a housing land supply of 6.7 years, as outlined in the table below:

A	Leicester's Local Plan Housing Target (on adoption of the Local Plan)	20,730
B	Dwellings per annum	1,296
C	Dwellings per 5 years	6,478
D	Deliverable housing supply required per annum with additional 5% buffer to ensure choice and competition in the market for land (NPPF, para. 73a)	1,360
E	Deliverable housing supply required for 5 years, 2022-2027, with additional 5% buffer	6,802
F	Expected supply of deliverable housing (1 April 2022 - 31 March 2027) (see Housing Trajectory)	9,146

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G	Overprovision (F - E)	2,344
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H	Number of years supply (F / D)	6.7
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5. In the scenario that the SoCG is not agreed by the authorities, then Leicester will have a housing land supply of 3.5 years, as outlined in the table below:

A	Leicester's Housing Need 2020-2036 (as calculated using the Government's standard method for local housing need and applying the 35% uplift placed on England's 20 largest urban centres)	39,424
B	Dwellings per annum	2,464
C	Dwellings per 5 years	12,320

D	Deliverable housing supply required per annum with additional 5% buffer to ensure choice and competition in the market for land (NPPF, para. 73a)	2,587
E	Deliverable housing supply required for 5 years, 2022-2027, with additional 5% buffer	12,936

F	Expected supply of deliverable housing (1 April 2022 - 31 March 2027) (see Housing Trajectory)	9,146
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G	Shortfall (E - F)	3,790
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H	Number of years supply (F / D)	3.5
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6. The above scenarios show that agreeing the distribution of Leicester's unmet need amongst the authorities in Leicestershire is crucial for the city to have a national policy compliant housing land supply.