

Appendix 1

Schedule of sites



APPENDIX 1. SCHEDULE OF SITES

The sites contained within this Appendix are not proposed for development by the Borough Council. They either been suggested to the Borough as a result of an informal consultation which took place in January 2007 or are existing allocations within the adopted Oadby and Wigston Local Plan. Please refer to the location plans and site descriptions set out in Appendices 2 to 5 in considering responding to sites included within this schedule.

The Sequential test applied has been taken from the Oadby and Wigston Draft Core Strategy Preferred Options Paper (April 2006).

OADBY		
Site Address	Site Area (ha)	Sequential test
Community		
Land at Gartree Road/South of Gaulby Lane	2.42	(e) Greenfield land adjoining the urban area
Land at Palmerston Way and London Road	3	(d) Any other land/or buildings outside the towns of Oadby, Wigston and South Wigston that would not have a detrimental impact on the open countryside or Green Wedges.
Land at Uplands Park	0.43	(d) Any other land/or buildings outside the towns of Oadby, Wigston and South Wigston that would not have a detrimental impact on the open countryside or Green Wedges.

Site Address	Site Area (ha)	Sequential test
Land at Severn Road and Ribble Avenue	0.05	(d) Any other land/or buildings outside the towns of Oadby, Wigston and South Wigston that would not have a detrimental impact on the open countryside or Green Wedges.
Land at Uplands Road and Hamble Road	0.32	(d) Any other land/or buildings outside the towns of Oadby, Wigston and South Wigston that would not have a detrimental impact on the open countryside or Green Wedges.
Land off Florence Wragg Way	0.37	(d) Any other land/or buildings outside the towns of Oadby, Wigston and South Wigston that would not have a detrimental impact on the open countryside or Green Wedges.
Site at Proposed Country Park, Oadby Grange	-	(e) Greenfield land adjoining the urban area
Employment		
Land at Cross Street	1.12	© Suitable Previously Developed Land and/or buildings outside the towns of Oadby, Wigston or South Wigston that would not have a detrimental impact on the open countryside or green wedges
Land at Kenilworth Drive	9.95	© Suitable Previously Developed Land and/or buildings outside the towns of Oadby, Wigston or South Wigston that would not have a detrimental impact on the open countryside or green wedges

Site Address	Site Area (ha)	Sequential test
Local/Neighbourhood Centres		
Glen Road/Highcroft Avenue	4.23	© Suitable Previously Developed Land and/or buildings outside the towns of Oadby, Wigston or South Wigston that would not have a detrimental impact on the open countryside or green wedges
Rosemead Drive	0.34	© Suitable Previously Developed Land and/or buildings outside the towns of Oadby, Wigston or South Wigston that would not have a detrimental impact on the open countryside or green wedges
Severn Road	0.3	© Suitable Previously Developed Land and/or buildings outside the towns of Oadby, Wigston or South Wigston that would not have a detrimental impact on the open countryside or green wedges
Miscellaneous		
Reservation for Eastern District Distributor Road	7.6 (approx)	N/A
Mix Use		
Land at Cottage Farm, Glen Road	12.78	(e) Greenfield land adjoining the urban area
Land at Oadby Lodge Farm	62.09	(e) Greenfield land adjoining urban area
Land off Gartree Road	17.43	(e) Greenfield land adjoining the urban area
Land at Stretton Hall	5.09	(e) Greenfield land adjoining urban area
Land off Stoughton Road (east)	48.12	(e) Greenfield land adjoining urban area

Site Address	Site Area (ha)	Sequential test
Opens Space, Recreation and Tourism		
Land at Palmerston Way and London Road	3	(d) Any other land/or buildings outside the towns of Oadby, Wigston and South Wigston that would not have a detrimental impact on the open countryside or Green Wedges.
Land to the east of Windrush Drive	21.82	(e) Greenfield land adjoining urban area
Residential		
Land at Blackthorn Lane	0.77	(d) Any other land/or buildings outside the towns of Oadby, Wigston and South Wigston that would not have a detrimental impact on the open countryside or Green Wedges.
Land at Oadby Grange	14.6	(e) Greenfield land adjoining urban area
Land at Oadby Town Football Club	2.03	(e) Greenfield land adjoining urban area
Land at Pipistrelle Way	1.12	(d) Any other land/or buildings outside the towns of Oadby, Wigston and South Wigston that would not have a detrimental impact on the open countryside or Green Wedges.
Land at Springhill Farm	2.06	(e) Greenfield land adjoining urban area
Land rear of Cottage Farm, Mere Lane	0.66	(e) Greenfield land adjoining urban area

WIGSTON

Site Address	Site Area (ha)	Sequential test
Employment		
Chartwell Drive Industrial Estate	26.17	© Suitable Previously Developed Land and/or buildings outside the towns of Oadby, Wigston or South Wigston that would not have a detrimental impact on the open countryside or green wedges
Land at North Street and Wakes Road	1.35	© Suitable Previously Developed Land and/or buildings outside the towns of Oadby, Wigston or South Wigston that would not have a detrimental impact on the open countryside or green wedges
Local Centre		
Carlton Drive/Castleton Road	0.09	© Suitable Previously Developed Land and/or buildings outside the towns of Oadby, Wigston or South Wigston that would not have a detrimental impact on the open countryside or green wedges
Land at Leicester Road	2.23 (approx)	© Suitable Previously Developed Land and/or buildings outside the towns of Oadby, Wigston or South Wigston that would not have a detrimental impact on the open countryside or green wedges.
Little Hill Shops	0.73	© Suitable Previously Developed Land and/or buildings outside the towns of Oadby, Wigston or South Wigston that

		would not have a detrimental impact on the open countryside or green wedges.
Site Address	Site Area (ha)	Sequential test
Kelmarsh Avenue	0.09	© Suitable Previously Developed Land and/or buildings outside the towns of Oadby, Wigston or South Wigston that would not have a detrimental impact on the open countryside or green wedges.
Queens Drive	0.73	© Suitable Previously Developed Land and/or buildings outside the towns of Oadby, Wigston or South Wigston that would not have a detrimental impact on the open countryside or green wedges.
Mix Use		
Land North of Newton Lane and east of Wensleydale Road	64.08	(e) Greenfield land adjoining urban area
Land at Station Road	3.21	© Suitable Previously Developed Land and/or buildings outside the towns of Oadby, Wigston or South Wigston that would not have a detrimental impact on the open countryside or green wedges.
Land between Newton Lane and Welford Road	89.32	(e) Greenfield land adjoining urban area
Open Space, Recreation and Tourism		
Land to the South of Brocks Hill Country Park Note: part of this site is within the settlement of Oadby.	43.46	(e) Greenfield land adjoining urban area
Land adjoining the Meadows Estate	2.2	(e) Greenfield land adjoining urban area

Site Address	Site Area (ha)	Sequential test
Residential		
Land at Britford Avenue	0.61	(d) Any other land/or buildings outside the towns of Oadby, Wigston and South Wigston that would not have a detrimental impact on the open countryside or Green Wedges.
Land north of Newton Lane	69.66	(e) Greenfield land adjoining urban area
Land opposite Highfield Farm	9.21	(e) Greenfield land adjoining urban area
SOUTH WIGSTON		
Employment		
Cornwall Road and Gloucester Crescent Industrial Estate	10.5	(c) Suitable Previously Developed Land and/or buildings outside the towns of Oadby, Wigston or South Wigston that would not have a detrimental impact on the open countryside or green wedges
Land at Magna Road and Blaby Road	15.48 (approx)	(c) Suitable Previously Developed Land and/or buildings outside the towns of Oadby, Wigston or South Wigston that would not have a detrimental impact on the open countryside or green wedges
Land off Tigers Road	11.5 (approx)	(c) Suitable Previously Developed Land and/or buildings outside the towns of Oadby, Wigston or South Wigston that would not have a detrimental impact on the open countryside or green wedges

Site Address	Site Area (ha)	Sequential test
Railway Triangle	7.09	(d) Any other land/or buildings outside the towns of Oadby, Wigston and South Wigston that would not have a detrimental impact on the open countryside or Green Wedges.
Local Centre		
Gloucester Crescent Shops	0.78	(c) Suitable Previously Developed Land and/or buildings outside the towns of Oadby, Wigston or South Wigston that would not have a detrimental impact on the open countryside or green wedges.
Mix Use		
Land at Canal Street/Blaby Road	0.89	(a) Suitable previously developed land and/or buildings within the towns of Oadby, Wigston and South Wigston.
Land at Premier Drum, Blaby Road	2.17	(c) Suitable Previously Developed Land and/or buildings outside the towns of Oadby, Wigston or South Wigston that would not have a detrimental impact on the open countryside or green wedges.
Open Space, Recreation and Tourism		
Land east of Landsdowne Grove	0.61	(d) Any other land/or buildings outside the towns of Oadby, Wigston and South Wigston that would not have a detrimental impact on the open countryside or Green Wedges.
Land to the south of Harrison Close	4.88	(d) Any other land/or buildings outside the towns of Oadby, Wigston and South Wigston that would not have a detrimental impact on the open countryside or Green Wedges.

Site Address	Site Area (ha)	Sequential test
Residential		
Elequip Factory, Gloucester Crescent	0.91	(c) Suitable Previously Developed Land and/or buildings outside the towns of Oadby, Wigston or South Wigston that would not have a detrimental impact on the open countryside or green wedges.
Former Wigston Landfill Site, Magna Road	9.18	(e) Greenfield land adjoining urban area
Land at Bennett Way	0.14	(c) Suitable Previously Developed Land and/or buildings outside the towns of Oadby, Wigston or South Wigston that would not have a detrimental impact on the open countryside or green wedges.
Retail		
Railway Triangle	7.09	(d) Any other land/or buildings outside the towns of Oadby, Wigston and South Wigston that would not have a detrimental impact on the open countryside or Green Wedges.
Town Centre		
South Wigston Town Centre boundary	Town Centre boundary: 6.38 Primary Shopping Area: 3.13	(a) Suitable previously developed land and/or buildings within the towns of Oadby, Wigston and South Wigston.

KILBY BRIDGE

Mix Use

Land at Kilby Bridge	2.24 (approximately)	(e) Greenfield land adjoining urban area
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Policy Area Boundary

Kilby Bridge Policy Area	2.41 (approximately)	(e) Greenfield land adjoining urban area
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