



SHELAA Part 1 – Assessment of Potential Housing Sites

CONTENTS PAGE

Schedule of Included Sites.....	1
Schedule of sites with Planning Permission not promoted through the SHELAA.....	10
Acresford.....	13
Albert Village.....	19
Appleby Magna.....	25
Ashby de la Zouch.....	53
Bardon.....	81
Battram.....	89
Belton.....	95
Blackfordby, Boundary and Woodville.....	104
Breedon on the Hill.....	117
Castle Donington.....	131
Coalville Urban Area.....	146
Coleorton, Griffydham and Newbold.....	227
Diseworth.....	268
Donisthorpe.....	275
Ellistown.....	291
Heather.....	300
Hemington and Lockington.....	324
Ibstock.....	326
Isley Walton.....	360
Kegworth.....	364
Langley Priory.....	379
Long Whatton.....	382
Lount.....	388
Measham.....	390
Moira.....	410
New Packington.....	428

Oakthorpe.....	440
Osgathorpe.....	464
Overseal.....	466
Packington.....	471
Ravenstone.....	489
Sinope.....	513
Swannington.....	517
Swepstone.....	545
Wilson.....	549
Worthington.....	552
Appendix One: Affordable Housing Requirements.....	560

Schedule of Include Sites

*Denotes those sites where development has commenced. The site capacity figure reflects the number of dwellings still to be completed on the site. The dwelling figures listed in the below table are based on the housing trajectory of April 2020. The individual site proformas provide more up to date information based on the April 2021 monitoring figures.

**Denotes sites promoted for a mix of uses where a range of figures have been calculated based on different splits between employment and housing use on the site. Please note the highest figures calculated for each of these sites is used in the table below.

Where development has been completed on sites since the publication of the previous SHLAA (in 2019), these sites have been deleted from the below table.

On large sites (such as C23 and A5) the number of dwellings in the 11-20 column shows the number of dwellings remaining after years 0-5 and 6-10. It should be noted that some of these will be completed post 11-20.

Code	Address	Hectares	Site Capacity *	Periods and Build Rates		
				0 to 5	6 to 10	11 to 20
ACRESFORD						
AC1	Land north of Measham Road, Acresford	3.37	63			63
AC2	Land south of Measham Road, Acresford	2.55	48			48
	SUB-TOTAL		111	0	0	111
ALBERT VILLAGE						
AV1	Main Street/Occupation Road, Albert Village**	7.05	132			132
AV3	R/O 171 to 205, Occupation Road, Albert Village	0.31	9			9
	SUB-TOTAL		141	0	0	141
APPLEBY MAGNA						
Ap1	(Remainder) West of Measham Road, Appleby Magna	1.50	37			37
Ap3	Church Street, Appleby Magna	4.20	79			79
Ap6	Rear of Didcott Way and north of Church Street, Appleby Magna	8.83	165			165
Ap10	Jubilee Business Park, Appleby Magna	2.02	38			38
Ap12	Land off Top Street (Redhill Farm) Appleby Magna	3.50	65			65
Ap13	West of Measham Road, Appleby Magna	9.60	180		180	
Ap14	North of Bowleys Lane, Appleby Magna (site is completely within SHELAA Site Ap3-no figures have been included to avoid double counting)					
Ap15	Land at Old End, Appleby Magna	0.25	8			8
Ap16	Land east of Appleby Magna	25.16	472		472	
Ap17	40 Measham Road, Appleby Magna	1.08	27		27	
Ap18	Land at Botts Lane, Appleby Magna	0.95	24			24
Ap19	Land at Snarestone Road, Appleby Magna	2.90	54			54
Ap20	Part Dingle Farm, adjacent Junc.11 of M42, Appleby Magna**	16.87	316			316
	SUB-TOTAL		1465	0	679	786
ASHBY DE LA ZOUCH						
A3	Holywell Spring Farm, Ashby *	20.56	263	211	52	
A5	Money Hill, Ashby*	128.00	1953	416	750	787
A7	Packington Nook, Ashby	55.72	836		836	
A10	Prior Park Road, Ashby	0.26	6			6
A14	Sports Ground, Lower Packington Road, Ashby	2.09	39			39
A16	Land off Prestop Drive/Ingle Drive, Ashby (Includes former SHELAA site A19)*	14.76	64	64		
A18	Land at Junction 12 of the A42, Ashby**	14.75	276			276
A25	North of Moira Road, Shellbrook, Ashby	1.85	46			46
A26	South of Moira Road, Ashby	26.30	493			493

		SUB-TOTAL	2709	413	272	2024
COALVILLE URBAN AREA						
C12	Stevenson House, Ashby Road, Coalville	0.28	14		14	
C16	See Thringstone					
C17	(See C47 and C48 under Whitwick)					
C18	See Whitwick					
C19	See Whitwick					
C20	Meadow Lane, Coalville	0.45	11			11
C21	Land rear of Bardon Road, Coalville	1.04	26			26
C23	Bardon Grange, Coalville*	224.00	3426	822	1203	1401
C25	See Donington le Heath					
C28	Land at Wolsey Road, Coalville	2.06	38			38
C29	Owen Street Allotments, Coalville*	5.98	129	129		
C30	See R10					
C32	Land at 28 London Road, Coalville	0.31	9			9
C33	Greenhill Farm, Coalville*	7.22	129	129		
C40	Standard Hill, Coalville	19.17	400	100	200	100
C42	See Thringstone					
C43	See Donington le Heath					
C44	See Whitwick					
C45	See Whitwick					
C46	Broom Leys Farm, Coalville	14.16	266			266
C47	See Whitwick					
C48	See Whitwick					
C50	Jack's Ices, North of Standard Hill, Coalville	2.53	108			108
C57	See Whitwick					
C58	See Whitwick					
C59	See Hugglescote					
C61	See Hugglescote					
C62	Workspace 17, Highfield Street, Coalville	0.60	20	20		
C63	See Whitwick					
C64	See Whitwick					
C65	See Whitwick					
C67	Land at Waterworks Road, Coalville	3.18	95	30	65	
C71	Land off Church Lane, New Swannington	0.75	18			18
C72	Rear of 224a-228 Bardon Road, Coalville	1.43	35			35
C73	Land off Kirton Road, Coalville	11.20	168			168
C74	See Thringstone					
C75	See Donington le Heath					
C76	Land off Meadow Lane, Coalville	23.00	431		431	
C77	See Whitwick					
C78	See Whitwick					
C79	See Donington le Heath					
C81	See Whitwick					
C82	Land at Greenhill Farm, Greenhill Road, Coalville	2.81	53			53
C83	186, 188 and 190 and associated land at London Road, Coalville	2.68	50			50
C84	See Donington le Heath					
C85	See Donington le Heath					

C86	See <i>Whitwick</i>				
		SUB-TOTAL	5426	1230	1913
COLEORTON / GRIFFYDAM / NEWBOLD / PEGGS GREEN					
Cn1	Nottingham Road, Peggs Green	0.64	16		16
Cn4	Land at 87 Loughborough Road, Peggs Green	1.61	40		40
Cn5	Bakewells Lane, Coleorton	0.36	11		11
Cn6	Land off Worthington Lane, Newbold	6.60	124		124
Cn8	North of 2 Top Street, Griffydam	0.15	5		5
Cn9	South of 2 Top Street, Griffydam	0.23	7		7
Cn11	Lower Moor Road, Coleorton	0.60	15		15
Cn13	Land off Loughborough Road, Coleorton	2.18	41		41
Cn14	Lower Moor Road, Coleorton	0.41	10	4	6
Cn15	Worthington Lane, Newbold*	0.72	23	16	7
Cn16	Land at 44 Loughborough Road, Coleorton	1.50	37		37
Cn17	Land to side of 55 Nottingham Road, Coleorton	0.55	14		14
Cn19	Land at West of Lower Moor Road, Coleorton	2.62	49		49
Cn20	Rear of 92 Loughborough Road, Coleorton	0.29	9		9
Cn21	Pipeyard Lane, Coleorton*	0.49	12	12	
Cn22	Land at Aqueduct Road, Coleorton	0.68	17		17
Cn23	White Gables, Lower Moor Road, Coleorton	1.00	25		25
Cn24	Land north of Loughborough Road, Coleorton	4.29	80		80
Cn25	Paddocks north of Moor End Cottage, Lower Moor Road, Coleorton	0.76	19		19
Cn26	Paddock south east of Moor End Cottage, Lower Moor Road, Coleorton	0.43	11		11
		SUB-TOTAL	565	32	165
DISEWORTH					
Dw2	Old Hall Farm, Grimes Gate, Diseworth*	0.58	9	9	
Dw3	Tea Kettle Hall, Diseworth	0.72	18		18
Dw4	Lady Gate/The Green, Diseworth	0.37	11		11
Dw5	Land at Grimes Gate, Diseworth	1.14	28		28
		SUB-TOTAL	66	9	0
DONINGTON LE HEATH					
C25	Farm Lane / Towns End Lane, Donington le Heath	0.57	14		14
C43	Land South of The Green, Donington le Heath*	1.53	34	34	
C75	Land at Townsend Lane, Donington le Heath	1.30	32		32
C79	Land off Townsend Lane, Donington le Heath	0.46	11		11
C84	Land at Townsend Lane, Donington le Heath (site is completely within SHELAA Site C85 no figures have been included to avoid double counting)				
C85	Richmond Road, Donington le Heath	22.93	430		430
		SUB-TOTAL	521	34	0
DONISTHORPE					
D2	Chapel Street, Donisthorpe	10.97	205		205
D8	Land off Ramscliffe Avenue, Donisthorpe	1.28	32		32
D9	R/O Bambro Farm, Ashby Road, Donisthorpe	0.45	11		11
D10	Land at Ashby Road, Donisthorpe	1.16	15		15
D11	Land off Talbot Place, Donisthorpe	2.90	54		54
D12	Land off Hall Lane, Donisthorpe	1.28	32		32
D13	Land between 77-119 Ashby Road Donisthorpe	0.52	13		13
		SUB-TOTAL	362	0	205

ELLISTOWN					
E1	Whitehill Road, Ellistown	0.46	11		11
E3	Off Whitehill Road, Ellistown	3.30	62		62
E7	Land between Midland Road and Leicester Road, Ellistown	12.67	237	237	
E8	The Paddock near St Christophers Park, Ellistown	0.71	18	18	
	SUB-TOTAL		328	0	255 73
HEATHER					
H1	Newton Road, Heather	4.88	54		54
H2	Sweepstone Road, Heather	5.18	97		97
H3	Adjacent Sparkenhoe Estate, Heather (remainder of site)	4.77	89	89	
H4	Coalfield West, Heather	1.53	38		38
H6	Land at Sweepstone Road, Heather	2.01	38		38
H7	Land rear of 55 Mill Lane, Heather	1.20	30		30
H8	Heather Brickworks, Mill Lane, Heather	4.60	86		86
H9	Land at Heather Hall, Sweepstone Road, Heather	1.62	40		40
H10	Land south west of Heather Hall, Heather	1.89	47		47
H11	Land north east of Heather Hall, Heather	0.43	11		11
H12	Land at Corner Farm, No.2 Main Street, Heather	0.75	19		19
	SUB-TOTAL		549	0	89 460
HUGGLESCOTE					
C59	Land off Forest Road, Hugglescote	0.98	24	24	
C61	Church View, Rose Nursery, Hugglescote	0.34	10		10
	SUB-TOTAL		34	0	24 10
IBSTOCK					
Ib8	Leicester Road, Ibstock	0.98	24		24
Ib11	Pretoria Road, Ibstock	5.45	102		102
Ib13	Hinckley Road, Ibstock (east) (0.94ha outside Flood Zone 3)	0.94	23		23
Ib15	Station Road (Clare Farm), Ibstock*	6.63	68	68	
Ib18	Land off Leicester Road, Ibstock	22.60	424	424	
Ib19	112 - 128 Melbourne Road, Ibstock	0.21	12		12
Ib20	Rear of 111a High Street, Ibstock	2.05	38	38	
Ib21	Land at Redlands House, Leicester Road, Ibstock	2.04	38		38
Ib22	Land adjoining 8 Curzon Street, Ibstock	0.39	12		12
Ib23	Land at Station Road, Ibstock	18.40	345		345
Ib24	Land at Curzon Street, Ibstock	6.13	115		115
Ib25	Sycamores, Leicester Road, Ibstock	1.37	34		34
Ib26	Land West of A447, Ibstock	13.56	254		254
Ib27	Sunnyside Garden Centre, Ibstock	1.21	30		30
Ib28	Land off Blackberry Lane, Ibstock	3.66	68		68
Ib29	Land off New Row, Ibstock	0.37	9		9
Ib30	Land south of 74 to 96 Pretoria Road, Ibstock	1.83	45		45
	SUB-TOTAL		1641	68	462 1111
ISLEY WALTON					
IW1	Land South and West of Isley Walton**	316.00	4740		4740
	SUB-TOTAL		4740	0	0 4740
KEGWORTH					
K2	Computer Centre, Derby Road, Kegworth	3.16	59		59
K5	Land north of Station Road, Kegworth	4.23	79		79

K7	Ashby Road, Kegworth	10.89	110			110
K9	Brookes Machine Tools, Derby Road, Kegworth	0.11	16	1		15
K10	Slack and Parr, Long Lane, Kegworth*	6.03	188	175	13	
K11	South of Derby Road, Kegworth	6.13	150			150
K12	Land at Molehill Farm, Kegworth	5.69	110		110	
			SUB-TOTAL	176	123	413
LANGLEY PRIORY						
Lp1	Land at Langley Priory Estate	5.46	102			102
			SUB-TOTAL	102	0	102
LONG WHATTON						
LW2	The Green, Long Whatton	0.49	12			12
LW3	West End, Long Whatton	2.50	47			47
LW4	11 Turvey Lane, Long Whatton	0.25	8			8
			SUB-TOTAL	0	0	67
MEASHAM						
M1	Youth Club / Land west of High Street, Measham	1.37	34			34
M2	Land r/o 34 - 54 Chapel Street, Measham	0.77	19			19
M4	Land at Pot Kiln Farm, New Street, Measham*	0.49	9	9		
M5	Ashby Road, Measham	0.40	12			12
M7	Oaktree House, Atherstone Road, Measham	0.40	12			12
M9	Adjacent A42 / Canal Basin, Measham	20.26	450		230	220
M11	Leicester Road / Ashby Road, Measham	14.90	279		279	
M13	Land at 39 Browning Drive, Measham	0.44	11			11
M14	Land at Abney Drive, Measham	6.54	122			122
M15	Land at Atherstone Road, Measham	0.51	13			13
M16	South of Bosworth Road, Measham	0.50	12			12
M17	The Pot Kilns, Measham	0.33	10			10
			SUB-TOTAL	9	509	465
MOIRA						
Mo8	Sweethill Lodge Farm, Ashby Road, Moira	4.96	93			93
Mo9	Rear of 179-189 Ashby Road, Moira	1.17	29			29
Mo10	Adj Fire Station Shortheath Road, Moira	1.71	42			42
Mo11	Land to the rear of 59-63 Ashby Road, Moira	0.30	9			9
Mo12	Land at Blackfordby Lane, Norris Hill, Moira	6.72	126		126	
Mo13	Warren House Farm, Moira	5.98	112		112	
Mo14	Land adjacent 100 Donisthorpe Lane, Moira	0.33	10		10	
Mo15	Land at Shellbrook Farm, Norris Hill	30.05	563			563
			SUB-TOTAL	0	248	736
NEW PACKINGTON						
NP1	Leicester Road, New Packington, Ashby	5.68	107			107
NP2	Leicester Road/Corkscrew Lane, New Packington**	7.65	143			143
NP4	Breach Farm, New Packington	15.40	289			289
NP5	Leicester Road and Coleorton Lane, New Packington	0.89	22			22
NP6	Highfields, 177 Leicester Road, New Packington	0.50	12			12
			SUB-TOTAL	0	0	573
OAKTHORPE						
Oa1	Oakfield House, Burton Road, Oakthorpe	0.79	20			20
Oa2	Burton Road, Oakthorpe	4.48	84			84

Oa3	Land at Chapel Street, Oakthorpe	1.50	37			37	
Oa4	Land adjacent Measham Road, Oakthorpe	1.57	39			39	
Oa5	Land at School Lane, Oakthorpe	1.88	47		47		
Oa6	Former Holly Bush Inn, Main Street, Oakthorpe	0.18	5	5			
Oa7	Land off Measham Road, Oakthorpe	4.62	86		86		
Oa8	Measham Works, Burton Road, Oakthorpe	1.80	44			44	
Oa9	49 Chapel Street, Oakthorpe	0.46	11		11		
Oa10	Land rear of 47 Chapel Street, Oakthorpe	0.34	10			10	
Oa11	Stretton View, Oakthorpe	0.29	9			9	
			SUB-TOTAL	392	5	144	243
OVERSEAL							
OV1	Spring Cottage Road, Overseal	2.95	55	0	0	55	
OV2	Rosedene View, Overseal (site promoted for access only)						
			SUB-TOTAL	55	0	0	55
PACKINGTON							
P2	Land adj. 30 Ashby Road, Packington	1.56	38			38	
P3	Land off Spring Lane, Packington	0.65	16			16	
P4	Land south of Normanton Road, Packington	0.74	18		18		
P5	Land adj. 17 Spring Lane, Packington	0.40	12			12	
P6	North of Coleorton Lane, Packington	0.70	17			17	
P7	Land West of Redburrow Lane, Packington	2.02	38			38	
P8	Land rear of 55 Normanton Road, Packington	0.56	14		14		
P9	Land between Spring Lane and Normanton Road, Packington	1.63	40			40	
			SUB-TOTAL	193	0	32	161
RAVENSTONE							
R1	Church Lane / Wash Lane, Ravenstone	10.60	199			199	
R5	Land at 11 Fosbrooke Close, Ravenstone	1.02	25		25		
R6	Adjacent Hall Farm, Ravenstone	0.58	14			14	
R7	Church Lane, Ravenstone	0.68	17			17	
R9	Land at Church Lane, Ravenstone	2.69	50		50		
R10	North of Leicester Road, Ravenstone	27.58	517			517	
R12	Land at Heather Lane, Ravenstone	7.30	137			137	
R13	Former Beesley's Garden Centre, Ravenstone*	1.49	34	34			
R14	Land rear of 21 Creswell Drive, Ravenstone	2.02	38			38	
R15	Land North of Church Lane, Ravenstone	3.90	73			73	
R16	Land South of Hall Farm, Ravenstone	6.50	122			122	
R17	Land at junction of Wash Lane and Coalville Lane, Ravenstone	8.17	153		153		
			SUB-TOTAL	1379	34	228	1117
SINOPE							
Sin1	Botany Bay, 100 The Moorlands, Coleorton	0.42	10			10	
			SUB-TOTAL	10	0	0	10
SWANNINGTON							
S1	Swannington Recreation Ground, Swannington	0.38	11			11	
S3	Land at St George's Hill, Swannington	0.48	12			12	
S4	Land at St George's Hill, Swannington	0.66	16			16	
S5	Station Hill, Swannington	1.00	25			25	
S6	Hough Hill, Swannington	0.60	15			15	
S8	Clink Lane/South of Spring Lane, Swannington	2.44	46			46	

S10	South of Spring Lane, Swannington	0.43	11			11
S11	Adjacent Swannington Primary School, Swannington	0.33	10			10
S12	Land south of Limby Hall Lodge, Swannington	0.39	12			12
S13	Land south of Limby Hall Lane, Swannington	0.17	5			5
S14	Land north of Spring Lane, Swannington	4.43	77			77
S15	Land off Main Street and Foan Hill, Swannington	2.00	38			38
S16	Land at 65 St Georges Hill, Swannington	1.10	27			27
		SUB-TOTAL	305	0	0	305
SWEPSTONE						
Sp1	Land off Church Street, Swebstone	1.10	32			32
		SUB-TOTAL	32	0	0	32
THRINGSTONE						
C16	Glebe Road, Thringstone	1.37	34			34
C42	Fretsom's Field, Lily Bank, Thringstone	0.70	17			17
C74	Land at Lily Bank, Thringstone	3.42	64			64
		SUB-TOTAL	115	0	0	115
WHITWICK						
C18	Land rear of Thornborough Road, Whitwick	18.60	348			348
C19	Stephenson Green, Whitwick	76.00	1140			1140
C44	Church Lane, Whitwick	1.46	36			36
C45	Thornborough Road Allotments, Whitwick	2.20	41			41
C47	Land at Redhill Farm, New Swannington	18.26	342			342
C48	South of Church Lane, New Swannington	15.08	283			283
C57	South of Loughborough Road, Whitwick	2.50	47			47
C58	Adj. 191 Loughborough Road, Whitwick	0.46	11		11	
C63	Land at The City of Dan, Whitwick	0.84	21			21
C64	R/O Hilary Crescent, Whitwick	0.58	14			14
C65	Holy Hayes, Rosslyn Road, Whitwick	0.79	20			20
C77	Land off Talbot Lane, Whitwick	4.84	91			91
C78	Land rear of 274 Church Lane Whitwick	0.89	22			22
C81	Church Lane, Whitwick	2.68	50			50
C86	Land off Howe Road, Whitwick	0.70	17			17
		SUB-TOTAL	2483	0	11	2472
WILSON						
Wii1	Land at Main Street, Wilson	1.16	29			29
		SUB-TOTAL	29	0	0	29
WOODVILLE						
Wd2	Land at Hepworth Road, Woodville	2.85	53			53
		SUB-TOTAL	53	0	0	53
WORTHINGTON						
W1	Manor Drive, Worthington	10.68	200			200
W3	Adj. Breedon Lane, Worthington	1.42	35			35
W5	Land off Main Street, Worthington	0.44	11			11
		SUB-TOTAL	246	0	0	246
TOTAL			39918	2811	7217	29890

Schedule of Sites with Planning permission not promoted through the SHLAA

Please see relevant settlement maps for the location of each site. The figures for these sites are NOT included in the Schedule of Included Sites table.

The sites included in this table (aside from site PP44) are sites of 5 or more dwellings and their status is as at 01 April 2020.

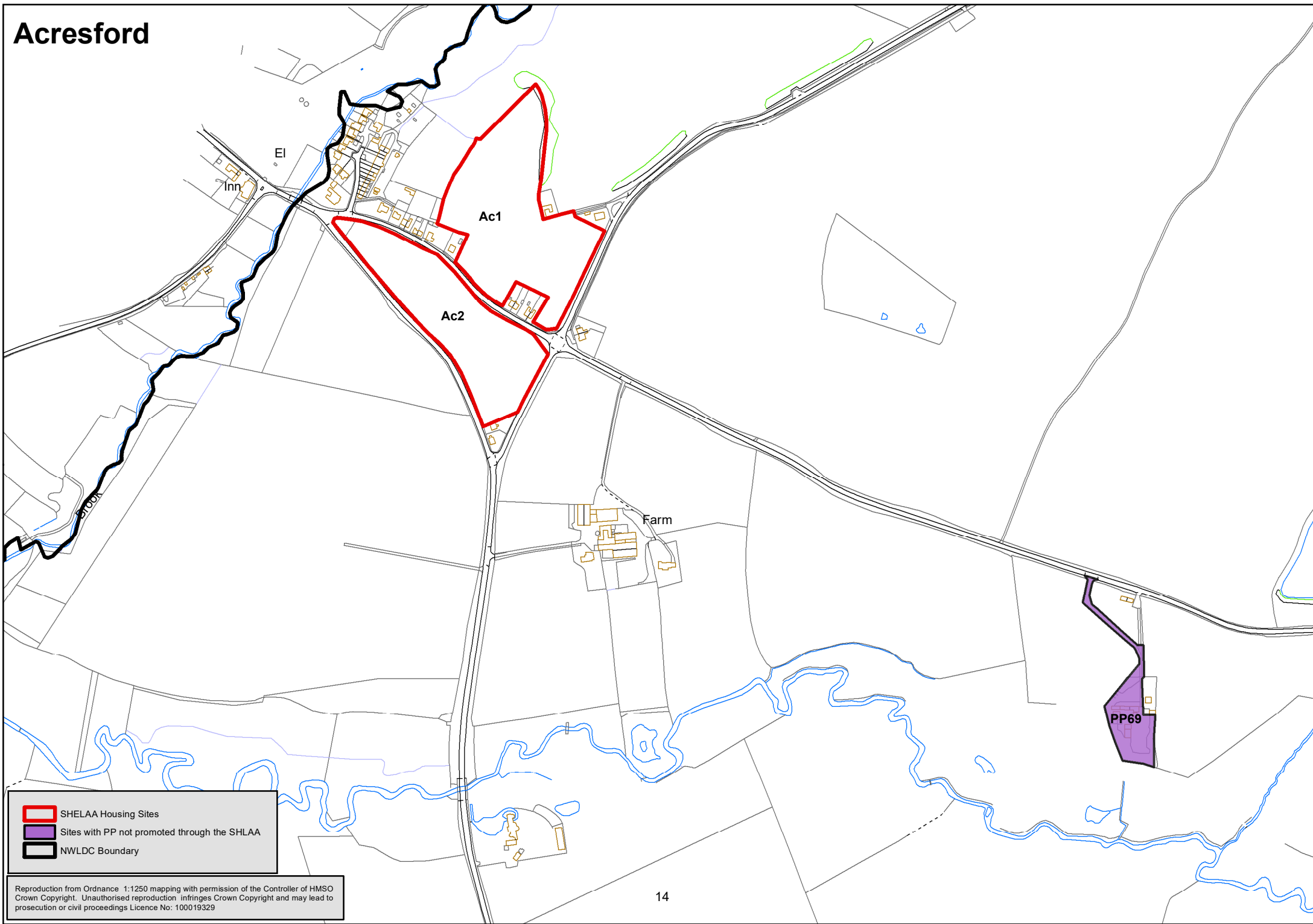
Code	Site	Number of Dwellings	Application Number	Status
PP1	Top Street/Snarestone Road, Appleby Magna	12	16/00173/REMM	Complete
PP2	Hollywell Mill, Burton Road, Ashby	19	15/00732/FULM	Under Construction
PP3	Tudor Motors, Leicester Road, New Packington	9	17/00542/REM	Complete
PP4	Village Farm, 36 Hall Gate, Diseworth	8	15/00948/FUL	Under Construction
PP5	North of Park Lane, Castle Donington	306	10/01043/REM	Complete
PP6	Land at Chapel Street, Oakthorpe	9	14/00405/FUL	Complete
PP7	Home Farm, Main Street, Oakthorpe	28	18/01383/REMM	Not Started
PP8	South of Normanton Road, Packington	30	13/01002/OUTM	Complete
PP9	15 Main Street, Long Whatton	7	15/00307/FUL	Complete
PP10	Community Centre Dragwell, Kegworth	7	15/00102/4OC	Complete
PP11	MTS Logistics, Mill Lane, Heather	14	19/00824/FULM	Application not yet determined. Previous planning permission granted 14/00396/FULM
PP12	117 High Street, Measham	10	15/00570/FULM	Expired
PP13	7 High Street, Measham	0	14/00746/OUT	Has been developed as a retail unit and not 5 dwellings
PP14	South of Drift Farm, Moira	18	14/00175/OUTM	Outline application has expired but a Reserved Matters application has been submitted
PP15	The Plough, Leicester Road, Ravenstone	13	18/00959/FULM	Under Construction
PP16	61-65 Grace Dieu Road, Whitwick	12	14/00634/REM	Complete
PP17	Off Hermitage Road, Whitwick	9	18/01773/FUL	Not Started




PP18	224a Bardon Road, Coalville	9	18/01615/REMM	Not Started
PP19	The New Ellistown Public House, Whitehill Road, Ellistown	5	15/00824/FUL	Complete
PP20	The Castle Inn, Dennis Street, Hugglescote	10	13/00889/FULM	Complete
PP21	Land off Grange Road, Hugglescote	105	14/00354/OUT	Under Construction
PP22	115 Station Road, Hugglescote	9	18/01599/OUTM	Not Started
PP23	Adjacent 23 Townsend Lane, Donington le Heath	7	15/00891/FUL	Under Construction
PP24	Smith's Farm, Farm lane, Donington le Heath	9	11/00686/FUL	Under construction
PP25	The Navigation Inn, Spring Cottage Road, Overseal	11	14/00875/FUL	Complete
PP26	Bridge House, Spring Cottage Road, Overseal	17	08/00693/FUL	Expired
PP27	Land north of Butt Lane/East of Hepworth Road, Blackfordby	91	15/00306/OUTM	Reserved Matters application submitted
PP28	Post Office Farm, 7 Main street, Lockington	6	13/00740/FUL	Under Construction
PP29	The Fallen Knight Hotel, Kilwardby Street, Ashby	12	16/00012/FULM	Under Construction
PP30	81 + 81a North Street, Whitwick	7	17/01593/FUL	Under Construction
PP31	9 Lady Gate, Diseworth	10	16/01071/FUL	Under Construction
PP32	56 Chapel Street, Ibstock	8	16/01193/REM	Complete
PP33	Land off Queen's Street, Measham	7	17/01053/FUL	Not Started
PP34	Land adjacent Greenacres, Measham	27	14/00445/FULM	Under Construction
PP35	Canalside Patios, 7 Shortheath Road, Moira	6	14/01099/OUT	Expired
PP36	Ginn Stables, Measham Road, Oakthorpe	9	10/00680/FUL	Complete
PP37	Land at Main Street, Osgathorpe	9	19/00984/REM	Not Started
PP38	Hall Farm, Hall Lane, Packington	9	15/01130/FUL	Complete
PP39	Swainspark Site, Spring Cottage Road, Overseal	15	13/00648/FULM	Under Construction
PP40	Land at Jenny's Lane, Ravenstone	5	19/00357/REM	Under Construction
PP41	Quarry Lane, Snarestone	5	16/01059/OUT	Complete
PP42	Greenacres, Linford Crescent, Coalville	11	17/00023/FULM	Complete
PP43	Land at Newfield Farm, Moira	6	19/00276/FUL	Under Construction
PP44	Former Poultry Farm, Coleorton Lane, Packington	3	16/00711/FUL + 16/00249/REM	2 Complete 1 Not Started
PP45	43 North Avenue, Coalville	4	17/01293/OUT	Not Started
PP46	Land at Talbot Street, Whitwick	7	17/01175/FUL	Not Started
PP47	4 to 6 Marlborough Square, Coalville	11	17/01409/FULM	Not Started

PP48	117 London Road, Coalville	15	18/01631/PDNOTR	Not Started
PP49	Westgate, Station Road, Ibstock	13	16/01361/FULM	Complete
PP50	Hollycroft, Main Street, Oakthorpe	9	16/00511/OUT	Not Started
PP51	Former Police Station, Ashby Road, Coalville	24	17/01174/FUL	Complete
PP52	Land adjacent 27 Cropston Drive, Coalville	8	18/02219/FUL	Under Construction
PP53	The Oak of Whitwick, 27 Talbot Street, Whitwick	12	16/01428/OUTM	Not Started
PP54	118 Station Road, Kegworth	14	17/01576/OUTM	Not Started
PP55	The Swan Inn, 107 High Street, Measham	8	16/00326/FUL + 18/00425/FUL	Under Construction
PP56	29 and 33 Peggs Close, Measham	5	17/00781/FUL	Not Started
PP57	15 Canal Street, Oakthorpe	5	18/00228/FUL	Under Construction
PP58	79 Main Street, Swannington	7	18/00487/FUL	Complete
PP59	Breedon Priory Golf Centre, Green Lane, Wilson	5	16/00948/FUL	Not Started
PP60	Land Adjacent 83 Main Street, Snarestone	6	15/00872/OUT	Not Started
PP61	Ashby and District Hospital, Leicester Road, Ashby	5	17/01034/FUL	Complete
PP62	Land north west of 171 to 205 Occupation Road, Albert Village	8	18/01552/REM	Not Started
PP63	Garage, 45 Tamworth Road, Ashby	5	18/01007/FUL	Not Started
PP64	Land at North Close, Blackfordby	5	16/01408/FUL	Complete
PP65	Honey Hill Farm, Quarry Berry Lane, Chilcote	5	18/01062/FUL	Under Construction
PP66	Former Natwest Bank PLC, 47 Belvoir Road, Coalville	8	18/00177/FUL	Under Construction
PP67	Elms Farm, Stordon Lane, Osgathorpe	5	18/01928/OUT	Not Started
PP68	62-72 Chapel Street, Ibstock	5	17/00769/OUT	Not Started
PP69	Saltersford Farm, Measham Road, Acresford	5	17/01805/FUL	Not Started
PP70	Sawley Marina, Tamworth Road, Sawley	9	18/01163/FULM	Under Construction
PP71	Land north of Hepworth Road, Woodville	30	16/01191/OUTM	Not Started
PP72	Land adjacent to 10 Edward Street, Albert Village	6	17/01582/OUT	Not Started
PP73	Change of use off offices (B1) to dwellings (C3)	6	19/02276/FUL	
PP74	Land adjacent 36 Smithy Lane, Long Whatton	7	20/00794/FUL	
PP75	Crusher Yard Site, Pipeyard Lane Work, Pipeyard Lane, Newbold	6	20/00261/OUT	Not Started
PP76	Snibston Discovery Park, Ashby Road, Coalville	144	17/01424/FULM	Not Started
PP77	Belton Farm, Chuuch Street, Belton	5	19/002213/PNA	Not Started
PP78	43 London Road, Coalville	8	19/02223/FUL	Not Started

ACRESFORD

Acresford



-  SHELAA Housing Sites
-  Sites with PP not promoted through the SHLAA
-  NWLDC Boundary

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Ac1 – Land at Acresford

Site Description: The site is located to the north of Measham Road, and to the west of Acresford Road. The site is relatively flat, open agricultural land. The site is predominately bound by mature trees and hedgerows. There is a residential dwelling adjoining the north eastern corner of the site, there are also a small number of dwellings to the south of the site and further residential development to the east of the site. A public footpath runs east to west across the centre of the site.

The land is of Grade 2 agricultural land quality (Natural England regional records)

The site is within the National Forest and within the River Mease Catchment Area. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.”

Suitability:

- **Planning Policy:** The site itself is outside of the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Acresford as a Hamlet. The affordable housing requirements are set out in Appendix one of this document.
- The whole site is within a Mineral Consultation Area due to the potential presence of near or at surface coal resources, the southern half of the site is also within the Minerals Consultation Area for the presence of sand and/or gravel resources. The County Council will need to be contacted regarding the potential sterilisation of the Mineral resource. The site is also within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Highways:** The Highways Authority raises concerns about the sustainability of Acresford. No comments received about the technical suitability of the site.
- **Ecology:** There is the potential for badgers to be on site and foraging bats in the boundary habitats. The site is a designated District level site and there is a Parish local wildlife site to the north. The hedgerows may be a potential BAP habitat. A badger and a hedge survey would be required. Potentially good hedge to the north east where there is potential for bat foraging, this would need retaining with a buffer zone alongside. A GCN survey or entry into the GCN District Level Licensing Scheme would be required. Overall, the site is considered acceptable in ecology terms with mitigation.

The site is located outside the Limits to Development and adjoins the hamlet of Acresford. The site is located close to the district boundary and as such the nearest services and facilities are primarily located within the neighbouring District. The site is considered **potentially suitable**. A change in the Limits to Development as well as a reclassification of Acresford up the Settlement Hierarchy would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to minerals/geo environmental factors can be satisfactorily addressed.

Availability: There are no known ownership issues. The land is promoted by the occupier of the land. There is no housebuilder/developer involved in the site. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

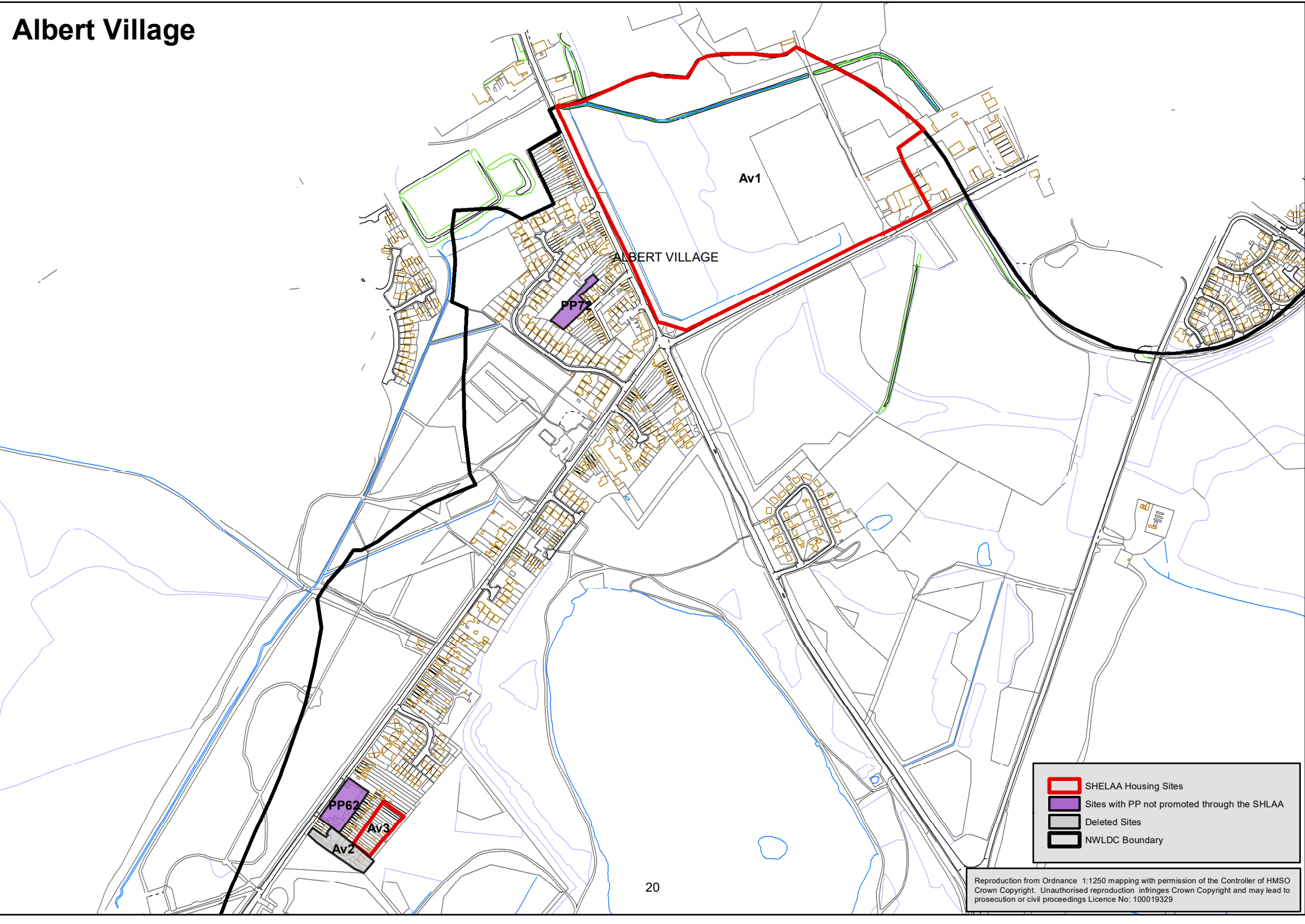
Site Capacity:





Total Site Area Available for Development (hectares)	3.37
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	63
Timeframe for Development	11-20 Years
Estimated Build Rate (dwellings per year)	n/a

Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	48
Timeframe for Development	11-20 Years
Estimated Build Rate (dwellings per year)	n/a

ALBERT VILLAGE

Albert Village



	SHELAA Housing Sites
	Sites with PP not promoted through the SHLAA
	Deleted Sites
	NWLDC Boundary

AV1 – Land at Occupation Lane, Albert Village

Site Description: The site is located to the east of Main Street and north of Occupation Lane, Albert Village. The northern and eastern boundaries of the site follow the boundary line of North West Leicestershire and South Derbyshire District. The site is mainly scrub land with some storage and distribution uses located in the south eastern corner. There are residential dwellings to the west of the site and open land to the south. The site is of Grade 4 Agricultural Land quality (Natural England regional records). There is some vegetation around the perimeter of the site. The site is within the National Forest. Part of the south eastern part of the site is within a hazardous materials storage area (Hepworth Building Products).

The extent of the proposed site does extend northwards beyond the district's border into South Derbyshire District. The indicative masterplan submitted identifies that the housing element of the development would be located within NWL on the western part of the site adjoining Main Street and Occupation Lane. A small band of employment land would be along the northern part of the site, along the District boundary and within the eastern third of the site.

The site has also been submitted as part of the employment element of the SHELAA, see employment site Emp67.

Suitability: The site has previously been used for open cast mining. The site promoter states that an investigation of ground conditions has begun and that redevelopment of the site would seek to resolve any identified hazardous/polluted ground conditions.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Albert Village as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- The site is within a Coal Development High Risk Area and a Coal Mining Risk Assessment will be required. The majority of the site is also within the Minerals Consultation Area and the County Council will need to be contacted regarding the potential sterilisation of the Minerals Resource for the potential presence of at or near surface coal resources.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Highways:** There are no apparent fundamental highways reasons for this site to be excluded from consideration.
- **Ecology:** There are no designated ecological sites within the site. The scrub/grassland is potentially Biodiversity Action Plan quality. A survey of the grassland would be required with a view to the part retention of these areas. Development should incorporate some enhancement of ecology. A GNC survey or entry into the GNC District Level Licensing Schemes would be required.

The site is considered **potentially suitable**. A change in the Limits to Development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating

AV3 – Rear of 171 to 205 Occupation Road, Albert Village

Site Description: The site is a slightly sloping site made up of the rear gardens of No's 171 to 205 Occupation Road. There are residential dwellings to the north and west of the site. To the east is Donington Pastures recreation land. To the south of the site the rear of number 215 Occupation Road has full planning permission for the development of one dwellings and outline planning permission for the development of 8 dwellings. The land is of Grade 4 agricultural land quality (Natural England regional records). The site is within the National Forest and within the River Mease Catchment area.

Suitability:

- **Planning Policy:** The site is located within the Limits to Development of Albert Village as identified on the Local Plan Policies Map (2017). The adopted Local Plan identifies Albert Village as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- The site is within a Coal Development High Risk Area and a Coal Mining Risk Assessment will be required. It is also within the Minerals Consultation Area and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource for the potential presence of at or near surface coal resources.
- **River Mease:** The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Highways:** The site appears to be land locked. If this can be overcome, there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.
- **Ecology:** There could potentially be bat roosts in the outbuildings; therefore, a bat survey would be required. A GCN survey or entry into the GCN District Level Licensing Scheme would be required. Overall, the site is considered acceptable with mitigation.

The site is within the Limits to Development. It would be necessary to demonstrate that issues relating to flooding and minerals/geo environmental factors can be satisfactorily addressed. Subject to these the site is considered **potentially suitable**.

Availability: As the site comprises a number of rear gardens or individual properties the majority of the properties will be in individual ownership. There would need to be agreement from all individual landowners before any development could take place. It would also be necessary to demonstrate that issues relating to minerals/geo environmental factors can be satisfactorily addressed. Given there are potential land ownership issues to resolve the site is considered to be **not currently available**.

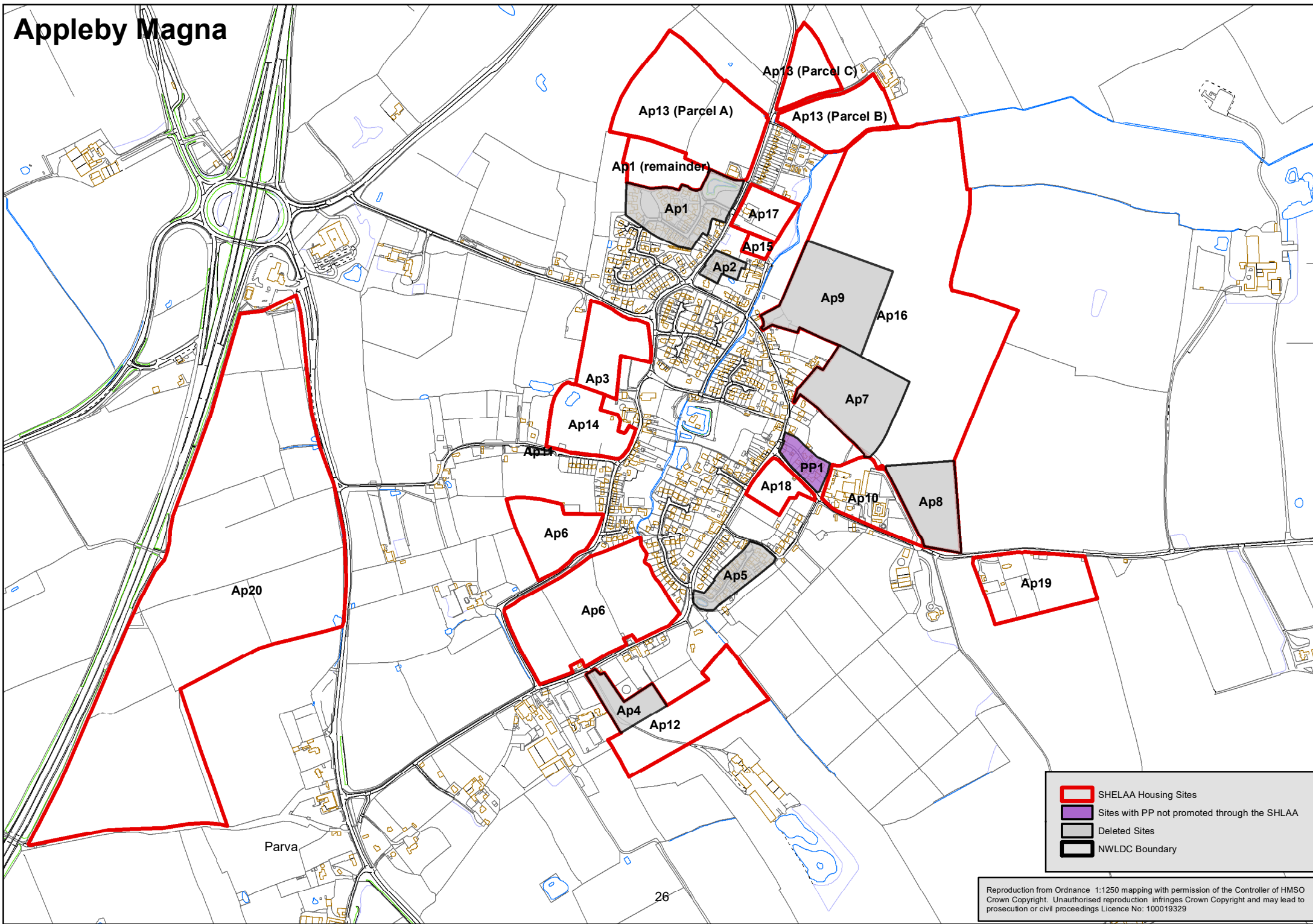
Achievability/Viability: Access to the site appears to be an issue and a suitable access would need to be sought and agreed, therefore the site is considered **not currently achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.31
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	100%
Estimated capacity	9
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

APPLEBY MAGNA

Appleby Magna



Legend

- SHELAA Housing Sites
- Sites with PP not promoted through the SHLAA
- Deleted Sites
- NWLDC Boundary

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Ap1 (remainder) - West of Measham Road, Appleby Magna

Site Description: The site is a greenfield site to the north of a newly completed housing development. The site is bound to the south by residential development and there is also residential development on the opposite side of Measham Road. There is countryside to the north and west of the site. The site is of Grade 2 agricultural land quality (Natural England regional records). The site is 20m from Aquifer Water Boundary and South Staffordshire Waterworks Company would need to be consulted on any on unsewered development.

Suitability: The site immediately to the south of this site has now been developed and this site was included in the application boundary and is where the public open space provision will be located.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Appleby Magna as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Highways:** Measham Road fronting the site is not currently suitable to cater for the development and would require improvement works. Concern is raised regarding the minimal bus service in Appleby Magna which would lead residents to rely heavily on the private car.
- **Ecology:** There are no designated ecological sites within the site boundary. However, there is potential for badgers to inhabit the site and Great Crested Newts to inhabit surrounding areas. A Great Crested Newt Survey (GCN) or entry into the GCN District Level Licensing Scheme would be required. The hedgerows within the site represent potential Biodiversity Action Plan habitats. Any development would require some mitigation/enhancement, namely 5m buffer zones to be retained along boundary hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is outside the Limits to Development and a change in the boundary of the Limits to Development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to River Mease and highway factors can be satisfactorily addressed. Subject to these factors being addressed the site is considered to be **potentially suitable**.

Availability: The site is being promoted and is considered **potentially available**.

Achievability: There are no known physical or economic constraints that would make the site unviable. The site is **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	Approx 1.5
Gross to Net Development Ratio	82.5%

Density Applied (dwellings per hectare)	30
Estimated capacity	37
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Ap3 - West of Church Street, Appleby Magna

Site Description: The site is a greenfield site located to the west of the village. The site is currently used as agricultural grazing land. The site is of Grade 2 agricultural land quality (Natural England regional records). There is residential development to three sides of the site. The site is bound to the east, south and west by very mature hedgerows. There are a number of clusters of mature trees on the site, there is a small pond within the largest cluster of trees. The site slopes upwards away from Church Lane in the east but the western part of the site is flatter. The site is bound to the east by Church Street which along the opposite side is a public house and residential dwellings. To the south is Bowleys Lane which along the opposite side are residential dwellings, a playground and the entrance to Appleby Magna Cricket Club. Overhead cables run along the south boundary of the site (along Bowleys Lane). In the north-east corner of the site are residential dwellings beyond which is church/village Hall associated with the St Michael's and All Angels Church which is located on the opposite side of Church Lane to the site. The residential properties adjoining the north-eastern corner of the site are Grade II Listed and part of the site does fall within the defined area of the Listed Building. Roughly the eastern third of the site is within the Appleby Magna Conservation Area. There are two public footpaths across the northern part of the site, one that goes north to south the other goes east to west across the site.

Suitability: The site has previously been subject to a planning application (ref: 13/00799/FULM) for the development of 25 dwellings. The application was refused as was considered that development would have a harmful impact on heritage assets.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Appleby Magna as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Highways:** Church Street and Bowleys Lane which bound the site are not currently suitable to cater for a development of this scale. Both roads are narrow and heavily parked therefore the site is unacceptable to the Highway Authority.
- **Ecology:** There are no designated ecological sites within the site boundary although the adjacent cemetery is a candidate Local Wildlife Site. There is potential for badgers to inhabit the site and Great Crested Newts (GCN) could inhabit surrounding areas. A survey should be undertaken to ascertain whether the central pond is inhabited by GCN. If GCN are found then development should be constrained to ensure connectivity to other ponds/habitats, and a buffer should also be retained around the pond. The hedgerows within the site represent potential Biodiversity Action Plan habitats and mitigation should include 5m Buffer zones to be retained along boundary hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map. Although a previous planning application for residential development on the site has been refused, the site is considered **potentially suitable** in the longer term. This is reflected in the sites timeframe for development acknowledging that the heritage issues would need to be resolved and there would also need to be a change in policy and a change in the boundary of the Limits to Development for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to River Mease, highway and ecology factors can be satisfactorily addressed.

Availability: There are no known ownership issues, the landowner has indicated support for the development of the site. The site is considered **potentially available**.

Achievability: There are significant heritage and conservation concerns regarding the suitability of the site, and it is unclear if these can be overcome. Therefore, the site is considered to be **not currently achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	4.2
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	79
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Ap6 – Rear of Didcott Way and North of Church Street, Appleby Magna

Site Description: The site area has been extended to that included in previous SHELAA's and the site now includes a parcel of land to the north of Church Street.

Site Ap6a (land north of Church Street)

The site is an almost triangular parcel of land located to the north of Church Street. The site is agricultural and is of Grade 2 agricultural land quality (Natural England regional records). A recreation ground and cricket club adjoin the northern boundary of the site. A public footpath runs along the western boundary of the site.

Site Ap6b (land rear of Didcott Way)

The site is a greenfield site to the rear of Didcott Way and north of New Road. The site is currently in agricultural use. The site is of Grade 2 agricultural land quality (Natural England regional records). There are residential dwellings along the north western boundary of the site. There are watercourses running along the northern and eastern boundaries. The site is in close proximity to the Grade 1 Listed Sir John Moore Foundation School. The site is bound by mature hedgerows and the occasional mature tree. Two mature hedgerows cross the site. A public footpath runs from north to south through the site.

Suitability: The site to the rear of Didcott Way (Ap6b) has previously been subject to an outline planning application (ref: 14/00082/OUTM) for the development of up to 50 dwellings. The application was refused due to the site being the best and most versatile agricultural land, it being outside the Limits to Development and not constituting sustainable development. In addition, the proposed development was considered have potential harmful impacts on heritage assets.

- **Planning Policy:** The site is outside the Limits to Development as identified on the Local Plan Policies Map (2017), the site does adjoin Limits along its northern and north-eastern boundaries. The adopted Local Plan identifies Appleby Magna as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Highways:** Access from Top Street. There was no objection from the County Highways Authority to the previous planning application.
- **Ecology:** There is the potential for badgers to be present on site and Great Crested Newts to inhabit ponds within 500m of the site. Grassland and hedges on site represent potential Biodiversity Action Plan habitats. A Great Crested Newt Survey (GCN) or entry into the GCN District Level Licensing Scheme would be required. A Phase 1 habitat survey and badger survey would be needed. 5m buffer zones should be retained along significant hedges and the watercourse, these should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map. Although a previous planning application for residential development on the site has been refused, the site is considered **potentially suitable** in the longer term. This is reflected in the sites timeframe for development acknowledging that there would need to be a change in policy as well as a change

in the Limits to Development for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to River Mease and ecology factors can be satisfactorily addressed.

Availability: The site is promoted by an agent on behalf of the landowner. The site was previously under option with a housebuilder and the agent and landowner are currently tendering for a new developer for which there has been interest in the site. The site is considered to be **available**.

Achievability: There are no known economic constraints that would make the site unviable. In regard to the achievability of the site any potential harmful impacts that development may have on heritage asset/s would need to be addressed. The site is considered to be **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	8.83
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	165
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Ap10 – Jubilee Business Park, Snarestone Road, Appleby Magna

Site Description: The site is a brownfield site located to the north of Snarestone Road. The site is currently occupied by a range of office, agricultural and industrial buildings. There is agricultural land to the north and east. There are some residential dwellings to the south and west of the site. A public footpath runs through the western extent of the site.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Appleby Magna as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Highways:** The site would not be considered to be in a sustainable location in transport terms for residents to access local services by walking, cycling and public transport. The western end of Snarestone Road is narrow and would be unsuitable to carry any additional development traffic. Therefore, the Highway Authority would be unlikely to accept this development site.
- **Ecology:** Site is considered acceptable with mitigation. There is potential for bat roosts/barn owl nest sites in some buildings therefore a bat/owl survey and a mitigation plan may be required. A Great Crested Newt Survey (GCN) or entry into the GCN District Level Licensing Scheme would be required.

The site is outside the Limits to Development and a change in the boundary of the Limits to Development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to River Mease, highways and ecology factors can be satisfactorily addressed. Subject to these factors being addressed the site is considered to be **potentially suitable**.

Availability: The site is promoted by a agent. There is no known developer interest. The site is in current use as a business park. The site is considered **potentially available**.

Achievability: There are no known physical or economic constraints that would make the site unviable. The site is **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	2.02
Gross to net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	38

Timeframe for Development

Years 11-20

Estimated Build Rate (dwellings per year)

n/a

Ap12 – Land off Top Street, Redhill Farm, Appleby Magna

Site Description: The site is located to the south of Top Street and is currently in agricultural use. The site is of Grade 2 agricultural land quality (Natural England regional records). The site is relatively flat and is bound to the road frontage by a low wall; there is a higher wall along the boundary with the adjacent school to the west. There are mature hedgerows to the north and part of the eastern boundary. There are two Ash Trees along the northern boundary of the site that are protected by Tree Preservation Orders. There are residential dwellings to the north of the site. The Sir John Moore School which is a Listed Building is to the west of the site and Redhill Farm and business units are a short distance from the southern boundary of the site. A public footpath runs along the majority of the northern boundary and along the eastern boundary. A further public footpath runs along part of the western boundary. The site boundary includes former SHELAA Site Ap4.

The site is included within a larger site included in the employment element of the SHELAA, see employment site Emp20.

Suitability: A small rectangular parcel of the site (to the north eastern side of the farm driveway) was subject to a previous outline planning application (ref: 12/00204/OUT) for the development of 2 dwellings. The application was refused due the site being a Greenfield site in the countryside, the site being poorly related to the village and its services and that the proposed development would have a detrimental impact on the setting of the adjacent Listed Building (Sir John Moore School).

- **Planning Policy:** The site is outside of the Limits to Development and within Countryside as defined on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Appleby Magna as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Highways:** This section of Measham Road has no footpath and is subject to both national and 30mph speed limits at the site frontage with the highway, details to show a suitable access in accordance with the 6C's Design Guide would need to be demonstrated.
- **Ecology:** There is the potential for badgers to be on site as well as potential for bats foraging along the north eastern hedge. There is the possibility that Great Crested Newts could be found in the ponds to the south west. The hedges maybe potential BAP habitats. A badger, Great Crested Newt and hedge surveys would be required. The hedge along the north eastern boundary should be retained with 10m buffer; a lighting condition would be required as it is a good bat foraging corridor. There is potential for enhancement and overall, the site is considered acceptable with mitigation.

The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map. Although a previous planning application for residential development on the site has been refused, the site is considered **potentially suitable** in the longer term. This is reflected in the sites timeframe for development acknowledging that there would need to be a change in policy as well as a change

in the Limits to Development for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to River Mease and ecology factors can be satisfactorily addressed.

Availability: There are no known ownership issues. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	3.5
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	65
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Ap13 – West of Measham Road, Appleby Magna

Site Description:

West of Measham Road (Parcel A)

The site lies to the west of Measham Road and is currently in agricultural use. The site is of Grade 2 agricultural land quality (Natural England regional records). The site is generally flat. There are a number of mature hedgerows within the site and along its boundaries. To the north and west of the site is agricultural land, the east, on the opposite side of Measham Road, are residential dwellings. There are overhead power lines that cross the site.

East of Measham Road (South of Farm Track: Parcel B)

The site is agricultural land located to the east of Measham Road. The site is of Grade 2 agricultural land quality (Natural England regional records). The site is bound by mature hedgerows along all boundaries, except where farm outbuildings adjoin the eastern boundary of the site. There is a watercourse running along the southern boundary of the site which is bound by mature hedgerows and trees. Due to the presence of the watercourse the very southern extent of the site is within Flood Zone 3b (floodplain) and the site capacity excludes the part of the site which falls within FZ3b. The site is flat and is bound to the north, south and west by agricultural land. To the north runs a track which leads to the adjacent farm which is located along part of the eastern boundary of the site. To the south west of the site are residential dwellings. There are overhead pylons running diagonally north to south across the very western extent of the site. Although the site adjoins residential development the site itself is some distance from the main built up area of Appleby Magna.

East of Measham Road (North of Farm Track: Parcel C)

The site is agricultural land bound by mature hedgerows. The site is of Grade 2 agricultural land quality (Natural England regional records). The site is flat and surrounded on all sides by agricultural land. Although the site, at its closest point, is only 36 metres from residential development (to the south of the site) it is some distance from the main built up area (and the services and facilities) of Appleby Magna. Measham Road runs along the western boundary of the site and running along the southern boundary is a single track which leads to the nearby farm. There are overhead pylons running along the western boundary of the site which cut across the site in the south-western corner. There is a public that runs close to the short northern boundary.

Suitability:

- **Planning Policy:** All three parcels of site Ap13 are outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Appleby Magna as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The very eastern part of parcel Ap12(b) is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it

supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.

- Highways: There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, more detailed consideration, as part of the usual Development Control process, may lead to the site being viewed less favourably. The transport sustainability of this site is reduced due to the low frequency of the bus service.
- Ecology: There is the potential for badgers to be on site. The ponds have been surveyed for Great Crested Newts but this came back negative. A Great Crested Newt Survey (GCN) or entry into the GCN District Level Licensing Scheme would be required. The hedges are potential BAP habitats. The grassland is of unknown quality and would need surveying. The boundary hedges should be retained with a 5m buffer of natural vegetation. There would need to be further survey work undertaken before a decision could be made.

The site promoter proposes that the parcels of land are developed on a phased basis, initially with Parcel A (up to 125 dwellings), followed by Parcel B (up to 48 dwellings) and Parcel C (up to 27 dwellings). However, all three parcels of land could be delivered as a comprehensive scheme should that approach be considered appropriate.

All three parcels of Ap13 are outside the Limits to Development and located some distance from the main built up area of Appleby Magna and its associated services and facilities. The site is considered **potentially suitable**. There would need to be a change in the Limits to Development for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to River Mease can be satisfactorily addressed.

Availability: There are no known ownership issues. The site is in single ownership and under a promotion agreement with a strategic land promotion company. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	9.6
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	180
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	n/a

AP14 – Land North of Bowleys Lane, Appleby Magna

Site Description: This site is the southern part of existing SHELAA site Ap3. The site is overgrown grassland, used for the grazing of livestock. The site is of Grade 2 agricultural land quality (Natural England regionals records). The site is bound to the east, south and west by very mature hedgerows. There are a number of clusters of mature trees on the site, there is a small pond within the largest cluster of trees on the site. The site slopes upwards away from Church Lane in the east but the western part of the site is flatter. The site is bound to the east by Church Street which along the opposite side is a public house and residential dwellings. To the south is Bowleys Lane which along the opposite side are residential dwellings, a playground and the entrance to Appleby Magna Cricket Club. Overhead cables run along the south boundary of the site (along Bowleys Lane). In the north-east corner of the site are residential dwellings beyond which is church/village Hall associated with the St Michael's and All Angels Church which is located on the opposite side of Church Lane to the site. The residential properties adjoining the north-eastern corner of the site are Grade II Listed and part of the site does fall within the defined area of the Listed Building. Roughly the eastern third of the site is within the Appleby Magna Conservation Area. There is a public footpath running along the northern boundary of the site.

Suitability: The site has been subject to a previous planning application (ref: 13/00799/FULM) which was for development of SHELAA site Ap3. The site plan for the application only showed residential development (of 25 dwellings) on this southern part of the site. The application was refused as it was considered that development would have a harmful impact on the significance of a scheduled monument, listed buildings and the Appleby Magna conservation Area, all of which are designated heritage assets.

- **Planning Policy:** The site is located outside of the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Appleby Magna as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Highways:** A larger site was previously refused here - 13/00799/FULM - however this site is significantly smaller. Based on the quantum of development there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, more detailed consideration, as part of the usual Development Control process, may lead to the site being viewed less favourably. The transport sustainability of this site is reduced due to the low frequency of the bus service.
- **Ecology:** There are known Great Crested Newts (GCNs) on site. There is the potential for badgers to also be on site. The pond is a Local Wildlife Site (LWS). The grassland, pond and hedges are all potential BAP habitats. Updated surveys for GCNs and habitat would be required. Extensive mitigation will be needed for on-site GCNs. Further survey work is required before a decision can be made.

The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map. Although a previous planning application for residential development on the site has been refused, the site is considered **potentially suitable** in the longer term. This is reflected in the sites timeframe for development acknowledging that the heritage issues would need to be resolved and there would

also need to be a change in policy as well as a change in the Limits to Development for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to the River Mease and ecology factors can be satisfactorily addressed.

Availability: The site has been promoted by an agent on behalf of the landowner. The land owner has indicated support for the development of the land. There is no housebuilder involvement in the site. The site is considered to be **potentially available**.

Achievability: There are significant heritage and conservation concerns regarding the suitability of the site and it is unclear if these can be overcome. Therefore the site is considered to be **not currently achievable**.

Site Capacity

Total Site Area Available for Development (hectares)	2.02
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	38
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

AP15 – Land at Old End, Appleby Magna

Site Description: The site is an almost square parcel of land located to the east (but not adjoining) Measham Road and at the end of a single-track road known as Old End. The site is agricultural land bound to the north and east by mature hedgerows and trees. The site is of Grade 2 agricultural land quality (Natural England regional records). There is agricultural land to the north and east of the site. To the south of the site are residential dwellings. The southern boundary of the site adjoins the boundary of the Appleby Magna Conservation Area. A public footpath runs along the part of the southern part of the site.

Suitability: This site (along with the land adjoining the site to the west) was included in an outline application (ref: 14/00595/OUT) for the demolition of two existing buildings and the development of four detached dwellings (including 2 self-build units) and the creation of a paddock for equestrian or agricultural use. This site is where the paddock is to be located. Planning permission has been granted for the four dwellings on the adjoining site and at April 2021 all four dwellings were complete.

- **Planning Policy:** The site is located outside of the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Appleby Magna as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Highways:** The site would be accessed via the adjacent site (to the west) that has access onto Measham Road and planning permission for 4 dwellings.
- **Ecology:** There is the potential for Great Crested newts (GCNs) and badgers to be on site. A Great Crested Newt Survey (GCN) or entry into the GCN District Level Licensing Scheme would be required. The rough grassland and hedges would be potential BAP habitats. The site is a historic Local Wildlife Site (LWS) but has lost value according to the survey for planning application 14/00595/OUT. The site appears to be very neglected. As part of the ecology response to the aforementioned planning application there was not considered to be any adverse effects on protected species as a result of the proposal. The site is considered acceptable with mitigation.

The site is outside the Limits to Development of Appleby Magna. The site was included in the site area for a previous application for residential development which identified this parcel of land as being reserved for use as a pony paddock. The site is outside the Limits to Development and a change in the boundary of the Limits to Development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to the River Mease can be satisfactorily addressed. Subject to these factors being addressed the site is considered to be **potentially suitable**

Availability: The site is being promoted by an agent of behalf of the landowner. The landowner has indicated support for the development of the site. There is no housebuilder involved in the site. The site is considered to be **potentially available**.

Achievability: There are no known viability or achievability issues. The site is considered to be **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.25
Gross to Net Development Ratio	100%
Density Applied (dwellings per hectare)	30
Estimated capacity	8
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Ap16 - Land east of Appleby Magna

Site Description: The site is a large open parcel of agricultural land to the east of Appleby Magna. The majority of the site is of Grade 2 agricultural land quality, although a small part of the site is of Grade 3 agricultural land (Natural England regional records). The site is fairly flat and is bound to the north by hedgerows, mature trees and a watercourse. There are further mature trees and hedgerows along the staggered eastern boundary. Along the southern boundary (the sites boundary with Snarestone Road) is a mature but well-kept hedgerow. Along the western boundary is a mix of hedgerows and residential properties where the site abuts the built up area of Appleby Magna. The western boundary of the site adjoins the Appleby Magna Conservation Area. As there is a watercourse running along the northern boundary the northern part of the site is within flood Zones 2, 3a and 3b. There is a public footpath running west to east across the centre of the site, the footpath does not go all the way to the eastern boundary of the site rather it goes south for a short distance and then south west and along the western boundary of the nearby Jubilee Business Park. A second footpath runs a short distance along part of the south west boundary of the site. A bridleway runs east to west across the southern part of the site. The site includes former SHELAA Sites Ap7 Ap8 and Ap9.

Suitability: There was a previous planning application (ref: 09/00088/FUL) granted permission on part of the site for the development of a horse racing stables and gallops. It appears that this development has not taken place and the application would now have lapsed. A small part of the site, land adjacent 26 Black Horse Hill, has planning permission for the development of one detached dwelling which was completed in 2020.

- **Planning Policy:** The site is located outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Appleby Magna as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The site is part within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Flooding:** Parts of the site fall within FZ2 and parts within FZ3a where the construction of housing will usually be inappropriate, unless by means of the sequential and exceptions tests (NPPF paragraphs 157-163), it can be demonstrated to be acceptable to the satisfaction of the Environment Agency. The site capacity excludes the part of the site which falls within FZ3b (floodplain).
- **Highways:** In response to application 09/00088/FUL the County Highways Authority raised issues about the sustainability of the proposed scheme. Although there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. More detailed consideration, as part of the usual Development Control process, may lead to the site being viewed less favourably.
- **Ecology:** No comments received. A Great Crested Newt Survey (GCN) or entry into the GCN District Level Licensing Scheme would be required.

The site is outside the Limits to Development. There are potential issues regarding the large scale of the site compared to the current settlement of Appleby Magna. The site is considered **potentially suitable**. A change in the Limits to Development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to River Mease and geo/environmental factors can be satisfactorily addressed.

Availability: The site is promoted by an agent on behalf of a land management company that has an option/conditional contract on the site. The site is in single ownership and the landowner supports the development of the site. The site is considered **available**.

Achievability: There are no known achievability or viability issues. The site is considered to be **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	25.16
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	472
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	n/a

Ap17 – East of Measham Road, Appleby Magna

Site Description: A rectangular shaped site on the east side of Measham Road located outside the defined Limits to Development. It is currently occupied by a detached residential dwelling, private amenity space and agricultural land. The land is of Grade 2 agricultural land quality (Natural England regional records) and the implications of its loss would need to be considered as part of any development proposal.

The site is also located within the River Mease catchment. The Mease is identified as a Special Area of Conservation due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment

To the east and north west is agricultural land and open countryside. Residential development is located to the north and south. New residential development has recently been undertaken nearby on land to the south and also on land on the west side of Measham Road. The Appleby Magna Conservation Area is approximately 45m to the south of the site. There is a Scheduled Ancient Monument (Moated site, fishponds, formal garden & earthworks) approximately 73m to the north west of the site.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside (Policy S3) as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Appleby Magna as a Sustainable Village (Policy S2). The site also lies within the catchment for the River Mease Special Area of Conservation (En2). The affordable housing requirements are set out in Appendix 1 of this document.
- **Flooding:** The north eastern corner of the site is sited within Flood Zone 3a (approximately 0.03ha) where the construction of housing will usually be inappropriate, unless by means of the sequential and exceptions tests (NPPF paragraphs 157-163), it can be demonstrated to be acceptable to the satisfaction of the Environment Agency.
- **The Site is within a Minerals Consultation Area** for the presence of Coal Resources and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Highways:** It appears that a safe and suitable access would be achievable. The nearest bus stops are located within 130m of the site and served by infrequent services between Measham and Fenny Drayton. There are limited local amenities in the area and the local primary school is located 1.3km from the site which is accessed via narrow footways. Sustainable modes of travel are therefore unlikely resulting in heavy reliance on the private motor vehicle.
- **Ecology:** The site is not an ecological designation nor a potential BAP habitats. The site is considered to have potential for bats. Therefore a bat survey would be required and mitigation may be needed if the building is demolished.

Although the site adjoins the Limits to Development of Appleby Magna it is outside the defined settlement boundary and as such the site is considered **potentially suitable**. A change in the limits to development would be required for the site to be considered suitable. It would also be necessary to

demonstrate that issues relating to flooding and mineral/geo environmental factors can be satisfactorily addressed.

Availability: The site is in multiple ownership and all of the owners have indicated support for the development of the site. The site is being promoted on behalf of a building contractor/house builder involved in the site. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.08
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	27
Timeframe for Development	6-10 Years

Ap18 – Land at Botts Lane, Appleby Magna

Site Description: An irregular shaped greenfield site, south east of Top Street at its junction with Snarestone Road. It is located within the countryside but adjacent to the Limits to Development. The land is of Grade 2 agricultural land quality (Natural England regional records) and the implications of its loss would need to be considered as part of any development proposal. Landscaping and hedgerows provides the boundary treatment along its frontages to Top Street and Snarestone Road. Surrounding land uses include residential, predominantly to the north and west, and open land immediately to the south and east. Employment land can also be found just along Snarestone Road, as the road leads out of the village.

A public right of way runs diagonally across the site, running north-east to south-west, and the site is within the River Mease Catchment. The Mease is identified as a Special Area of Conservation due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment

The site abuts the Appleby Magna Conservation Area to the west, along its Top Street frontage. There are a number of Grade II Listed Buildings in the vicinity, at No 26 Top Street, and Nos. 8, 12, 14 and 16 Top Street.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside (Policy S3) as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Appleby Magna as a Sustainable Village (Policy S2). The site also lies within the catchment for the River Mease Special Area of Conservation (En2). The affordable housing requirements are set out in Appendix 1 of this document.
- **Highways:** It appears that a safe and suitable access would be achievable via Top Street. Whilst this could also be achievable via Snarestone Road, this is somewhat restricted in width in the vicinity of the site. The nearest bus stops are located within 120m of the site and are served by infrequent services between Measham and Fenny Drayton. The local primary school is located approximately 620m from the site, and whilst connected by existing footways, these are narrow in parts. There are limited local amenities within the maximum recommended walking distance of the site.
- **Ecology:** The site is not an ecological designation although there is a potential tree BAP habitat on site. The site is considered to have potential for badgers. Further surveys would be required to assess the ecological potential of the site, although it is recommended that the tree belt is retained with a buffer of natural vegetation to the retained trees (outside of gardens).

Although the site adjoins the Limits to Development of Appleby Magna it is outside the defined settlement boundary and as such the site is considered **potentially suitable**. A change in the limits to development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to geo environmental factors can be satisfactorily addressed.

Availability: The site is in single ownership and is being promoted on behalf of the owner. There are no house builders or developers involved in the site. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.95
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	24
Timeframe for Development	11-20 Years

Ap19 – Land at Snarestone Road, Appleby Magna

Site Description: An irregular shaped, predominantly, greenfield site on the south side of Snarestone Road, located within the countryside and outside the defined Limits to Development. The site comprises a detached residential dwellings, amenity space, a holiday let that is currently under construction (18/00257/FUL), and open land, including that used for grazing. The land is of Grade 2 agricultural land quality (Natural England regional records) and the implications of its loss would need to be considered as part of any development proposal. The front boundary is defined by landscaping. The surrounding land use is predominantly agricultural.

A public right of way runs across the site north to south and the site is located within the River Mease Catchment. The Mease is identified as a Special Area of Conservation due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside (Policy S3) as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Appleby Magna as a Sustainable Village (Policy S2). The site also lies within the catchment for the River Mease Special Area of Conservation (En2). The affordable housing requirements are set out in Appendix 1 of this document.
- **Highways:** Appropriate visibility splays for the posted national speed limit do not appear to be achievable. In addition, Swepstone Road between its junctions with Botts Lane and Top Street is restricted in width in places, therefore localised widening would likely to be required. The site is not connected by any existing footways and is remote from the village. It is not ideal to create developments within a rural length of national speed limit road where such developments, and associated turning manoeuvres, are not anticipated by drivers, therefore creating a highway safety risk.
- **Ecology:** The site is not an ecological designation. Potential BAP habitats on site include grassland (which may be species-rich), trees and hedgerows. The site is also considered to have potential for badgers and bats. The site is mainly pasture and may be species rich. Therefore a Phase 1 habitat survey is needed to assess the ecological potential of the site. It is also recommend that hedgerows are retained with a 5m buffer of natural vegetation, outside of gardens.

The site is outside the defined settlement boundary and some distance from this boundary, and as such the site is considered **potentially suitable**. A change in the limits to development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to geo environmental factors can be satisfactorily addressed.

Availability: The site is in single ownership and is being promoted on behalf of the owner. There are no house builders or developers involved in the site. The site is considered to be **potentially available**.

Achievability/Viability: It would need to be demonstrated that a safe and suitable access to the site can be achieved. The site is considered **potentially achievable**

Site Capacity:

Total Site Area Available for Development (hectares)	2.9
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	54
Timeframe for Development	11-20 Years

Ap20 – Part Dingle Farm, Adjacent J11 of M42, Appleby Magna

Site Description: The site agricultural land and is located to the south of Junction 11 of the M2 between the M42 itself and Atherstone Road (A444). The site extends south of the services at Junction 11 to the rear of the Appleby Inn Hotel in Appleby Parva. To the east and west of the site, beyond the road infrastructure referred to above is further agricultural land. There is also agricultural land to the south of the site. The land is of Grade 2 agricultural land quality (Natural England regional records). A bridleway runs along the most southern boundary of the site.

The site is also considered in the employment part of the document, please see site Emp92.

Suitability: The site is being promoted for mixed use; residential and employment.

- **Planning Policy:** The site is outside of the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Appleby Magna as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site shares a common boundary with the M42 motorway (which is under the control of Highways England and from which direct access would not be possible) and with the adopted highway of A444 Atherstone Road. Atherstone Road is an A classified Road with a speed limit of 50mph along the development frontage. Access from Atherstone Road would therefore be contrary to Leicestershire Highway Design Guide Policy IN5, 'Our Access to the Road Network Policy'. The LHA would not, therefore, support access from this frontage. The site is not accessible by sustainable modes of transport and, given its location, the vast majority of trips would be by vehicle.
- **Ecology:** There is the potential for badger to be present on site and the potential for Great Crested Newts (GCN) to inhabit the on and off-site ponds. The ponds, hedges, tree and grassland are all potential BAP habitats. The site is part arable but with some significant grassland area, some marked with ridge and furrow which are likely to be of some ecology value. These would need surveys, a Phase 1 Habitat survey and full eco surveys would be needed covering birds, bats, badger and GCN. The hedges and ponds should be retained with a buffer zone of natural vegetation (5 metre buffers for hedges and 10 metre buffers to ponds) these should not include gardens. Overall, part development would be ok with mitigation, but further survey work is needed.
- **River Mease:** The site is located within the River Mease Catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **HS2:** The safeguarded route for HS2 bisects the site and would create two land parcels, east and west of the HS2 line. The HS2 line itself is shown to be part in cutting and part at grade as it crosses the site. It is possible that the eastern parcel may be able to come forward in conjunction with the construction of HS2 whilst access to the western parcel will require a separate access from A444 or a bridge over HS2 from the eastern parcel.

The site is outside the Limits to Development and a change in the Limits to Development would be required for the site to be considered suitable. There are potential issues regarding the scale of the site in relation to Appleby Magna. It would need to be demonstrated that a safe and suitable access to the site can be achieved. It would also be necessary to demonstrate that issues relating to the River Mease and HS2 can be satisfactorily addressed. Subject to these the site is considered **potentially suitable**.

Availability: The site is promoted by an agent on behalf of the landowner. The land is in single ownership. There is no known developer interest, therefore the site is considered to be **potentially available**.

Achievability/Viability: The safeguarded route for HS2 bisects and will therefore affect the achievability of the site. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares) 33.74

As the potential split between residential and employment use on the site is unknown the following table provides a range of potential dwelling numbers.

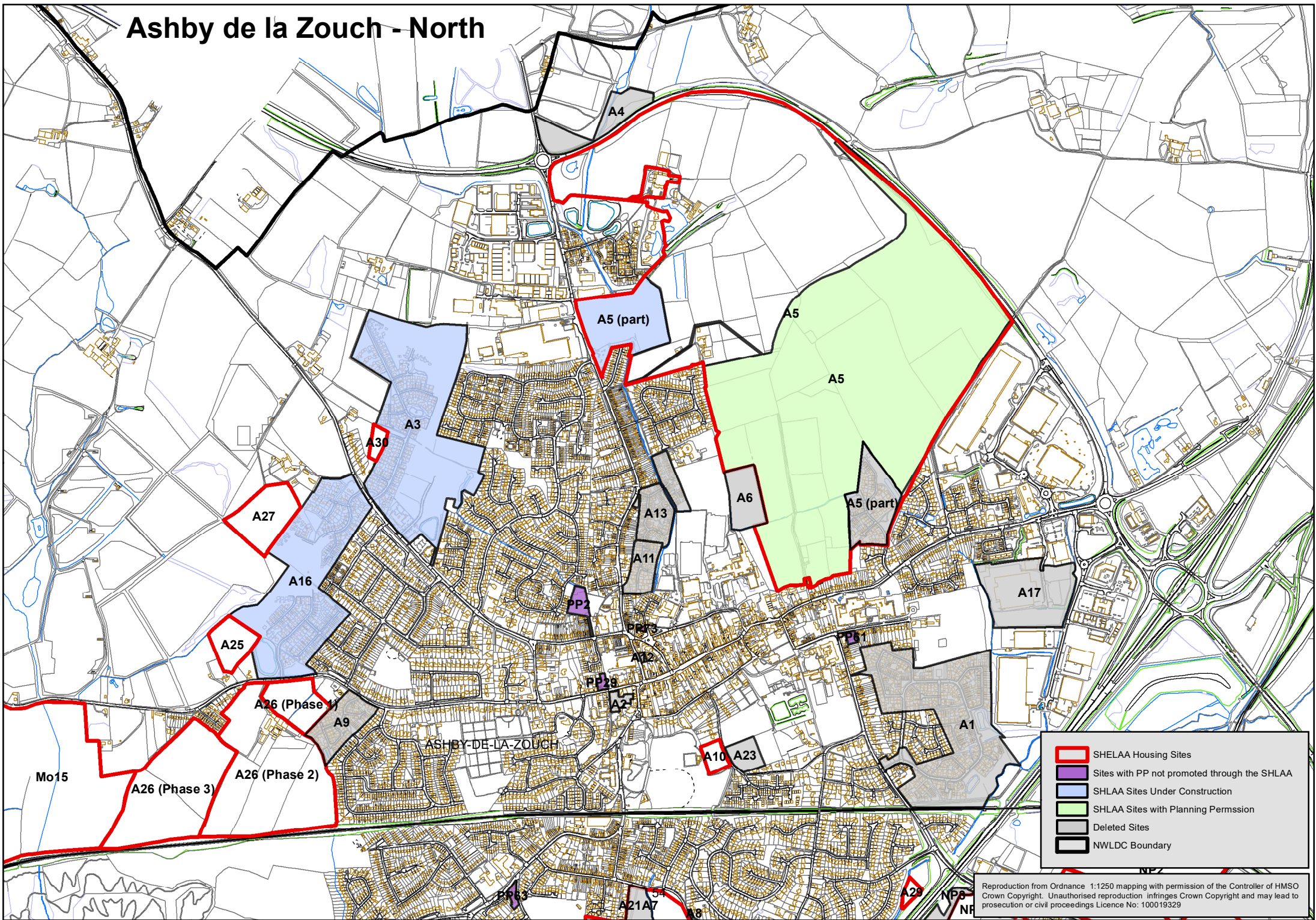
Percentage residential use	Site area (Ha)	Gross to net development ratio	Density	No. of dwellings
50%	16.87	62.5%	30	316
30%	10.12	62.5%	30	190
10%	3.37	62.5%	30	63

Timeframe for Development Years 11-20

Estimated Build Rate (dwellings per year) n/a

ASHBY DE LA ZOUCH

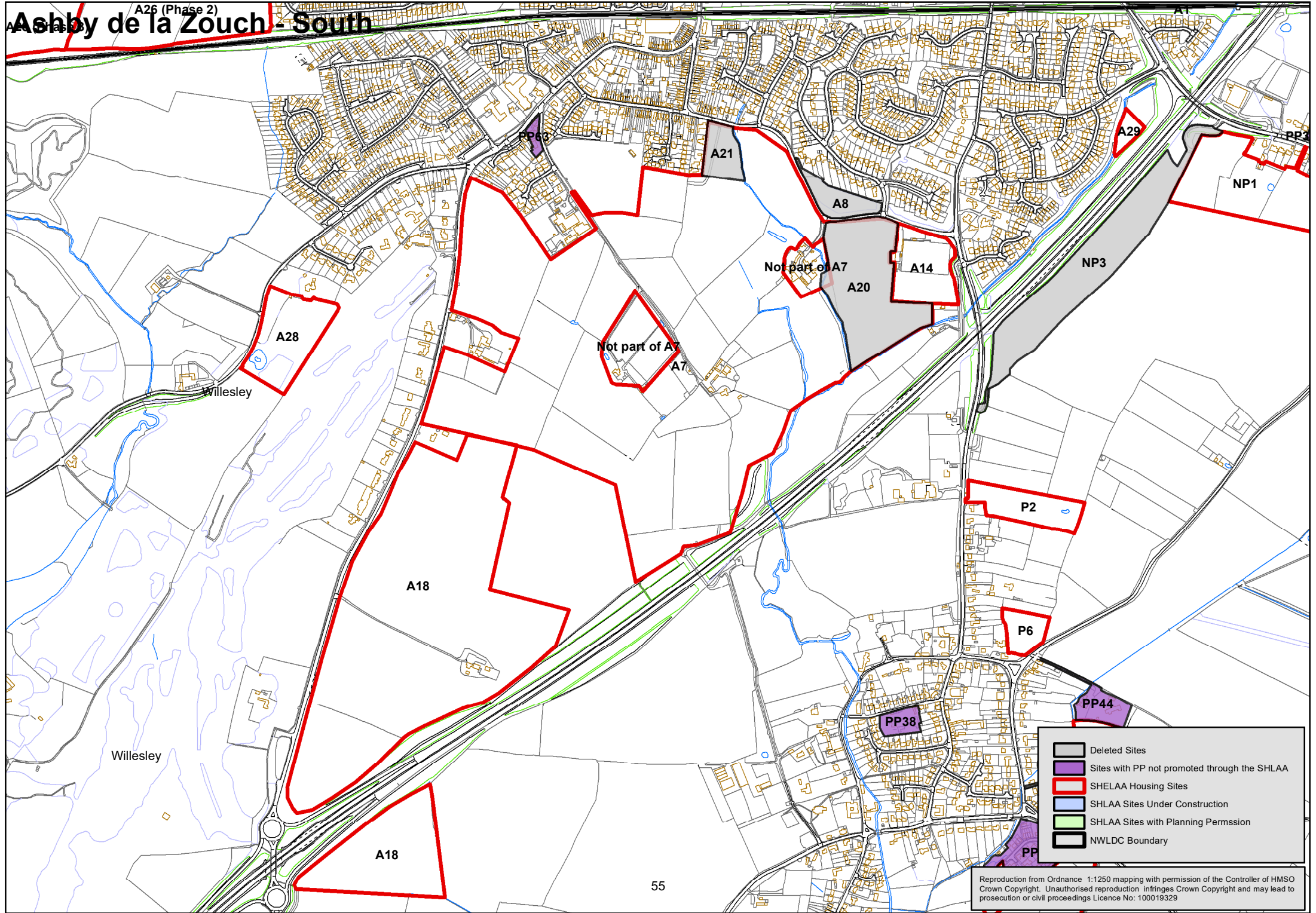
Ashby de la Zouch - North



- SHELAA Housing Sites
- Sites with PP not promoted through the SHLAA
- SHLAA Sites Under Construction
- SHLAA Sites with Planning Permission
- Deleted Sites
- NWLDC Boundary

Ashby de la Zouch - South

A26 (Phase 2)



	Deleted Sites
	Sites with PP not promoted through the SHLAA
	SHLAA Housing Sites
	SHLAA Sites Under Construction
	SHLAA Sites with Planning Permission
	NWLDC Boundary

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A3 – Land at Hollywell Spring Farm, Ashby de la Zouch

Site Description: The site is located to the north of Burton Road, to the west of Ashby de la Zouch.

The site has planning permission for the development of 400 Dwellings (ref: 13/00486/OUTM) and the site is currently under construction. At April 2021 there were 267 dwellings built, 11 under construction and 3 not started.

Site Capacity:

Total Site Area Available for Development (hectares)	20.56
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	31.2
Estimated capacity	400 (as per permission)
Timeframe for Development	Years 0-5 onwards
Estimated Build Rate (dwellings per year)	35-49

A5 – Land at Money Hill, Ashby de la Zouch

Site Description: The site is located to the south and west of the A511 and to the east of Smisby Road, Ashby de la Zouch. The site is situated to the north east of the town centre and part of the southern boundary of the site adjoins the town centre boundary and also the Ashby de la Zouch Conservation Area. The site is currently used for agricultural purposes and is of Grade 3 agricultural land quality (Natural England regional records). There are existing residential properties adjacent to parts of the western and south eastern boundaries of the site. The site is part enclosed by an embankment along its boundary with the A511. The site slopes slightly south to north. The site is within the National Forest. A public footpath runs along the southern boundary of the site within and outside of the site boundary. A further footpath runs along part of the western boundary and then runs across part of the northern part of the site.

The site is promoted for primarily residential development although the adopted Local Plan (2017) allocates 16Ha of the site for employment use. Please see Employment Site Emp17 for further information.

SHELAA sites A22 and A24 have been included in this site boundary to better reflect the adopted Local Plan allocation.

Suitability: The site has planning permission (ref: 13/00335/OUTM) granted at appeal for the development of 605 dwellings.

An application (ref: 16/00432/REMM) was been granted permission for the development of 70 dwellings off Woodcock Way. As at April 2019 this part of the site was complete.

The site of the former Arla Dairies has planning permission (ref: 18/00827/REMM) for 153 dwellings. At April 2021 there were 51 dwellings completed, 11 dwellings under construction and 91 dwellings not started.

- **Planning Policy:** The site is within the Limits to Development as identified on the adopted Local Plan Policies Map (2017) and on the made Ashby de la Zouch Neighbourhood Plan Limits to Development Map. The site is an allocated housing site (Local Plan Policy H3, site H3a) and is allocated for 2,050 dwellings and 16ha of employment land. Policy H3 requires that a comprehensive masterplan is prepared in consultation with stakeholders for the comprehensive development of the site. The adopted Local Plan identifies Ashby as a Key Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ground Conditions:** A small part of the site is within a Coal Development High Risk Area and a Coal Mining Risk Assessment will be required. The remainder of the site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development. Part of the site

is within 250m of a closed/historic landfill. The site is potentially suitable, subject to the completion of further geo-environmental investigation.

- Minerals: The Site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- Highways: In response to the above planning application/s the Highway Authority identified no objections to the development subject to conditions and planning obligations.
- Ecology: In response to the above planning application/s there were the following ecology comments; the ponds near Ivanhoe House/Burghley House are potential Local Wildlife Sites. The woodland along Gilwiskaw Brook to the North West and the pond adjacent to the A511 represent candidate Local Wildlife Sites.

The site is within the Limits to Development and is also allocated in the adopted Local Plan for residential and employment development. In addition part of the site is under construction and part of the site has outline planning permission. The site is considered **suitable**.

Availability: The site is in multiple ownerships. All parties have agreed to work collaboratively on a coherent masterplan for the site. Parts of the site have planning permission for development, as such the site is considered **available**.

Achievability: There are no known achievability or viability issues, the site has no significant constraints or infrastructure needs that would prohibit development, therefore the site is considered **achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	128
Gross to Net Development Ratio	50%
Density Applied (dwellings per hectare)	32.04
Estimated capacity	2,050
Timeframe for Development	Years 0-5 onwards
Estimated Build Rate (dwellings per year)	Up to 150

A7 – Land South East of Ashby de la Zouch (Packington Nook)

Site Description: The site is located to the south of Ashby de la Zouch, to the east of Measham Road and south of Lower Packington Road. The site is currently used for agricultural purposes and the site is part Grade 2 and part Grade 3 agricultural land quality (Natural England regional records). There are existing residential properties located to the north and west of the site. The site is within the National Forest. A public footpath runs across the eastern part of the site. A bridleway runs north to south across the centre of the site. There is a Grade II Listed Building that adjoins part of the western boundary of the site.

SHELAA Sites A20 and A21 are included in the boundary of A7 and as such have now been deleted from the SHELAA.

As part of the submission three different development concepts have been proposed for the site. The options provide different site areas and the SHELAA map shows option 3.

- Option A is 54.54ha and proposes a mix of uses as part of a community hub as well as a primary school extension and an extension to Western Park sport pitch.
- Option B is 71.57ha (the site shown on the Ashby Map) and proposes a mix of uses as part of a community hub as well as a new multi-pitch sports complex and primary school extension. The site area for option B extends southwards into SHELAA site A18.
- Option 3 is 55.72ha and proposes a mix of uses as part of a community hub as well as a primary school extension.

Suitability: The site has previously been part of a larger site for which an outline planning application (ref: 08/01588/OUTM) for residential development was refused at appeal.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017) and on the Made Ashby de la Zouch Neighbourhood Plan Limits to Development Map. The adopted Local Plan identifies Ashby de la Zouch as a Key Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Minerals:** The Site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Ground Conditions:** The site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Flooding:** Parts of the site fall within FZ2 and parts within FZ3a where the construction of housing should be avoided/is inappropriate respectively, unless by means of the sequential and exceptions tests (NPPF paragraphs 157-163), it can be demonstrated as acceptable to the satisfaction of the Environment Agency.

- Highways: In response to the previous planning application the Highway Authority considered that development of the site may have a negative impact on the existing highway and transportation network within the surrounding area.
- Ecology: The hedges along Packington Nook Lane are candidate Local Wildlife Sites, as are the veteran trees along the watercourses. The watercourses, hedges, trees and species-rich grassland and marsh along watercourses represent potential Biodiversity Action Plan habitats within the site boundary. The River Mease SAC is located to the south. It is considered that this is a very sensitive area and will need review and resurveying. There are opportunities for enhancement and mitigation. A Great Crested Newt (GCN) survey or entry into the GCN District Level Licensing Scheme would be required.

The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map. Although a previous planning application for residential development on the site has been refused, the site is considered **potentially suitable** in the longer term acknowledging that there would need to be a change in policy as well as a change in the Limits to Development for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to minerals/geo environmental, River Mease, flooding, highways and ecology factors can be satisfactorily addressed.

Availability: There are no known ownership issues. Part of the site is owned by a land holdings company; the same land holdings company has the remainder of the site under their control via long term option agreements. The site is being actively promoting the site for mixed-use development including housing, employment, open space and community facilities. It is considered that the site is **available**.

Achievability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	55.72
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	50%
Estimated capacity	836
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	n/a

A10 – Land at Prior Park Road, Ashby de la Zouch

Site Description: The site is located to the west of Prior Park Road, Ashby de la Zouch, to the south of the town centre. The site is Greenfield land and is of Grade 3 agricultural land quality (Natural England regional records). There are existing residential properties adjacent the north of the site and a short distance from the south east of the site. There are a row of mature trees separating the site from the Bath Grounds recreation field which is located to the south and west of the site. The Bath Grounds are registered as an Asset of Community Value. The site is within the National Forest. The southern and western boundaries of the site adjoin the Ashby de la Zouch Conservation Area.

Suitability: There has been an outline planning application (ref: 17/01445/OUTM) submitted for the development of 13 dwellings on the site but this was withdrawn.

- **Planning Policy:** The site is within the Limits to Development as identified on the adopted Local Plan Policies Map (2017) and on the Made Ashby de la Zouch Neighbourhood Plan Limits to Development Map. The adopted Local Plan identifies Ashby de la Zouch as a Key Service Centre. The affordable housing requirements are set out in Appendix one of this document. This site has been designated as Local Green Space in the Made Ashby de la Zouch Neighbourhood Plan (2018). The site is identified in Policy NE1: Local Green Spaces and the policy states that new development is ruled out on designated Local Green Spaces other than in very special circumstances.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ground Conditions:** The site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Flooding:** Parts of the site fall within FZ2 and parts within FZ3a where the construction of housing should be avoided/is inappropriate respectively, unless by means of the sequential and exceptions tests (NPPF paragraphs 157-163), it can be demonstrated as acceptable to the satisfaction of the Environment Agency. Part of the site falls within FZ3b (floodplain). The site capacity excludes the part of the site which falls within FZ3b.
- **Highways:** There are no apparent fundamental highway reasons for this site to be excluded although the frontage of site appears to be subject to on-street parking which will need to be considered in any detailed design.
- **Ecology:** There are no designated ecological sites within the site boundary. The site is considered to be acceptable although a badger survey is required; if badgers are present mitigation will be needed. A Great Crested Newt (GCN) survey or entry into the GCN District Level Licensing Scheme would be required.
- **Ashby de la Zouch Neighbourhood Plan:** The site is designated as Local Green Space in the made Ashby de la Zouch Neighbourhood Plan.

The site is within the Limits to Development on the adopted Local Plan Policies Map. However, the site has been designated as Local Green Space in the made Ashby de la Zouch Neighbourhood Plan (2018). Therefore, the site is considered to be **not currently suitable**. A change in policy, namely the

removal of the Local Green Space designation would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to minerals/geo environmental, River Mease and flooding factors can be satisfactorily addressed.

Availability: The site is in single ownership, there is no known developer interest, the site is considered **potentially available**.

Achievability: The site is predominantly within both Flood Zones 2 and 3 which may affect the achievability of the site, the overall site capacity reflects this. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares) 0.26

(The total site area is 0.65Ha however approximately 0.26ha of the site is outside Flood Zones 2 & 3)

Density Applied (dwellings per hectare) 30

Gross to Net Development Ratio 82.5%

Estimated capacity 6

Timeframe for Development Years 11-15

Estimated Build Rate (dwellings per year) n/a

A14 - Sports Ground, Lower Packington Road, Ashby

Site Description: The site is located to the south of Lower Packington Road and to the west of Ashby Road. The site is currently utilised as a sports ground/soccer school and there is a club house on the site. The site is flat and bound by a mixture of hedgerows and mature trees. There is residential development to the north and east of the site, although this is separated from the site by the highway network. A small proportion of the site (circa 1%) is within Flood Zone 2. The site is within the National Forest.

Suitability: There have been two previous applications granted permission on the site (one in 2013 and the other in 2015). The 2013 application was for the erection of flood lights and the 2015 application was for a 50-seater grandstand. Both applications suggest the sites' continued use as a sports/football ground.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017) and on the Ashby de la Zouch Neighbourhood Plan Limits to Development Map. The adopted Local Plan identifies Ashby as a key service centre. The affordable housing requirements are set out in Appendix one of this document.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ground Conditions:** The site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Flooding:** A very small part of the site falls within FZ2 and the construction of housing on this part should be avoided unless, by means of the sequential and exceptions tests (NPPF paragraphs 157-163), it can be demonstrated as acceptable to the satisfaction of the Environment Agency.
- **Highways:** There are no apparent fundamental Highways reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.
- **Ecology:** The hedgerow along Packington Nook Lane is a site of County Wildlife Value. A full extended Phase 1 Habitat Survey, an assessment for local Biodiversity Action Plan habitats and potential Local Wildlife Sites, a survey for UKBAP species and a mitigation, compensation and enhancement plan for biodiversity should be undertaken. Features and habitats of biodiversity value (trees, ponds, hedges, streams and ditches) should be retained within the development. Opportunities to improve access to wildlife should be developed through establishment of informal open spaces and green networks etc. A Great Crested Newt (GCN) survey or entry into the GCN District Level Licensing Scheme would be required.

The site is considered **potentially suitable**. A change in Limits to Development would be required for the site to be considered suitable. The potential loss of a playing field would need to be taken into consideration. It would also be necessary to demonstrate that issues relating to minerals/geo environmental, River Mease and flooding factors can be satisfactorily addressed.

Availability: The site is promoted on behalf of the trustees of the land who state that there has been previous developer interest in the land. However, previous planning applications suggest the sites continued use as a sports ground. The site is considered **not currently available**.

Achievability: There are no known viability or achievability issues, therefore the site is considered potentially achievable.

Site Capacity:

Total Site Area Available for Development (hectares)	2.09
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	39
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

A16 – Land at Prestop Drive, Ashby de la Zouch

Site Description: The site is located on the western periphery of Ashby.

This site, along with SHELAA site A19, has planning permission (ref: 15/01191/REMM) for the development of up to 275 dwellings. As at April 2021 there were 267 dwellings built, 11 under construction and 3 not started.

Site Capacity:

Total Site Area Available for Development (hectares)	14.76
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	29.85
Estimated capacity	275
Timeframe for Development	Years 0-5
Estimated Build Rate (dwellings per year)	14

A18 - Land at Junction 12 of the A42, Ashby de la Zouch

Site Description: The site is agricultural land located to the south of Ashby. The majority of the site is of Grade 2 agricultural land quality but there is a small part of the site that is of Grade 3 agricultural land quality (Natural England regional records). The site is some distance from the main built up area of Ashby. There are large, detached dwellings to the north-west of the site, albeit these are separated from the site by Measham Road. Within the site there is a farm and associated access track. The site is fairly flat and is bound by mature trees and hedgerows. To the west is a woodland that is protected by a Tree Preservation Order.

Since the publication of the 2019 SHELAA an additional parcel of land that is under control of the same housebuilder has been added to site A18. The additional parcel of land lies to the south of the A42 and is used for agricultural purposes. This part of the site is of Grade 2 agricultural land quality (Natural England regional records). The published route of HS2 goes through the south east corner of the site. A footpath runs along the south western edge of the site and then goes straight across the northern part of the site.

Both parts of site A18 are within the National Forest. SHELAA Site A7 is to the north of this site and 3 different development options have been submitted for A7, one of which extends southwards into the northern part of this site.

Site is also considered in the ELAA part of the document, please see site Emp5.

Suitability: The site is being promoted for mixed use; residential and employment.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017) and on the Made Ashby de la Zouch Neighbourhood Plan Limits to Development Map. The adopted Local Plan identifies Ashby as a Key Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ground Conditions:** The site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Highways:** The County Highways Authority consider the opportunities for sustainable travel at this site are limited. There are no amenities or bus stops within 1km and therefore residents would rely heavily on car travel.
- **Ecology:** Packington Nook is a very sensitive area; issues were covered in supporting information for the Packington Nook application but will need review and re-survey. The hedges along Packington Nook Lane are candidate Local Wildlife Sites; there are several candidate Local Wildlife Site veteran trees along watercourses. There are badger setts on the site and known Bat roosts in buildings in Packington Nook therefore a survey of farm buildings for bats would be needed. Also, water vole from the Gilwiskaw Brook and crayfish and otter are possible along the watercourse. The Gilwiskaw Brook flows into the River Mease SAC to the south. There are many opportunities for enhancement. Land to South West is largely arable and poor. Overall, the site is considered acceptable with mitigation. A

Great Crested Newt (GCN) survey or entry into the GCN District Level Licensing Scheme would be required.

The site is outside the Limits to development and is some distance from the boundary of the Limits to Development, as well as being some distance from the settlement of Ashby and its services and facilities. The site is further south than SHELAA site A7 where permission for residential development was refused at appeal. The site is considered **not currently suitable**; a change in existing limits to development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to minerals/geo environmental, River Mease and ecology factors can be satisfactorily addressed.

Availability: There are no known ownership issues and the site is controlled by a volume housebuilder. The site is considered **available**.

Achievability: There are no known achievability or viability issues, therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares) **29.5**

As the potential split between residential and employment use on the site is unknown the following table provides a range of potential dwelling numbers.

Percentage residential use	Site area (Ha)	Gross to net development ratio	Density	No. of dwellings
50%	14.75	62.5%	30	276
30%	8.85	62.5%	30	166
10%	2.95	62.5%	30	55

Timeframe for Development **Years 11-20**

Estimated Build Rate (dwellings per year) **n/a**

A25 – North of Moira Road, Ashby

Site Description: The site is an almost square parcel of land located to the north of Moira Road. The site is of Grade 3 agricultural land quality (Natural England regional records) and is currently in agricultural use. The site is to the north of a residential dwelling (The Glen) which is a Grade II Listed Building. The site is bound by mature hedgerows. The north eastern boundary adjoins a site that is currently under construction for residential development. To the north of the site is a densely planted area of woodland. The site is. To the north of the site is a notified Local Wildlife Site (Prestop Park Wetland). The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017) and on the Made Ashby de la Zouch Neighbourhood Plan Limits to Development Map. The adopted Local Plan identifies Ashby de la Zouch as a Key Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ground Conditions:** The site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Highways:** Access to the site could be gained off Moira Road or through the adjacent site that is currently being developed. There are no apparent fundamental highway reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.
- **Ecology:** There is the potential for badgers and bat foraging on site. There are potential Biodiversity Action Plan Habitats on site. A phase 1 habitat survey and a badger survey would be required. Hedges should be retained with buffer zones, specifically a 10m buffer to the north adjacent to the plantation woodland and small stream. Overall the site is considered acceptable with mitigation. A Great Crested Newt (GCN) survey or entry into the GCN District Level Licensing Scheme would be required.

The site is outside the Limits to Development. The site is considered **potentially suitable**. A change in the Limits to Development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to the access, the River Mease and ecology factors can be satisfactorily addressed.

Availability: There are no known ownership issues. There has been previous market interest in the site. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.85
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	46
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

A26 – South of Moira Road, Ashby

Site Description: The site is a relatively flat Greenfield site located to the south of Moira Road. The site is currently in agricultural use. The site is of Grade 3 agricultural land quality (Natural England regional records). The site is within the National Forest.

A26(a)

This part of the site is located to the south of Moira Road. TO the east of the site is a relatively new housing development and to the south is agricultural land. The site is bound by mature trees and hedgerows.

A26(b)

This is the largest parcel of land within site A26. There is a railway line adjacent to the southern boundary of the site which is separated from the site by mature trees which run alongside the railway line. To the west of the site is mainly agricultural land. To the north west the site adjoins dwellings in Shellbrook. A public footpath runs east to west through the middle of the site. The agricultural buildings at Woodside Farm fall within this part of the site.

A26(c)

This part of the site is located to the south of the residential dwelling in Shellbrook. This part of the site does not adjoin a highway. There is a railway line adjacent to the southern boundary of the site which is separated from the site by mature trees which run alongside the railway line. To the west of the site is agricultural land. A public footpath runs across the site.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017) and on the Made Ashby de la Zouch Neighbourhood Plan Limits to Development Map. The adopted Local Plan identifies Ashby de la Zouch as a Key Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ground Conditions:** The site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Highways:** There are no apparent fundamental highway reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.
- **Ecology:** There is the potential for badgers, bat roosts in buildings as well as bat foraging, potential water vole and Great Crested Newts due to a pond in very close proximity to the site. There are potential Biodiversity Action Plan Habitats on site. A phase 1 habitat survey and badger, bats, water vole and Great Crested Newt surveys would be required. Both the hedges and stream should be retained with a 5m buffer. A 10m buffer should be retained to

the important wildlife corridor along the railway line to the south. Overall the site is considered acceptable with mitigation.

The site is outside the Limits to Development. The site is considered **potentially suitable**. A change in the Limits to Development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to minerals/geo environmental, River Mease and ecology factors can be satisfactorily addressed.

Availability: There are no known ownership issues. The site is promoted by an agent on behalf of the landowner. There has been interest in the site by land promoters. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

The site is promoted in 3 phases – this is reflected in the capacity figures below.

Phase 1

Total Site Area	2.49Ha
Density applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated Capacity	47
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Phase 2

Total Site Area	13.63Ha
Density applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated Capacity	255
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Phase 3

Total Site Area	10.18Ha
Density applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated Capacity	191

Timeframe for Development

Years 11-20

Estimated Build Rate (dwellings per year)

n/a

A27 – Land south of Burton Road, Ashby de la Zouch

Site Description: The site is an almost rectangular parcel of agricultural land located to the south of a small number of large detached properties which are accessed off Burton Road. The site is mainly of Grade 2 agricultural land quality (Natural England regional records). National Forest planting is to the south and west of the site. There is existing residential development to the north of the site and a large residential development is currently under construction to the east of the site (SHELAA site A16). The site slopes downwards north to south. A public footpath crosses the southwestern part of the site. The site is within the National Forest.

Suitability: The site formed part of the wider application site of SHELAA site A16 which is currently under construction. The outline application (ref: 14/00578/OUTM) identified this site as being reserved for National Forest planting. However it was agreed at the reserved matters stage (ref: 15/01191/REMM) that an off-site contribution to National Forest tree planting had been made by the development and as such the site is no longer reserved for planting.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017) and on the Made Ashby de la Zouch Neighbourhood Plan Limits to Development Map. The adopted Local Plan identifies Ashby as a Key Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ground Conditions:** The site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Highways:** The site promoter identifies that access to the site could be achieved through the adjacent site (to the east) that is currently under construction. An access to this site has been retained and would link the site, via the adjacent development, to Burton Road. However, it would require more detailed consideration, as part of the usual Development Control process.
- **Ecology:** There is the potential for badgers to be on site (known from plantation to south west). The hedges on site are potential BAP habitats. The arable nature of the site provides a poor habitat for wildlife. Buffers should be retained to plantation to south west and to boundary hedges, these should be 5m of natural vegetation. The site is considered acceptable with mitigation. A Great Crested Newt (GCN) survey or entry into the GCN District Level Licensing Scheme would be required.

Although the site adjoins the Limits to Development of Ashby it is outside the defined settlement boundary and as such the site is considered **potentially suitable**. A change in the limits to development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to minerals/geo environmental, River Mease and ecology factors can be satisfactorily addressed.

Availability: The site is promoted by an agent of behalf of a strategic land promotions company that have an option/conditional contract on the site. The site is in single ownership and the landowner

has indicated support for the development of the site. There is a volume housebuilder involved in the site. The site is considered to be **available**.

Achievability: There are no known viability or achievability issues. Access to the site could be achieved via the site to the east that is currently being developed by the same house builder that has is involved in this site. Several supporting documents have been submitted as part the most recent SHELAA submission, these include appraisals that indicate an access onto the site is achievable and any impacts on biodiversity would be negligible. However, these matters would need to be assessed by the Highways Authority and Leicestershire County Council Ecology Department. The site is considered to be **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	3.19
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	60

(The site promoter suggests that a minimum of 44 dwellings and a maximum of 51 could be provided on the site)

Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	n/a

A28 – The Paddocks, Willesley Road, Ashby de la Zouch

Site Description: The site is a greenfield site to the east of Willesley Road, which currently comprises a field, an area of woodland and a large pond. The site is of Grade 3 agricultural land quality (Natural England regional records). To the north lies Willesley Close, while the site is bordered to the east by a golf course and to the south and west (across Willesley Road) by agricultural land. There are trees scattered throughout the site and there is an area of dense woodland planting in the north west part of the site, as such the is within a woodland TPO (TPO1510). The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017) and on the Made Ashby de la Zouch Neighbourhood Plan Limits to Development Map. The adopted Local Plan identifies Ashby as a Key Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ground Conditions:** The site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Highways:** The site benefits from a shared boundary with Willesley Road, at which point is a 60mph C Class Road with no footway provision. Whilst vehicular access to the site appears achievable subject to designing an access in accordance with standards set out in LHDG, the existing footway provision on Willesley Road terminates at the junction with Willesley Close to the north and there does not appear to be sufficient land within the highway boundary to create a footway to link the site with the wider community.
- **Ecology:** There is the potential for badgers and newts to be on site. The woodland, pond, trees and hedge all have the potential to be BAP habitats. Ecological surveys (including a badger survey) are needed before a decision can be made on acceptability. A Great Crested Newt (GCN) survey or entry into the GCN District Level Licensing Scheme would be required.

Although the site is close to the south-western boundary of the Limits to Development of Ashby it is outside the defined settlement boundary and as such the site is considered **potentially suitable**. A change in the limits to development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to minerals/geo environmental, River Mease and ecology factors can be satisfactorily addressed.

Availability: The site is promoted by an agent of behalf of a client whose has an option /conditional contract on the site. The landowner has indicated support for the development of the land. The site is considered to be **available**.

Achievability: There are no known viability or achievability issues. The site is considered to be **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares) 2.72

Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	51
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

A29 – Land to the rear of Ulleswater Crescent, Ashby de la Zouch

Site Description: The site is a greenfield site located to the east of Ulleswater Crescent and Windermere Avenue, and to the west of the A42. The site is currently covered in vegetation and is of Grade 3 agricultural land quality (Natural England regional records). There are residential properties to the north west of the site. Over half of the site is located within Flood Zones 2 and 3. The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017) and on the Made Ashby de la Zouch Neighbourhood Plan Limits to Development Map. The adopted Local Plan identifies Ashby as a Key Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ground Conditions:** The site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Flooding:** Parts of the site fall within FZ2 and parts within FZ3a where the construction of housing should be avoided/is inappropriate respectively, unless by means of the sequential and exceptions tests (NPPF paragraphs 157-163), it can be demonstrated to be acceptable to the satisfaction of the Environment Agency. The site capacity excludes the part of the site which falls within FZ3b (flood plain).
- **Highways:** The site does not appear to be able to have access to the public highway without accessing third party land. Due consideration needs to be given to accessibility in terms of pedestrians, cyclists and motorists.
- **Ecology:** There is the potential for badgers and water voles to be on site. The woodland and scrub, and adjacent river all have the potential to be BAP habitats. Ecological surveys (P1 habitat, badger, water vole) are needed before a decision can be made on acceptability. Buffer zones of 10m would be needed to be retained adjacent to the river. A Great Crested Newt (GCN) survey or entry into the GCN District Level Licensing Scheme would be required.

Although the site is close to the south-eastern boundary of the Limits to Development of Ashby it is outside the defined settlement boundary and as such the site is considered **potentially suitable**. A change in the limits to development and a solution to the access issue would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to minerals/geo environmental, River Mease, flooding, highway and ecology factors can be satisfactorily addressed.

Availability: The site is promoted by an agent of behalf of the landowner, who has indicated support for the development of the land. The site is considered to be **potentially available**.

Achievability: Access to the site appears to be an issue and a suitable access would need to be sought and agreed, therefore the site is considered **not currently achievable**.

Site Capacity:**Total Site Area Available for Development (hectares) 0.57**

(Total site area is 0.76ha, the site area has been reduced by 0.19Ha as this part of the site falls within F3b)

Gross to Net Development Ratio 82.5%**Density Applied (dwellings per hectare) 30****Estimated capacity 14****Timeframe for Development Years 11-20****Estimated Build Rate (dwellings per year) n/a**

A30 – Land adjacent 178 Burton Road, Ashby de la Zouch

Site Description: The site is an irregular parcel of land located on the edge of the town of Ashby de la Zouch in Leicestershire, and has been used as informal garden land. The site is fairly open with landscaping along its boundaries. To the north and east of the site is a large residential development currently under construction (SHELAA Site A3). There are a number of residential dwellings to the south, fronting Burton Road, and open countryside to the west. The site is located within the Countryside adjacent to the Limits to Development. The land is of Grade 3 agricultural land quality (Natural England regional records) and the implications of its loss would need to be considered as part of any development proposal. A public right of way runs to the north of the site boundary, generally east to west.

The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment

Suitability: Planning permission has been granted for a detached dwelling (16/01017/FUL) on land immediately to the south of the site.

- **Planning Policy:** The site is located outside of, but adjoining the Limits to Development for Ashby de la Zouch and is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). Ashby de la Zouch is identified in the Local Plan as a Key Service Centre (Policy S2). The site also lies in the catchment for the River Mease Special Area of Conservation (Policy En2) and the National Forest (Policy En3). The affordable housing requirements are set out in Appendix 1 of this document.
- The Site is located within a Minerals Consultation Area (presence of coal) and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource. The Site is also located within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Highways:** The site does not form a common boundary with the public highway. However, there are local amenities including convenience stores, a medical practice and takeaway located within 400m of the site. Whilst not connecting to the site as per above, existing footways do connect these facilities on Burton Road. The nearest bus stops are located within 100m of the site and are served by hourly services to EM Gateway and Ashby de la Zouch alongside frequent services to Queens Hospital and infrequent services to Burton upon Trent.
- **Ecology:** The site is not an ecological designation. Potential BAP habitats on site include hedgerows. Recommendation is for the retention of hedge to the north with 5m buffer natural vegetation (outside of gardens).

Although the site adjoins the Limits to Development of Ashby, it is outside the defined settlement boundary and a change in the limits to development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to mineral/geo environmental factors can be satisfactorily addressed. As such the site is considered **potentially suitable**.

Availability: The site is promoted by an agent of behalf of the site owner. The site is in single ownership and the landowner has indicated support for the development of the site. There is no volume house builder involved in the site. The site is considered to be **potentially available**.

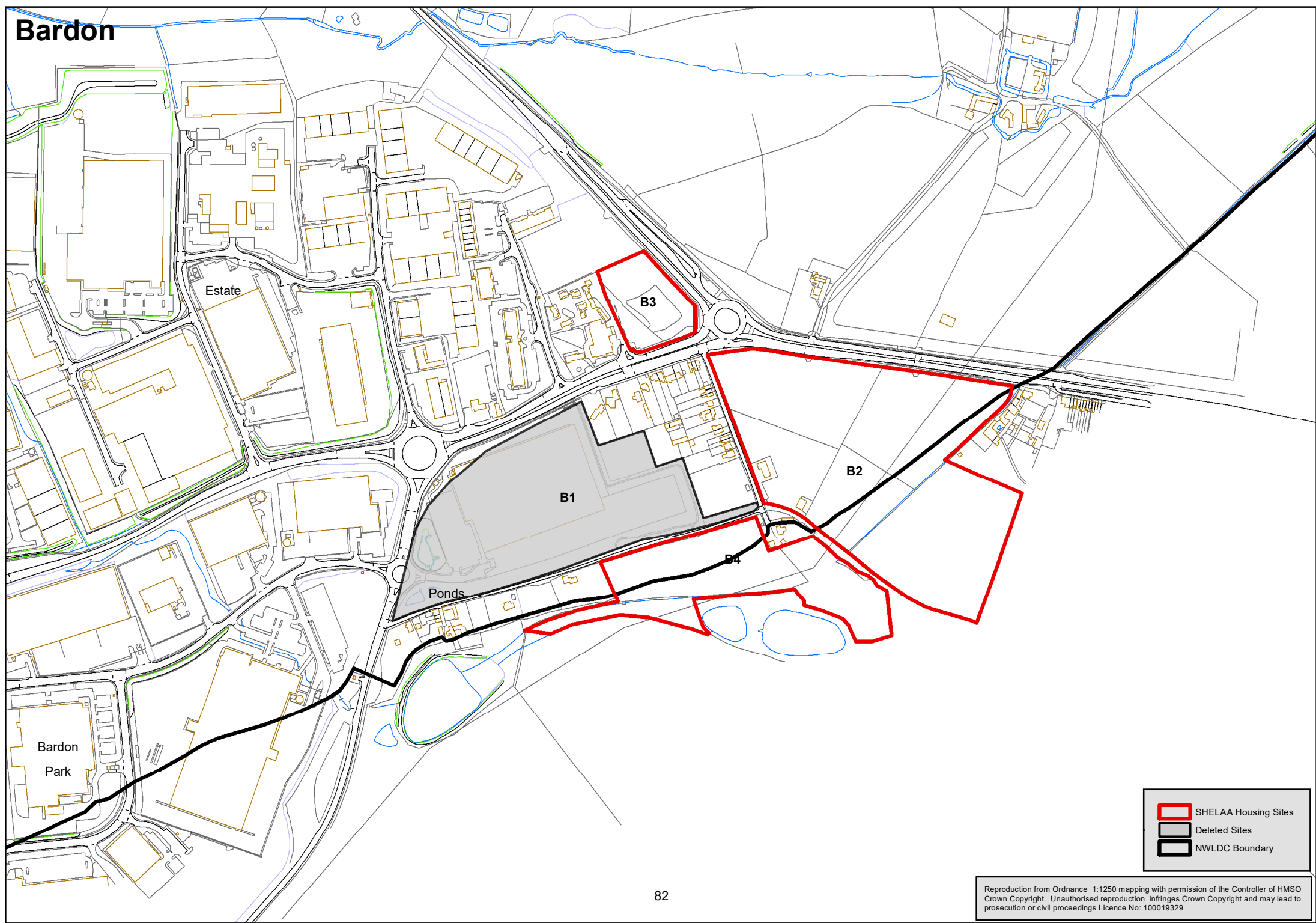
Achievability: The site does not adjoin the public highway. It would need to be demonstrated that a safe and suitable access to the site can be achieved. The site is considered **potentially achievable**.




Site Capacity:

Total Site Area Available for Development (hectares)	0.45
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	11
Timeframe for Development	11-20 years

BARDON

Bardon



	SHELAA Housing Sites
	Deleted Sites
	NWLDC Boundary

B2 – Barralochen Farm, East Lane, Bardon

Site Description: The site lies south of the A511 at the point where it joins Beveridge Lane in Bardon. It is surrounded to the west by residential uses and then an employment area, to the south by agricultural uses and a quarry, to the east by an animal sanctuary and residential uses and to the north by Bardon Park chapel (Grade 2 Listed), agricultural uses and a quarry. It adjoins the district boundary and forms part of a larger site with land that falls within Hinckley and Bosworth district. A public footpath runs eastwards across the site from the junction of East Lane and South Lane and then runs northwards to the A511. The site is within the National Forest and the Charnwood Forest.

The land is of Grade 3 agricultural land quality (Natural England regional records).

Site is also considered in the ELAA part of the document, please see site Emp58.

Suitability: The site is being promoted for mixed use; residential and employment.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). In regards to the adopted Local Plan settlement hierarchy Bardon would be considered as a hamlet. The affordable housing requirements are set out in Appendix one of this document.
- The northern extent of the site is within the Minerals Consultation Area for the potential presence igneous rock and the County Council will need to be contacted regarding the potential sterilisation of the Mineral Resource. The site is (part) within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development
- **Highways:** Accessing the site from the A511 or B585 would be contrary to part IN5 of the 6C's Design Guide and would be unacceptable to the County Highways Authority. East Lane and South Lane do not have the relevant levels of infrastructure to deal with the increase in traffic which is likely to be generated by the development.
- **Ecology:** There is the potential for badgers to be no site and potential for Great Crested Newts (GCNs) in the pond off-site to the South. Two of the fields on site have historic wildlife site designations. The hedges, trees, stream/ditch and species-rich grassland are potential BAP habitats. There would need to be a Phase 1 habitat survey undertaken and a GCN survey of the off-site ponds before making decisions. The presence of species-rich grassland or GCNs will affect developable area and require mitigation.

The site is outside the Limits to Development and a change in the limits to development as well as a reclassification of Bardon up the settlement hierarchy would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to minerals/geo environmental factors can be satisfactorily addressed. Subject to these the site is considered **potentially suitable**.

Availability: The site is being promoted for development by the owner. The site is considered to be **potentially available**.

Achievability: Because of its location, access is a major constraint. Accessing the site from the A511 or B585 would be unacceptable to the Highways Authority, and East Lane and South Lane do not have the relevant levels of infrastructure to deal with the increase in traffic which is likely to be generated by the development. A solution to this issue would therefore be needed before development could be considered. The site is considered to be **not currently achievable**.

Site Capacity:**Total Site Area Available for Development (hectares) 5.58**

As the potential split between residential and employment use on the site is unknown the following table provides a range of potential dwelling numbers.

Percentage residential use	Site area (Ha)	Gross to net development ratio	Density	No. of dwellings
50%	2.79	62.5%	30	52
30%	1.67	82.5%	30	41
10%	0.55	82.5%	30	13

Timeframe for Development Years 11-20**Estimated Build Rate (dwellings per year) n/a**

B3 – Former Stardust Nightclub, Bardon

Site Description: The site is a brownfield former nightclub site at the junction of the A511 and B585 in Bardon. The former nightclub has now been demolished, leaving an area of hardstanding and the former nightclub car park. Another development site lies to the north (included in the SHELAA as EMP41), the Charnwood Arms pub to the west, and residential dwellings to the south across Beveridge Lane and the A511 to the east. The site is also included in the Economic part of the SHELAA as EMP42 – however it was submitted as part of the most recent call for sites as a housing site. The eastern part of the site forms part of a Local Wildlife Site that includes the provision of a badger sett.

The site is within the National Forest and Charnwood Forest and is Grade 3 Agricultural Land quality (Natural England regional records).

This site is also included within the employment part of the SHELAA, please see employment site Emp42.

Suitability:

- **Planning Policy:** The site is within the Coalville Urban Area Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Coalville as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- The site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development
- **Highways:** Due consideration should be given to the scheme for the Stardust Roundabout as part of the Coalville/A511 growth corridor proposals. The site benefits from shared boundaries with the A511. The Highway Authority is unlikely to be supportive of the creation of new access onto the A511 as this would be contrary to policy IN5 of the LHDG. Whilst the site has an extant access onto Bardon Road, should the development proposal result in increased traffic over and above the permitted use then it may be considered unfavourable by the Highway Authority as per Policy IN5 of the LHDG. However, the Highway Authority takes a pragmatic approach and in some circumstances a relaxation of this policy may be considered acceptable as detail emerges.
- **Ecology:** There is the potential for badgers to be on site. The hedge has the potential to be a BAP habitat. Retain hedges with 5m buffer; badger survey also needed. Site appears part-cleared.

Although the site is within the south-eastern boundary of the Limits to Development of Coalville it is within a predominantly industrial area and as such the site is considered **not currently suitable**. It would also be necessary to demonstrate that issues relating to minerals/geo environmental factors can be satisfactorily addressed.

Availability: The site is promoted by an agent on behalf of a client who owns the site, who has indicated support for the development of the land. The site is considered to be **potentially available**.

Achievability: There are no known physical or economic constraints, therefore the site is considered **potentially achievable**

Site Capacity:

Total Site Area Available for Development (hectares) 1.1

Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	27
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

B4 – Land South of South Lane, East Lane, Bardon

Site Description: A roughly rectangular shaped greenfield site on the south of South Lane. Landscaping can be found on its boundary and the site gently slopes with a level frontage. The land is of Grade 3 agricultural land quality (Natural England regional records) and the implications of its loss would need to be considered as part of any development proposal. It is surrounded by employment uses and some residential to the north and agricultural and countryside elsewhere. Residential properties are adjacent to the north east corner of the site. It adjoins the district boundary with Hinckley and Bosworth district.

A public footpath is within the vicinity, part of which runs along the site's western boundary. Overhead wires run along the site's south boundary. The site is within the National Forest as well as the Charnwood Forest.

Approximately 28m to the south is a Candidate Local Wildlife Site 'Cliffe Hill' comprising two ponds.

This site is also included in the employment section of this document, please see site Emp81.

Suitability:

- **Planning Policy:** The site is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). In regards to the adopted Local Plan settlement hierarchy Bardon would be considered as a hamlet and does not have Limits to Development (S2). The site also lies in the National Forest (En3) and the Charnwood Forest (En4). The affordable housing requirements are set out in Appendix 1 of this document.
- **The Site is located within a Coal Development Low Risk Area** and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Highways:** Whilst it appears that a safe and suitable site access could be achieved, South Lane is generally between 3-3.5m in width, therefore it is not conducive to two-way movements. Whilst there is highway land available to increase the carriageway width, the cost would be substantial. Forward visibility is restricted in the vicinity of the bend at the junction of South Lane and East Lane; however it is unlikely that this could be improved given the highway extents. Further, the junctions of South Lane and East Lane with the wider highway network, at Beveridge Lane and West Lane, would not appear to be suitable for intensified use.
- **Ecology:** The site is not an ecological designation but there is potential BAP habitat on site including hedgerows. The site is considered to have potential for badgers and survey work should be undertaken to assess this potential. It is also recommended that the hedgerows are retained with 5m buffer of natural vegetation outside gardens.

The site is located in the countryside, although it is adjacent to the defined Coalville Limits to Development. In order for the site to be considered suitable, there would need to be a change in the Limits to Development as well as a reclassification of Bardon higher up the settlement hierarchy. It would also be necessary to demonstrate that issues relating to geo environmental factors can be satisfactorily addressed. Subject to these the site is considered **potentially suitable**.

Availability: The site is being promoted for development by the owner. No developers or house builders are involved. The site is considered to be **potentially available**.

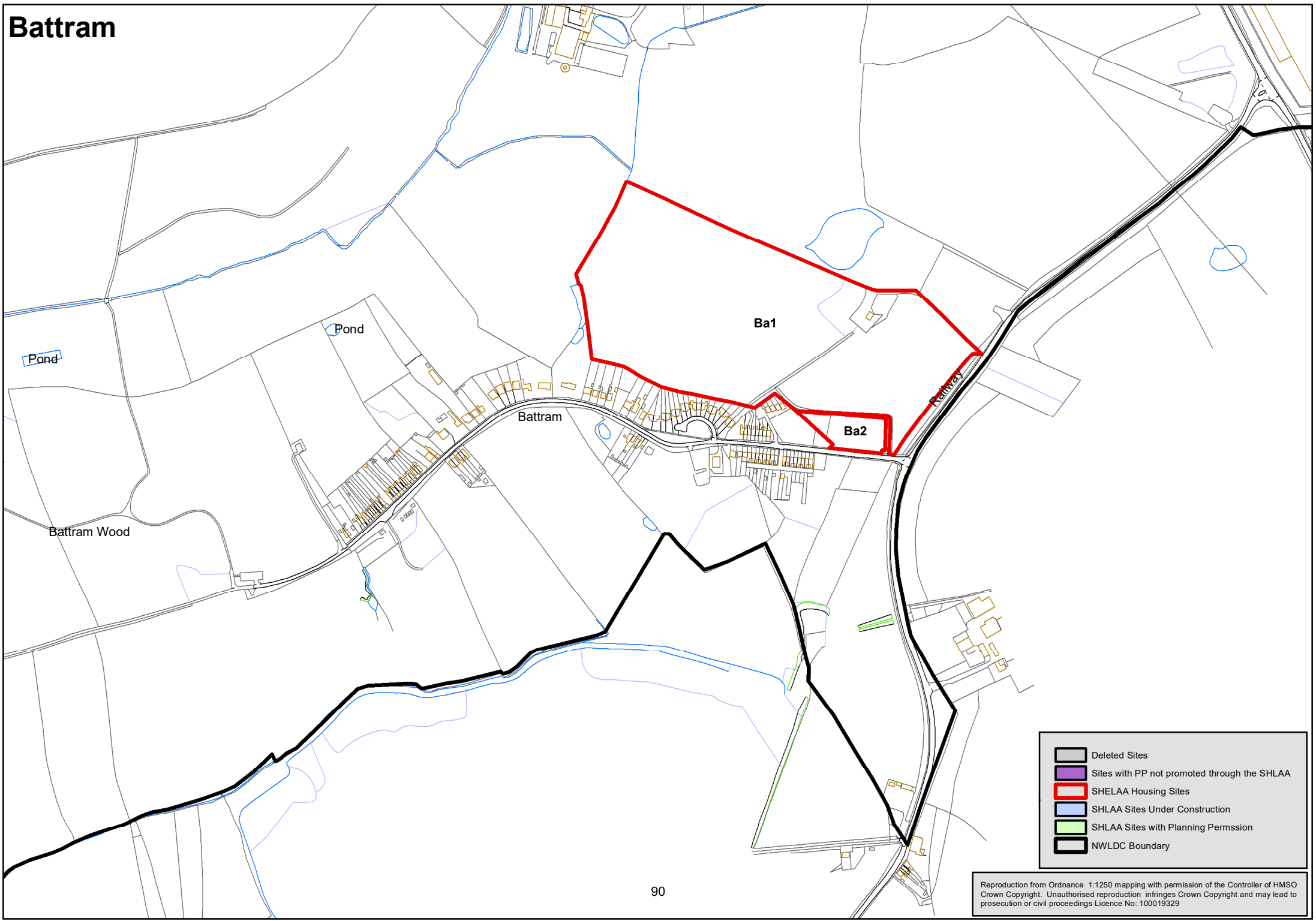
Achievability: A number of highway issues have been raised. It would need to be demonstrated that a safe and suitable access to the site can be achieved. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.97
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	24
Timeframe for Development	11-20 Years

BATTRAM

Battram



Ba1 – Land to the north-west of Wood Road, Battram

Site Description: The site, to the north-east of Battram, comprises two agricultural fields bound by trees/hedgerows and an area of tree cover. To the south, the site adjoins existing dwellings to the north of Battram Road, a recreation area and SHELAA Site Ba2. To the east, the site is separated from Wood Road (B585) by an area of ‘dismantled railway’. To the north is agricultural land and a historic/closed landfill site. To the west is agricultural land. Industrial buildings are located further to the north-east. PROW Q86 crosses the site (approximately 20m from the site’s eastern boundary) running parallel with Wood Road. The site is Grade 3 agricultural land (Natural England regional records). The site is in the National Forest.

Suitability:

- **Planning Policy:** The site is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). Battram is identified in the Local Plan as a Small Village and does not have Limits to Development (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Ground Conditions:** The site adjoins a historic landfill site. The site is potentially suitable, subject to the completion of further geo-environmental investigation.
- **Highways:** Wood Road is a Class B road subject to a 50mph speed limit, therefore a new access at this location would be contrary to Policy IN5 of Part 1 of the Leicestershire Highway Design Guide (LHDG). Notwithstanding the above, the site is lacking a suitable common boundary with the public highway; the area labelled ‘dismantled railway’ is not within the highway boundary. Given the red line boundary as shown, it does not appear that a suitable access or visibility splays could be achieved onto Wood Road. Whilst the site does connect with adopted highway at Battram Road, this is very limited and too close to the junction. The nearest bus stops are located approx. 620m from the site and served by hourly services between Coalville and Leicester. Whilst this is connected by existing footways, the footways are narrow and adjacent to a road subject to a 50mph speed limit. Given the highway extents, it may be possible to widen the footways, however the cost will be significant. The local amenities within 800m of the site appear to be limited to a takeaway establishment and a play park. Sustainable modes of travel associated with the site is therefore likely to be minimal.
- **Minerals:** The site is within a Coal Development Low Risk Area meaning the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **Ecology:** The site is not an ecological designation. Potential BAP habitats on site include hedges and a spinney. The site is considered to have potential for badgers. There are offsite ponds in the vicinity which has the potential for Great Crested Newt. A GCN survey or entry into the GCN District Level Licensing Scheme would be required. It is recommended that the woodland is retained in a 10m buffer of natural vegetation and hedgerows are retained with a 5m buffer of natural vegetation (all buffers outside of gardens). Subject to these mitigation measures, the site is considered to be suitable in ecological terms.

The site is located in the countryside, adjacent to a settlement identified as a Small Village in the settlement hierarchy. There are potential issues regarding the large scale of the site compared to

the existing settlement. It would also be necessary to demonstrate that constraints relating to highways and geo-environmental factors can be satisfactorily addressed. The site is considered **potentially suitable**.

Availability: The site has been submitted by an agent on behalf of the landowner. There are no known ownership constraints and all owners of the site are stated to support its development. There is no known developer interest in the site at present. The site is considered to be **potentially available**.

Achievability/Viability: Access constraints would need to be overcome; the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	9.77
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	183
Timeframe for Development	11-20 Years
Estimated Build Rate (dwellings per year)	n/a

Ba2 - Land at Battram Road, Battram

Site Description: The site lies on the eastern side of Battram. It is located to the north of Battram Road and the junction of Battram Road/Wood Road (B585) is a short distance to the east. To the west the site adjoins a recreation ground, with residential development off Battram Road further to the west and south-west. The remainder of the site's surroundings comprises agricultural land and woodland is located to the north, south and east. A public right of way (Q86) runs parallel with (but outside of) part of the site's eastern boundary. The site is Grade 3 agricultural land and is in the National Forest.

Suitability:

- **Planning Policy:** The site is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). Battram is identified in the Local Plan as a Small Village and does not have Limits to Development (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Ground Conditions:** The site is within 250m of an historic/closed landfill site. The site is potentially suitable, subject to the completion of further geo-environmental investigation.
- **Highways:** It appears that a safe and suitable access could be achievable at this site via Battram Road. The nearest bus stops are located approx. 845m from the site, therefore slightly exceeding the maximum suitable walking distance of 800m in rural areas as outlined in the Leicestershire Highways Design Guide. The stops are served by hourly services between Coalville and Leicester. Whilst this is connected by existing footways, the footways are narrow and adjacent to a road subject to a 50mph speed limit. Given the highway extents, it may be possible to widen the footways, however the cost will be significant. The local amenities within 800m of the site appear to be limited to a takeaway establishment and a play park. Sustainable modes of travel associated with the site is therefore likely to be minimal.
- **Minerals:** The site is within a Coal Development Low Risk Area meaning the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **Ecology:** The site is not an ecological designation. Potential BAP habitats on site include hedgerows and (potentially species rich) grassland. The site is considered to have potential for badgers. Further surveys would be required to assess the ecological potential of the site, although it is recommended that trees and hedgerows are retained with a 5m buffer of natural vegetation (outside of gardens).

The site is located in the countryside, adjacent to a settlement identified as a Small Village in the settlement hierarchy. In order for the site to be considered suitable, there would need to be a change in the Limits to Development as well as a reclassification of Battram higher up the settlement hierarchy. It would also be necessary to demonstrate that issues relating to ecological and minerals/geo-environmental factors can be satisfactorily addressed. Subject to the satisfaction of these issues, the site is considered **potentially suitable**.

Availability: The site has been submitted by an agent on behalf of the landowner. There are no known ownership constraints and the owners of the site are stated to support its development.

There is no known developer interest in the site at present. The site is considered to be **potentially available**.

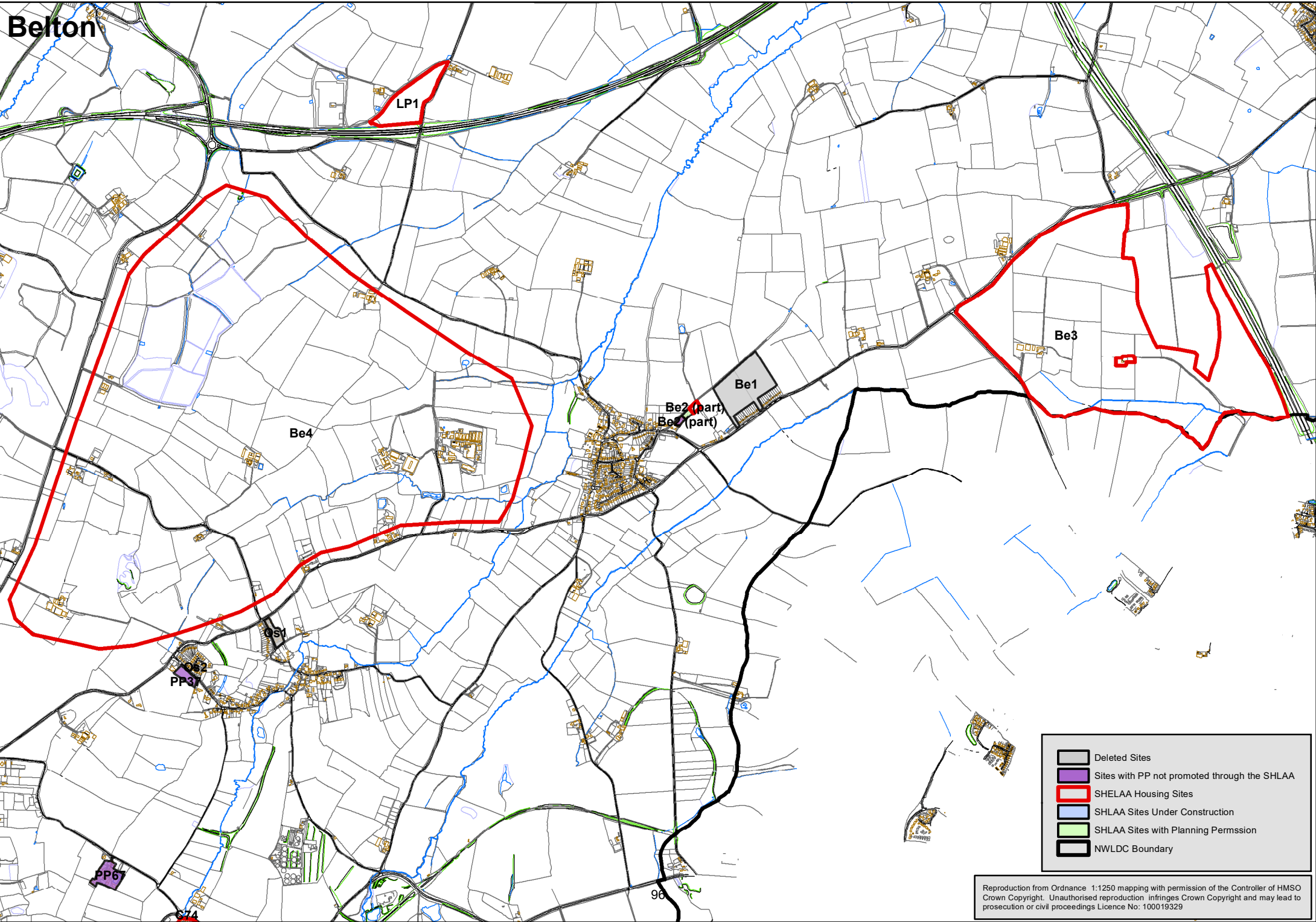
Achievability/Viability: There are no known achievability or viability issues; the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.42
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	10
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

BELTON

Belton



	Deleted Sites
	Sites with PP not promoted through the SHLAA
	SHLAA Housing Sites
	SHLAA Sites Under Construction
	SHLAA Sites with Planning Permission
	NWLDC Boundary

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Be2 – Belton Farm, Church Street, Belton

Site Description: A roughly rectangular shaped site on the south east side of Church Street at the north east of Belton. The site is located within the countryside and outside the defined Limits to Development. The site is in agricultural use and contains some agricultural buildings. The land is of Grade 3 agricultural land quality (Natural England regional records) and the implications of its loss would need to be considered as part of any development proposal. Landscaping forms the site boundary and there are also pockets of landscaping within the site. The surrounding land use is predominantly agricultural and the village of Belton, with a number of residential properties is located to the south west.

The front corner of the site encompasses a Candidate Local Wildlife Site, comprising a Mature Oak Tree. A Public Right of Way runs adjacent to the Church Street frontage but is not within the boundaries of the site.

Suitability: The southern extent of the site comprises part of a prior approval permission for the conversion of two agricultural buildings to five dwellings including external alterations (19/02213/PNA)

- **Planning Policy:** The site is outside the Limits to Development and within Countryside (Policy S3) as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Belton as a Sustainable Village (Policy S2). The affordable housing requirements are set out in Appendix 1 of this document.
- **Highways:** The site does not form a common boundary with the public highway. The nearest bus stops are located approximately 265m from the site and are served by infrequent services between Loughborough and Ashby de la Zouch. There is a doctor's surgery, church and public house located within maximum recommended walking distances of the site.
- **Ecology:** There is a Local Wildlife Site designation, a veteran tree on or immediately adjacent to the site boundary as well as a Local Wildlife Site designation hedgerow along to the track to the north west. The site is considered to have potential for badgers and a survey would be required to assess this potential. The site appears to comprise improved grassland or disturbed/hardstanding. It is recommended that hedgerows are retained with a 5m buffer of natural vegetation to the retained hedgerows and outside of gardens.

Although part of the site has prior approval for the conversion of 2 agricultural buildings into 5 dwellings, the remainder of the site adjoins the Limits to Development of Belton it is outside the defined settlement boundary and as such the site is considered **potentially suitable**. Therefore a change in the limits to development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to geo environmental factors can be satisfactorily addressed.

Availability: The site has been submitted by a body with an option to develop the site and a housebuilder is involved. The site is in single ownership and has been submitted with the support of the site owner. The site is considered to be **available**.

Achievability/Viability: The site does not adjoin the public highway. It would need to be demonstrated that a safe and suitable access to the site can be achieved. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.4
Gross to Net Development Ratio	100%
Density Applied (dwellings per hectare)	30
Estimated capacity	12
Timeframe for Development	6-10 Years

Be3 – Land east of Hallamford Road and south of Ashby Road, Belton

Site Description: A large irregular shaped, relatively flat, site to the south of Ashby Road and to the west of the M1 Motorway. It is a greenfield site in agricultural use and contains a number of associated agricultural buildings. The land is of Grade 3 agricultural land quality (Natural England regional records) and the implications of its loss would need to be considered as part of any development proposal. The surrounding land use is predominantly agricultural with a number of agricultural holdings and associated buildings within the vicinity.

The site has been subject of a planning application for the erection of a hotel (400 bedroom) and conference centre, 2 x 18 hole golf courses, golf clubhouse, golf academy and green keepers accommodation in remodelled buildings at woodlands farm and provision of a new vehicular access to B5324 (Ashby Road) (08/00468/OUTM). The application was not determined.

Shepshed is to the south of the site and the site is located adjacent draft allocations HS44 (Hallamford Road – 250 Homes) and HS42 (Oakley Road – 133 Homes) in Charnwood Borough's emerging Local Plan, both of which are within the same ownership as this site.

Numerous public Right of Ways/Footpaths cross the site. One path runs generally east to west and two further footpaths run north to south along the site boundaries. There is a Grade II Listed Building to the north of the site, a Milepost, on the opposite side of Ashby Road. There is a potential Local Wildlife Site (LWS), mature tree and a candidate LWS, mature tree within the site. Within the south east corner of the site is located a Candidate Local Wildlife Site, comprising wet grassland and a small stream.

Adjacent to the east boundary is a further Candidate Local Wildlife Site comprising woodland and to the south of the site here is a Potential Local Wildlife Site comprising grassland as well as a Notified Local Wildlife Site comprising wet woodland. There is a large SSSI to the east of the site 'Oakley Wood', beyond the M1 Motorway.

Suitability:

- **Planning Policy:** The site is located within Countryside (Policy S3) as identified on the adopted Local Plan Policies Map (2017). The nearest district settlement is Belton, just under 2km to the south west of the site. The adopted Local Plan identifies Belton as a Sustainable Village (Policy S2). The affordable housing requirements are set out in Appendix 1 of this document.
- **Flooding:** Parts of the southern part of the site fall within Flood Zones 2 and 3a where the construction of housing should be avoided or considered inappropriate unless, by means of the sequential and exceptions tests (NPPF paragraphs 157-163), it can be demonstrated to be acceptable to the satisfaction of the Environment Agency. Further parts of this part of the site fall within Flood Zone 3b and the site capacity excludes the part of the site which falls within the FZ3b (flood plain).
- **Highways:** Ashby Road is a Class B road subject to a 50mph speed limit, therefore access via this road would be contrary to Policy IN5. However, access could be taken via Hallamford Road and a safe and suitable access does appear to be achievable. Notwithstanding this, the site is remote and as such has no suitable pedestrian connections.

- Ecology: The site includes Local Wildlife Site designation comprising hedges grassland and veteran trees. Woodland adjacent to the site is also designated as a Local Wildlife Site. Potential BAP habitats on site include grassland (which may be species-rich), trees and hedgerows. The site is considered to have potential for badgers, bats and birds and there is also potential for Great Crested Newts on off-site ponds. Further surveys would be required to assess the ecological potential of the site, although it is recommended that trees and hedgerows are retained with a 5m buffer of natural vegetation to the retained hedgerows (outside of gardens)

The site is outside the defined settlement boundary for Belton and whilst the Limits to Development could be amended, the site is some distance away from Belton and is complete out of scale with this village. The site is poorly related to the village. The site is in closer proximity to Shepshed and the two nearby proposed housing allocations within the Charnwood Borough, although none of these would immediately share a site boundary with the SHELAA site. It is suggested that this site should be considered in the context of these allocation and is therefore the site is considered **potentially suitable**. It would also be necessary to demonstrate that issues relating to flooding and geo environmental factors can be satisfactorily addressed.

Availability: The site is in single ownership and has been submitted on behalf of the site owner. No house builder is involved at present. The site is considered to be **potentially available**.

Achievability/Viability: It would need to be demonstrated that a safe and suitable access to the site can be achieved. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares) 91

(Total site area is 105 hectares, the site area has been reduced as part of the site within Flood Zone 3b)

Gross to Net Development Ratio 50%

Density Applied (dwellings per hectare) 30

Estimated capacity 1365

Timeframe for Development 11-20 Years

Be4 – Land west of Belton and north of B5324

Site Description: A large irregular shaped, greenfield site, located to the north of Osgathorpe and between Belton and Worthington. It is located within the Countryside and the predominant land use is agriculture including a number of agricultural holdings and businesses. The land is of Grade 3 agricultural land quality (Natural England regional records) and the implications of its loss would need to be considered as part of any development proposal. Landscaping is found throughout the site, including grouping of trees, and along part of the site boundaries as well as field boundaries. There is a noticeable large group of trees within the northern part of the site.

The surrounding land use is predominantly countryside and agriculture. Belton is to the east, Osgathorpe is to the south, Worthington is to the west, as is Breedon Cloud Hill Quarry.

The site encompasses a number of Local Wildlife Sites (LWS) namely:

- Barrow Hill (Potential LWS) - Woodland in abandoned quarry, with Bluebells. Rocky outcrop
- Pasture Wood Grassland (Candidate LWS) - Mesotrophic grassland
- Belton Wet Woodland (Candidate LWS) - Wet woodland
- Osgathorpe Pasture & Pond (Candidate LWS) - Mesotrophic and wet grassland and pond
- Breedon Lane Verge (East Side) (Candidate LWS) - Species-rich mesotrophic grassland along roadside
- Breedon Lane Ash (Candidate LWS) - Mature tree
- Breedon Brand Farm Hedge Salix (Candidate LWS) - Mature tree

There are 5 Public Right of Ways that cross the site, in a variety of directions. Pasture & Asplin Woods SSSI is located within the northern part of the site and is a mainly wooded area. A Grade II Listed Building, namely, Hillpark Farmhouse and attached stable block, is also located within the site.

Suitability:

- Planning Policy: The site is located within Countryside (Policy S3) as identified on the adopted Local Plan (2017). The nearest district settlement is Belton, approximately 500m to the east of the site. The adopted Local Plan identifies Belton as a Sustainable Village (Policy S2). The affordable housing requirements are set out in Appendix 1 of this document.
- Flooding: Flood Zone 3b encroaches into the eastern part of the site and the site capacity excludes the part of the site which falls within FZ3b (flood plain).
- The south western edge of the Site is located within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development. The eastern part of the site is within the Minerals Consultation Area for Sand and Gravel and the western part of the site within the Minerals

Consultation Zone for Limestone. The County Council will need to be contacted regarding the potential sterilisation of the Mineral Resource.

- Highways: The site only abuts the public highway on Breedon Lane. Whilst it appears that there are locations along Breedon Lane which could provide a safe and suitable access, it is generally restricted in width to approximately 3m and therefore not suitable to cater for the likely scale of development in its current form. There does appear to be sufficient highway land available to improve the road and increase the carriageway width, however this would require detailed investigation.
- Ecology: Ecological designations include SSSI at Asplin/Pasture wood, ASNW. LWS grassland south of woodland and in the south east corner. LWS ponds in eastern boundary. Numerous species-rich hedge (historic pLWS) as well as LWS veteran trees and hedges. Potential BAP habitats include grassland, woodland, pond, hedges, trees and stream. The site is considered to have the potential for badgers, bat foraging, birds, Great Crested Newt, water voles, bats in buildings. Full ecological surveys would be required to assess the ecological potential of the site. A significant area of the site is arable but there is also a lot of grassland, including some known to be species-rich. Site also includes ancient woodland, SSSI and LWS designations. Amount of development acceptable and its location will be dependent on the outcome of a habitat survey. It is essential that the SSSI woodland is given an adequate buffer such as 23m. Other features are to be retained, such as hedge, spinney, ponds, stream, with a buffer. Recommended that hedges are retained with a 5m buffer of natural vegetation, woodlands and ponds to have a 10m buffer as well as streams.

The site is outside the Limits to Development and whilst the Limits to Development could be amended there would remain the issue that the site itself extends away from the village and is completely out of scale with Breedon. The site is poorly related to the village. It would also be necessary to demonstrate that issues relating to flooding and minerals/ geo environmental factors can be satisfactorily addressed. The site is considered **not currently suitable**.

Availability: No details have been provided with respect to site ownership or whether there is any house builder or developer interest. The site is considered to be **not be available**.

Achievability/Viability: There are a number of existing business within the boundary of the site and their relocation would affect viability issues. It would need to be demonstrated that a safe and suitable access to the site can be achieved. The site is considered **not potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares) 398

(Total site area is 401 hectares, the site area has been reduced as part of the site within Flood Zone 3b)

Gross to Net Development Ratio 50%

Density Applied (dwellings per hectare) 30

Estimated capacity

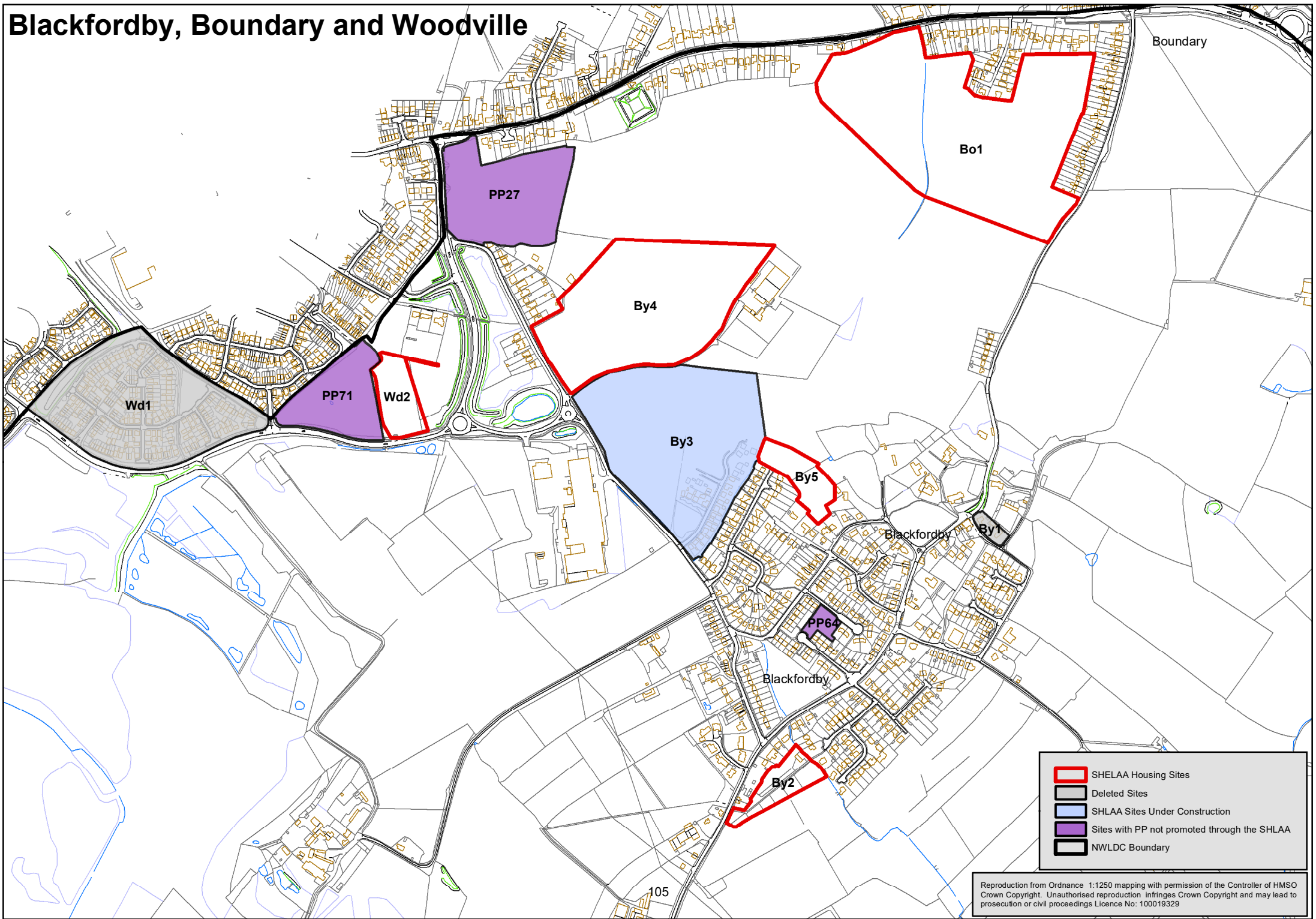
5970






Timeframe for Development

11-20 Years

BLACKFORDBY, BOUNDARY AND WOODVILLE

Blackfordby, Boundary and Woodville



	SHELAA Housing Sites
	Deleted Sites
	SHLAA Sites Under Construction
	Sites with PP not promoted through the SHLAA
	NWLDC Boundary

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By2 – Land Rear of 31 Main Street, Blackfordby

Site Description: The site is located to the south of Blackfordby. It is an almost triangular parcel of land currently used as a private small holding. There is a public footpath (part of the National Forest Way) running through the centre of the site (south-west to north-east). There is housing along two sides of the site. The Shell Brook runs along the eastern boundary of the site. The site is approximately 50 metres away from a site containing hazardous materials (Hepworth Building Products). The site is Grade 4 Agricultural Land (Natural England regional records) and is in the National Forest.

Suitability:

- **Planning Policy:** The site is outside of (but adjoining) the Limits to Development and is identified as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Blackfordby as a sustainable village (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** The Highways Authority raises concerns about the sustainability of Blackfordby. No comments received regarding the technical suitability of the site.
- **Minerals:** The site is within the Minerals Consultation Area for the presence of surface or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. Approximately half of the site is in a Coal Development High Risk Area meaning a Coal Mining Risk Assessment would be required.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ecology:** A bat survey would be required. The site is considered acceptable with mitigation/enhancement namely 5m Buffer zones to be retained along the main hedge to the south-east and to along the watercourse to the north east, these should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

Whilst the site adjoins the Limits to Development, it is outside of the defined settlement boundary. A change in the Limits to Development would be required for the site to be considered suitable. It would also need to be demonstrated that issues relating to the River Mease, minerals/geo-environmental factors and ecology could be satisfactorily addressed. The site is considered **potentially suitable**.

Availability: The site is promoted by the landowner although there is no known developer interest. The site is considered to be **potentially available**.

Achievability: Due to the potential River Mease constraints described above, the site is considered to be **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.8
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	20
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

By3 – Land North of Butt Lane/West of Fenton Avenue, Blackfordby

Site Description: The site is agricultural land to the north west of Blackfordby. The site is fairly flat and is part Grade 3 and part Grade 4 Agricultural Land (Natural England regional records). There is an established employment use to the south of Butt Lane. There is residential development along Fenton Avenue to the south east of the site. The site is within a hazardous materials storage area associated with Hepworth Building Products. The site is within the National Forest. There is a public footpath running south east to North West across the site. The site is 90m from the Blackfordby Conservation Area. The site is within the Minerals Consultation Area for the presence of surface or near surface coal resources.

Suitability: The site has planning permission (ref: 17/01556/REMM), granted at appeal, for the development of 71 dwellings, open space and woodland planting. There have been two subsequent applications on the site 18/01973/FULM for an additional 25 dwellings and 18/01975/REMM a reserved matters permission for 10 additional dwellings as part of phase 2 of the site. The site now has planning permission for 106 dwellings altogether. At April 2021, 87 dwellings had been completed and 19 were under construction.

Site Capacity:

Total Site Area Available for Development (hectares)	7.4
Density Applied (dwellings per hectare)	23
Gross to Net Development Ratio	62.5%
Estimated Capacity	106
Timeframe for Development	Years 0-5
Estimated Build Rate (dwellings per year)	45

By4 – Land at Butt Lane, Blackfordby

Site Description: The site is part of a larger agricultural field and is located to the west of Butt Lane. The site slopes upwards from the road and also from south to north. The western boundary adjoining Butt Lane is bound by mature hedgerows and trees. There is agricultural land to the north of the site and residential properties to the north-west boundary. There is a single-track access road along the south-eastern boundary of the site which leads to a residential dwelling and large agricultural outbuilding which adjoins the far western boundary of the site. The site to the south of the access is currently being developed for housing. The site is Grade 3 Agricultural Land (Natural England regional records) and is in the National Forest.. There are several overhead cables crossing the site: along the site's boundary with Butt Lane; along the route of the single-track access road and across the site's north-western corner. There are two public rights of way (P12 and P13) that cross the site from the north-west which join and then continue on to the south-east of the site and beyond. The site is within the hazardous materials storage area associated with substances stored at the nearby Hepworth Building Products site.

Suitability:

- **Planning Policy:** The site is outside of (but adjoining) the Limits to Development and is identified as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Blackfordby as a sustainable village (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, more detailed consideration, as part of the usual Development Control process, may lead to the site being viewed less favourably.
- **Minerals:** The site is within the Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. It is in a High Risk Coal Development Area meaning a Coal Mining Risk Assessment would be required.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment
- **Ecology:** There are Great Crested Newts (GCNs) close by. The hedges and trees on site are potential BAP habitats. The arable nature of the site is a poor quality environment for wildlife. The site is considered acceptable with mitigation and there are opportunities for enhancement based around the ditch through the centre of the site. The presence of off-site GCNs will require mitigation/entry into the GCN District Licencing scheme.

The site is outside the Limits to Development and located some distance from the services and facilities of Blackfordby. There would need to be a change in the Limits to Development for the site to be considered suitable, although there are issues regarding the coalescence of Blackfordby, Woodville and Boundary. It would also need to be demonstrated issues relating to minerals/geo-environmental factors, the River Mease and ecology could be satisfactorily addressed. The site is considered **potentially suitable**.

Availability: The site is being promoted by an agent on behalf of the landowner. The landowner has indicated support for the development of the site. There aren't any housebuilders involved with the site. The site is considered to be **potentially available**.

Achievability: Due to the potential River Mease constraints described above, the site is considered to be **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	6.6
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	124
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

By5 – Land at Fenton Avenue, Blackfordby

Site Description: The site is an irregularly shaped parcel of land located to the north of Blackfordby. It comprises scrubland bounded by trees and hedgerows, with several trees in the main body of the site. The site adjoins existing residential development to the south; a site under construction for housing to the west/north-west (17/01556/REMM) and countryside to the north. To the east, the site adjoins Blackfordby Conservation Area. The site is Grade 3 Agricultural Land (Natural England regional records) and is located in the National Forest.

Suitability:

- **Planning Policy:** The site is located outside of, but adjoining, the Limits to Development for Blackfordby and is designated as countryside on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Blackfordby as a Sustainable Village. The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** The site does not form a common boundary with the highway. Fenton Avenue is 5m in width and appears to currently serve approximately 48 dwellings. The LHDG requires a carriageway width of 5.5m for a road serving between 50-400 dwellings therefore additional development served by Fenton Avenue would not accord with LHDG standards. Local amenities are limited, and those closest, being a public house, church and primary school, would exceed the maximum recommended walking distance of 800m. The nearest bus stops are located within 300m of the site and are served by half-hourly services between Coalville and Swadlincote.
- **Minerals:** The site is in a Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. The majority of the site is in a Coal Development Low Risk Area and may contain unrecorded coal mining related hazards which would need to be reported if encountered during development. The north-western part of the site (approximately 0.14ha) is in a High Risk Minerals Area and would require a Coal Mining Risk Assessment.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Heritage Assets:** The site abuts the Blackfordby Conservation Area. The site is in proximity of several Grade II listed buildings: Well Cottage is approximately 120m from the site; St Margaret's Church of England Primary School is approximately 155m and the Parish Church of St Mary is approximately 205m. The impact of any development on the significance of these designated heritage assets would need to be considered.
- **Ecology:** The site is not an ecological designation. Potential BAP habitats on site include grassland (potentially species rich), hedges and trees. The site is considered to have potential for badgers. There is an offsite pond in the vicinity which has the potential for Great Crested Newt. A GCN survey or entry into the GCN District Level Licensing Scheme would be required. Further surveys would be required to assess the ecological potential of

the site and it is recommended that trees and hedgerows are retained with a 5m buffer of natural vegetation (outside of gardens).

The site adjoins the Limits to Development of Blackfordby but is outside the defined settlement boundary. A change in the limits to development would be required for the site to be considered suitable. It would also need to be demonstrated that issues regarding highways, minerals, the River Mease, ecology and the potential impact on designated heritage assets could be satisfactorily addressed. Subject to overcoming these issues, the site is considered **potentially suitable**.

Availability: The site has been submitted by an agent on behalf of the landowner. The owners of the site are stated to support its development. There is no known developer interest in the site at present. The site is considered to be **potentially available**.

Achievability/Viability: There is a ransom strip constraint affecting the site access as well as a significant issue regarding the suitability of the width of Fenton Avenue. In addition, any constraints associated with the River Mease would need to be overcome. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.87
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	22
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Bo1 – Land at Heath Lane, Boundary

Site Description: The site is agricultural land located to the south of Ashby Road and west of Heath Lane. There are agricultural accesses onto the site off both Ashby Road and Heath Lane. The topography of the site is undulating. There is a hedgerow running north to south through part of the site. The majority of the northern boundary of the site is bound by residential properties which front onto Ashby Road or are part of the small cul-de-sac of Field Lane. There are also residential dwellings along much of the eastern boundary of the site which front onto Heath Lane. The western half of the site is Grade 3 Agricultural Land and the eastern half of the site is Grade 2 (Natural England regional records). The site is in the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and is identified as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). In terms of the settlement hierarchy (Policy S2) Boundary would be classed as a hamlet. The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** Despite the site's proximity to frequent bus services, the site is somewhat detached from local services such as shops, schools etc. which limits the opportunities for sustainable travel. Apart from this, there are no other apparent fundamental reasons for this site to be excluded from consideration at this stage. However, more detailed consideration, as part of the usual Development Control process, may lead to the site being viewed less favourably. Access to the A511 may be resisted by the County Highways Authority.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Minerals:** The majority of the site is within the Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. It is in a Coal Development Low Risk Area meaning the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **Ecology:** The ditch and trees are potential BAP habitats. The arable nature of the site is a poor quality environment for wildlife. The site is considered acceptable in ecology terms and there are opportunities for enhancement to the sites ecology based around ditch through the centre of the site.

The site is outside the Limits to Development. There would need to be a change in the Limits to Development and as well as a reclassification of Boundary up the settlement hierarchy for the site to be considered suitable (although the scale of development in relation to the existing settlement would still be an issue). It would also need to be demonstrated that issues relating to highways/access, the River Mease and minerals/geo-environmental factors could be satisfactorily addressed. The site is considered **potentially suitable**.

Availability: The site is promoted by an agent on behalf of the landowner. The landowner has indicated support for the development of the site. There is no housebuilder involvement in the site. The site is considered **potentially available**.

Achievability: Due to the potential River Mease constraints described above, the site is considered to be **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	10.7
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	200
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Wd2 – Land at Hepworth Road, Woodville

Site Description: The site is a relatively flat area of scrubland located to the north of Hepworth Road. The southern boundary of the site adjoins Hepworth Road and is bound by post and rail fencing. The site is bound on all other sides by mature hedgerows and trees. There are 3 residential dwellings and a paddock to the north of the site and further scrubland to the east of the site. To the west the site adjoins land which has planning permission for self and custom build residential development (16/01191/OUTM, allowed on appeal). A public right of way (P10) runs inside the western boundary of the site. The site is in a hazardous material storage zone, associated with Hepworth Building products. The site is Grade 3 Agricultural Land (Natural England regional records) and is in the National Forest.

Suitability:

- **Planning Policy:** The site is located outside the Limits to Development and within countryside (Policy S3) as identified on the adopted Local Plan Policies Map (2017). The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** Subject to suitable connections into Woodville, there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.
- **Minerals:** The southern half of the site is within the Minerals Consultation Area for the presence of surface or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. The site is in a High Risk Coal Development Area, meaning a Coal Mining Risk Assessment would be required.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ecology:** There is the potential for badgers to be on site and there is a known Great Crested Newts in ponds very close to the site. There is a candidate Local Wildlife Site (grassland/scrub) to the west. A phase 1 habitat survey and a Badger and Great Crested Newt survey would be needed (or entry into the GCN District Licencing Scheme). The hedge including a buffer should be retained to the north and the woodland and scrub to east and west. Overall, detailed surveys would be required.

The site is outside the Limits to Development and some distance from services and facilities in North West Leicestershire, a change in the Limits to Development would be required for the site to be considered suitable. It would also need to be demonstrated that issues relating to minerals/geo-environmental factors, the River Mease and ecology could be satisfactorily addressed. The site is **potentially suitable**.

Availability: There are no known ownership issues. The site promoter identifies that there has been interest in the site from regional and national house builders. The site is considered to be **potentially available**.

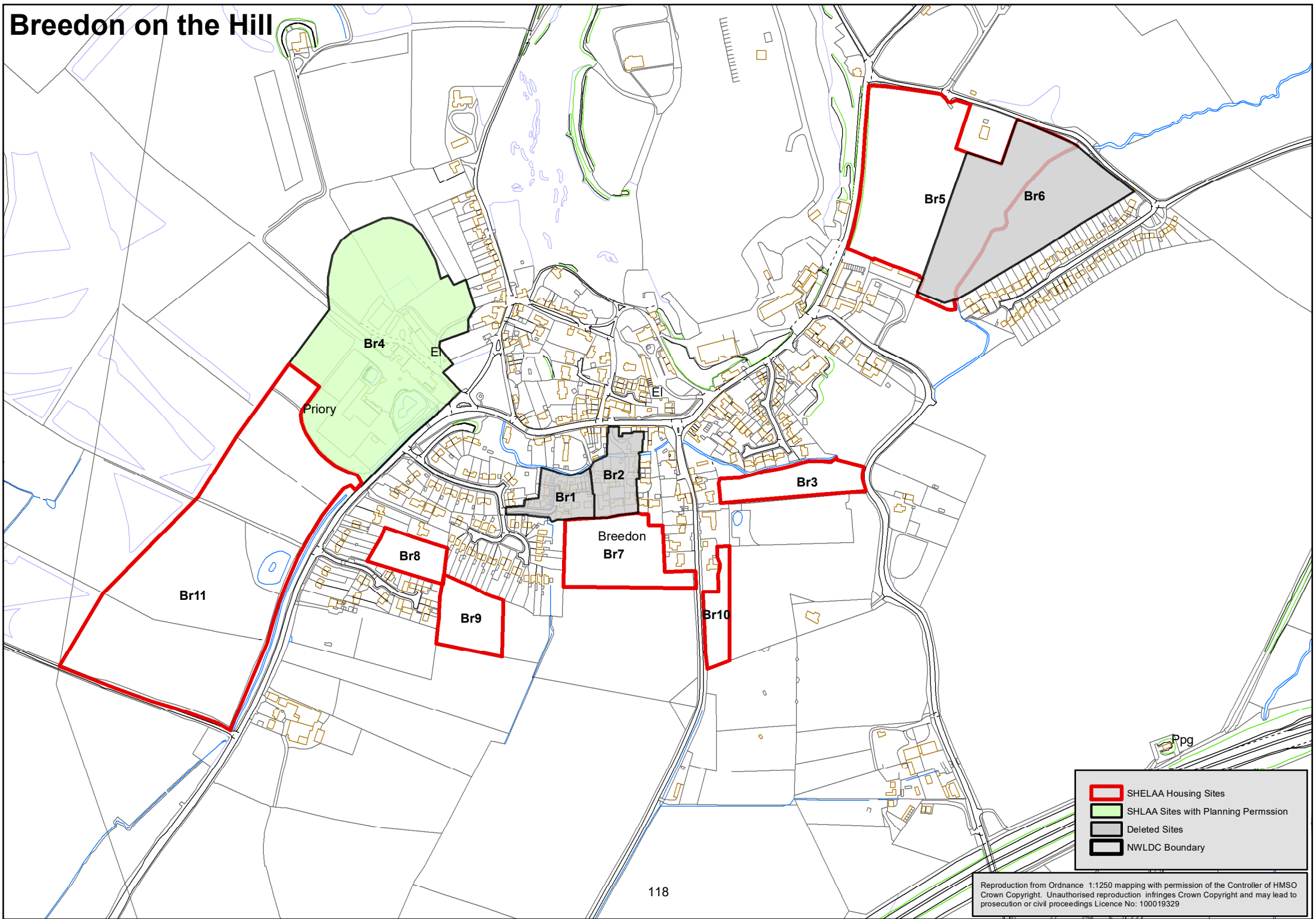
Achievability/Viability: Due to the potential River Mease constraints described above, the site is considered to be **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	2.85
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	53
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

BREEDON ON THE HILL

Breedon on the Hill



Br3 – Land off Doctors Lane, Breedon on the Hill

Site Description: The site is located on land off Doctors Lane to the rear of Saxon Close, Breedon on the Hill. The site is Greenfield land currently used for agricultural purposes; the site is relatively flat with a steep slope up to The Dovecote. The land is of Grade 3 Agricultural Land quality (Natural England Regional records). The site is bounded on two sides by mature hedgerows and trees and adjoins residential development to the north and west. The site boundary to the north is partially adjacent to the boundary of the Primary School and Community Centre. A footpath runs along the southern boundary of the site. There is a watercourse running along the northern boundary of the site resulting in approximately half the site falling within Flood Zone 3a.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2012). The adopted Local Plan identifies Breedon as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **The Site is within a Minerals Consultation Zone for Limestone** and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Flooding:** Approximately 50% of the site falls within FZ3a where the construction of housing will usually be inappropriate, unless by means of the sequential and exceptions tests (NPPF paragraphs 157-163), it can be demonstrated to be acceptable to the satisfaction of the Environment Agency
- **Highways:** Doctor's Lane is subject to the national speed limit with no pedestrian footways or lighting beyond the 30mph limit zone. Therefore this site would be unacceptable to the Highway Authority.
- **Ecology:** There are no designated ecological sites within the site boundary although there is potential for badgers and Great Crested Newts to inhabit the site. It is recommended that a survey should be undertaken to ascertain whether Great Crested Newts inhabit the site, if so there may be a requirement to mitigate for the species. The watercourse to the north and the trees and hedges to the south of the site represent potential Biodiversity Action Plan habitats within the site. The site would require mitigation/enhancement of a 10m Buffer zone to be retained along the watercourse and trees/hedges to the south, these buffer zones should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is located outside the Limits to Development, the site is considered **potentially suitable**. A change in the boundary of the Limits to Development would be required for the site to be considered suitable.

Availability: The site is promoted by the landowner although there is no known developer interest, therefore the site is considered **potentially available**.

Achievability: The site is within Flood Zone 3a. There are concerns from the Highways Authority which would need to be overcome for the site to be achievable. There are no other known achievability or viability issues, the site is considered **not currently achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.76
Gross to net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	19
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Br4 – Land at Breedon Priory Nursery, Breedon on the Hill

Site Description: The site is a mix of previously development land and Greenfield land. The Greenfield element of the site is to the north and the remainder of the site is in use as craft/retail units, car parking and agricultural buildings in connection with the nursery business. The north-eastern and south-eastern parts of the site are within the Breedon Conservation Area, the Conservation Area runs almost all the way along the eastern boundary of the site. The south-eastern tip of the site is less than 10 metres from Flood Zone 3. The land is of Grade 3 Agricultural Land quality (Natural England regional records).

Suitability: The site has planning permission (ref: 18/02198/FULM) for the demolition of existing buildings and redevelopment of the site for 43 dwellings, a new village hall, formation of vehicular and pedestrian access points and associated infrastructure). As at April 2021 development was under construction with 4 under construction and 39 not started.

Site Capacity:

Total Site Area Available for Development (hectares)	4.9ha
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(The site capacity of 43 dwellings reflects the current planning permission)

Gross to Net Development Ratio	62.5%
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Density Applied (dwellings per hectare)	14.06
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Estimated capacity	43
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Timeframe for Development	Years 0-5
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Estimated Build Rate (dwellings per year)	20-23
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Br5 – Berry Field and Vicarage Field, Main Street/Tonge Lane, Breedon on the Hill

Site Description: The site is located to the east of Main Street and south of Tonge Lane, Breedon. The site is a large grass paddock and is used for the grazing of livestock. There is a row of tall trees running north to south through the centre of the site, these are protected by a Tree Preservation Order. In addition, there are further two individual trees on the site as well as a U-shaped planted row of trees within the western extent of the site that are also protected by Tree Preservation Orders. To the south of the site are agricultural buildings. A short distance from the eastern boundary of the site are the rear gardens of properties that front onto Berry Avenue. A watercourse runs along the eastern boundary of the site. The site slopes downwards from the centre of the site towards the watercourse. The area along each side of the watercourse is within Flood Zone 3a. A public footpath runs diagonally across the north western part of the site from the south west to north east.

This site now includes part of former SHELAA site Br6.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Breedon as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Flooding:** A small southern part of the site falls within Flood Zone 3a where the construction of housing will usually be inappropriate, unless by means of the sequential and exceptions tests (NPPF paragraphs 157-163), it can be demonstrated to be acceptable to the satisfaction of the Environment Agency.
- The site is within the Minerals Consultation Area for the potential presence of limestone resources the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.
- **Ecology:** There is the potential for badger, water vole and otter to be on site as well as foraging bats. The stream running through the site is a Parish level Local Wildlife Site. The hedges, watercourse, trees and possible species-rich grassland are all potential BAP habitats. Both a hedgerow and badger survey would be required. The hedges and row of trees across site should be retained with buffer zones. The stream should be retained with buffer zones of at least 10 metres. A Phase 1 Habitat Survey, badger and water vole/otter survey would be required. A lighting condition would also be required. The site is considered acceptable in ecology terms provided mitigation measures are incorporated.

The site is located outside the Limits to Development, the site is considered **potentially suitable**. A change in the Limits to Development would be required for the site to be considered suitable and it would also be necessary to demonstrate that issues relating to flooding and minerals/geo environmental factors can be satisfactorily addressed.

Availability: The site has been submitted by a housebuilder who has an option on the land. The owners of the land support the development of the site. The site is considered to be **available**.

Achievability/Viability: There are no known viability issues. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	4.5
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	84
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Br7 – Worthington Lane, Breedon on the Hill

Site Description: The site is part of an open agricultural field located to the south of Main Street, to the rear of new development built and under construction at The Limes, Main Street and to the rear of The Crescent. The site slopes downwards from south to north towards Main Street. The site adjoins the boundary of the Breedon Conservation Area to the north; the site is bound to the north by mature trees. There is residential development to the east and west of the site and to the south of the site is further agricultural land. A short part of a water pipeline falls just within the south west corner of the site. The land is of Grade 3 agricultural land quality (Natural England regional records).

Suitability: The site has been subject to a recent outline planning application (ref: 16/00360/OUTM) on the site for the development of 27 dwellings. The application was refused and also dismissed at appeal.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Breedon as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- The site is within the Minerals Consultation Area for the potential presence of limestone resources and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource
- **Highways:** There were no objections, subject to conditions, to the application for 27 dwellings.
- **Ecology:** There were no objections, subject to conditions, to the application for 27 dwellings in regards to ecology.

The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map. Although a previous planning application for residential development on the site has been refused, the site is considered **potentially suitable** in the longer term. This is reflected in the sites timeframe for development acknowledging that there would need to be a change in policy as well as a change in the Limits to Development for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to minerals/geo environmental factors can be satisfactorily addressed.

Availability: There are no known ownership issues. The site is considered to be **potentially available**.

Achievability/Viability: There are no known viability issues. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.29
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	26
Estimated capacity	27 (as per application)
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Br8 – Land north of Southworth Road, Breedon on the Hill

Site Description: The site is an area of open land within the built up area of Breedon on the Hill. The site is bound by some mature trees and hedgerows. The site is surrounded on all sides by residential development including newly built housing to the south along Southworth Road.

The land is of Grade 3 agricultural land quality (Natural England regional records).

Suitability:

- **Planning Policy:** The site is within the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Breedon as a Sustainable Village. The affordable housing requirements are set out in Appendix One of this document.
- The site is within the Minerals Consultation Area for the potential presence of below surface limestone resources and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Highways:** Based on available records Southworth Road is not adopted by the County Highways Authority and therefore there is no connection to the highway network.
- **Ecology:** There is the potential for badgers to be on site. The grassland and hedges would be potential Bap habitats. The grassland is of unknown quality and would need surveying. Further survey work would need to be undertaken before a decision can be made. A GCN survey or entry into the GCN District Level Licensing Scheme would be required.

The site is within Limits to Development of Breedon on the Hill. It would also be necessary to demonstrate that issues relating to minerals/geo environmental factors can be satisfactorily addressed. Therefore the site is considered **potentially suitable**.

Availability: The site has been put forward for consideration by Breedon on the Hill Parish Council; although the site is not owned by the Parish Council. Having regard to ownership issues the site is considered **not currently available**.

Achievability: There maybe issues regarding access to the site given that Southworth Road is not adopted by the Highway Authority. In addition there is not currently an identified access from Southworth Road onto the site and this may require third party land, these issues may compromise the achievability of the site; therefore the site is considered **not currently achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.45
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	11
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Br9 – Land east of Southworth Road, Breedon on the Hill

Site Description: The site is an area of agricultural land to the east of Southworth Road. The site is bound to the east and south by mature hedgerows and trees. There are mature trees on the site although these are mainly located in the southern part of the site. To the north of the site are the gardens of the residential dwellings that front onto Hastings Close. To the west of the site is newly built housing along Southworth Road and to the south is agricultural land. The site is mainly Grade 2 Agricultural Land although there are strips of Grade 3 Land along the northern and western boundaries. (Natural England regional records).

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The site does adjoin the Limits along the northern boundary and along part of the western boundary. The adopted Local Plan identifies Breedon as a Sustainable Village. The affordable housing requirements are set out in Appendix One of this document.
- The site is within the Minerals Consultation Area for the potential presence of underground limestone resources and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Highways:** Based on available records Southworth Road is not adopted by the County Highways Authority and therefore there is no connection to the highway network.
- **Ecology:** There is the potential for badgers to be on site. The grassland, hedges, scrub and trees are all potential BAP habitats. The grassland is of unknown quality (but appears to have potential) and would need surveying. Further survey work would need to be undertaken before a decision can be made.

The site is outside the Limits to Development, the site is considered **potentially suitable**. A change in the boundary of the Limits to Development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to environmental/geo environmental factors can be satisfactorily addressed.

Availability: The site has been put forward for consideration by Breedon on the Hill Parish Council; although the site is not owned by the Parish Council. Having regard to ownership issues the site is considered **not currently available**.

Achievability: There maybe issues regarding access to the site given that Southworth Road is not adopted by the Highway Authority. In addition there is not currently an identified access from Southworth Road onto the site and this may require third party land, this may compromise the achievability of the site; therefore the site is considered **not currently achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.70
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	17
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Br10 – Land to the east of Worthington Lane, Breedon on the Hill

Site Description: The site, which is broadly L-shaped, is located to the south of Breedon on the Hill and to the east of Worthington Lane. The site is on sloping land which rises from the north to the south. It is bounded by hedgerows and trees to the north, south and west. There is no defensible boundary to the east. Residential development (18/02235/FUL) adjoins the site to the north and partially to the west. The site adjoins countryside to the south and east. At its closest point, the site is approximately 680m from Cloud Hill Quarry, a Regionally Important Geological Site (RIGS). At its closest point, the site is approximately 60m from the Breedon Conservation Area. The site is Grade 3 agricultural land (Natural England regional records).

Suitability:

- **Planning Policy:** The site is located outside of, but adjoining, the Limits to Development for Breedon and is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Breedon as a Sustainable Village (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** The site would be accessed via Worthington Lane, where visibility splays for the posted national speed limit could not be achieved. Whilst they may be achievable dependant on recorded 85th percentile speeds, Worthington Lane is rural in nature and restricted in width. There are no existing footways that the site could connect to therefore the site would be reliant on travel by the private motor vehicle. Whilst there are bus stops and local amenities within the maximum recommended walking distances, as above, there are no existing footways therefore no suitable pedestrian routes.
- **Minerals:** The site is within a Minerals Consultation Area for the potential presence of limestone resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource.
- **Ecology:** The site is not an ecological designation. Potential BAP habitats on site include hedgerows. The site appears to comprise improved grassland. The site is considered to have potential for badgers. There is an offsite pond in the vicinity which has the potential for Great Crested Newt. A GCN survey or entry into the GCN District Level Licensing Scheme would be required. It is recommended that trees and hedgerows are retained with a 5m buffer of natural vegetation (outside of gardens). Subject to these mitigation measures, the site is considered to be suitable in ecological terms.

Although the site adjoins the Limits to Development for Breedon it is outside the defined settlement boundary. A change in the Limits to Development would be required for the site to be considered suitable. It would also be necessary to demonstrate that highways constraints can be satisfactorily addressed. The site is considered **potentially suitable**.

Availability: The site has been submitted by an agent on behalf of the landowner. There are no known ownership constraints and all owners of the site are stated to support its development. There is no known developer interest in the site at present. The site is considered to be **potentially available**.

Achievability/Viability: There are potential constraints affecting the site access; the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.41
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	10
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Br11 - Land West of Ashby Road, Breedon on the Hill

Site Description: The site lies to the south-west of Breedon on the Hill, to the west of Ashby Road. It currently forms part of Breedon Priory Golf Course. The site is sub-divided into several parcels of land, with hedgerows and tree planting forming the boundaries. There are several trees and a pond within the main body of the site. The site adjoins Burney Lane to the south; land which has planning permission for the construction of 43 dwellings and a new village hall to the north (18/02198/FULM); residential development off Ashby Road, agricultural land and farm buildings to the east; and the remainder of the golf course to the west. Two public right of ways cross the site (M1A and M1). There is a Group TPO on the site's southern boundary (T311). Breedon on the Hill Conservation Area is approximately 75m from the site at its nearest point. The site is Grade 2/3 agricultural land quality (Natural England regional records).

Suitability:

- **Planning Policy:** The site is located outside of the Limits to Development for Breedon on the Hill and is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). Breedon on the Hill is identified in the Local Plan as a Sustainable Village (Policy S2). Existing open space, sports and recreation facilities are protected by Local Plan Policy IF2. The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** The site abuts the highway on Ashby Road and Burney Lane, given the restricted width of Burney Lane, an access via Ashby Road would be preferable however there are likely to be a number of LCC trees that would be required to be removed; the cost of which may be significant. The site is connected by existing footways, there are a number of local amenities located within the maximum recommended walking distance of 800m. These include a butcher, convenience store and primary school. The nearest bus stops are located within 500m of the site and are served by limited services to Castle Donington and Leicester.
- **Minerals:** Approximately half the site is in a Minerals Consultation Area for the potential presence of limestone. The County Council will need to be contacted regarding the potential sterilisation of this resource.
- **Ecology:** Whilst the majority of the site is not an ecological designation, the hedgerow on the southern boundary (Burney Lane Hedgerow 5) is a Candidate Local Wildlife Site. Potential BAP habitats on site include hedges, trees, parkland, species-rich grassland and a large pond. The site is considered to have potential for badgers and bats (in trees). Further surveys would be required to assess the ecological potential of the site and it is recommended that trees are retained and that hedgerows are retained with a 5m buffer of natural vegetation (outside of gardens).

The site is outside the Limits to Development. A change in the boundary of the Limits to Development would be required for the site to be considered suitable. Development of the site for housing would result in the loss of a sports facility which would need to be justified in accordance with Local Plan Policy IF3. It would also be necessary to demonstrate that issues relating to ecology and minerals can be satisfactorily addressed. Subject to this the site is considered **potentially suitable**.

Availability: The site has been submitted by an agent on behalf of a housebuilder who is an option holder on the land. There are no known ownership constraints and all owners of the site are stated to support its development. The site is considered to be **available**.

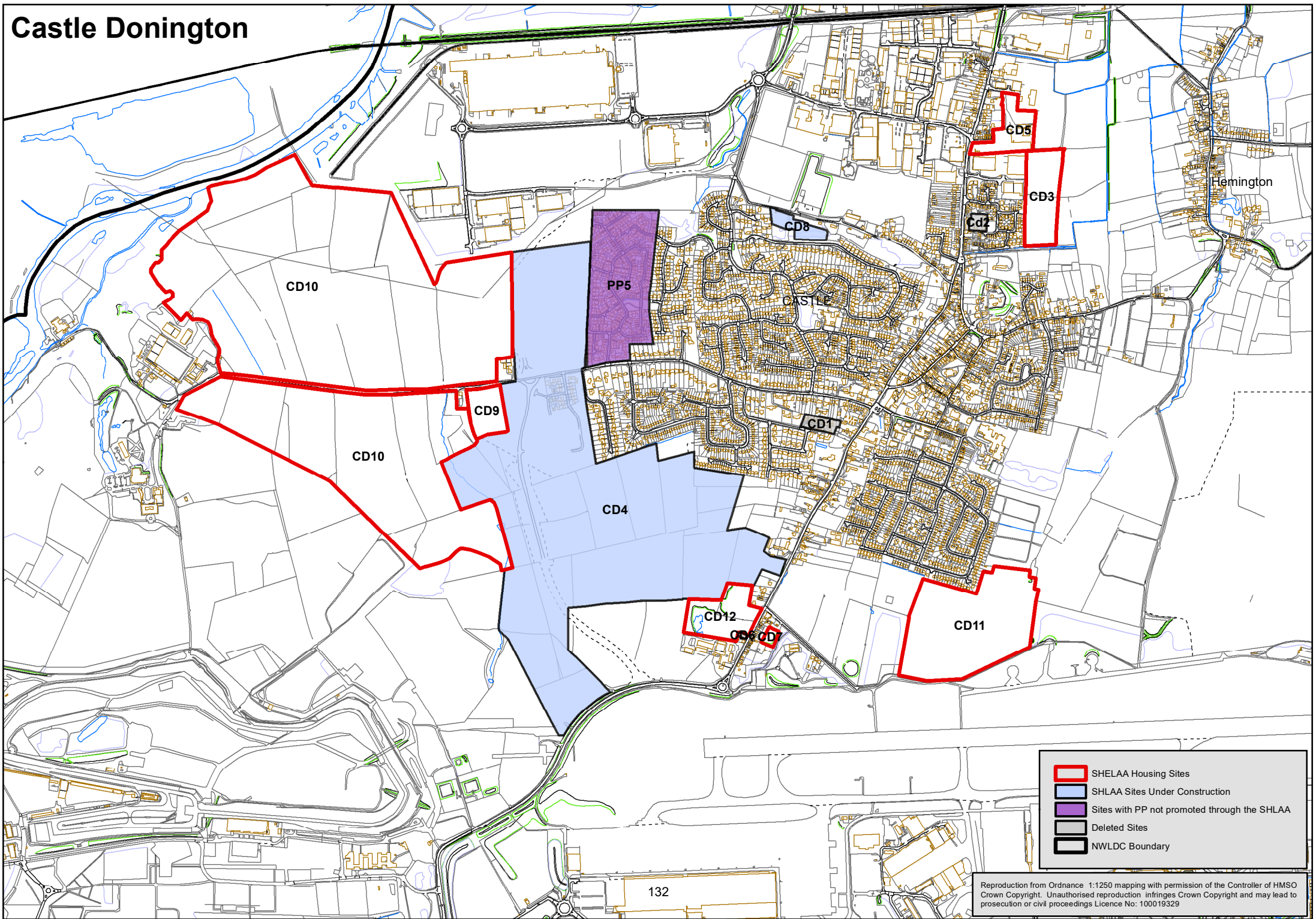
Achievability/Viability: It would need to be demonstrated that at safe and suitable access is achievable; the site is considered **potentially achievable**.






Site Capacity:

Total Site Area Available for Development (hectares)	7.89
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	148
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	n/a

CASTLE DONINGTON

Castle Donington



-  SHELAA Housing Sites
-  SHLAA Sites Under Construction
-  Sites with PP not promoted through the SHLAA
-  Deleted Sites
-  NWLDC Boundary

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CD3 – Land rear of Upton Close, Castle Donington

Site Description: The site is Greenfield land located to the rear of Carnival Way and Upton Close. The site is flat and is currently used for agricultural purposes. The land is of Grade 3 agricultural land quality (Natural England regional records). There is a watercourse and public footpath running along the southern boundary of the site. There is agricultural land to the south and east of the site. There is residential and industrial development to the north and west. The site is within 125m of the Castle Donington Conservation Area and 125m from Donington Mill which is a Listed Building. There is an area of “hazardous materials storage” in the north western corner of site.

The majority of the site is within Flood Zone 2.

Suitability: The northern half of the site is included within the boundary of a current planning application (ref: 17/01136/OUTM) for employment development of a mix of B1, B2 and B8 use. The application was refused and also dismissed at appeal.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Castle Donington as a Key Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- The majority of the site falls within Flood Zone 2 and the construction of housing on this part should be avoided unless, by means of the sequential and exceptions tests (NPPF paragraphs 157-163), it can be demonstrated as acceptable to the satisfaction of the Environment Agency.
- The site is within the Minerals Consultation Area for the potential presence of sand and gravel resources and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Highways:** The site is currently land-locked and has no frontage to an adopted highway. If this can be overcome there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably. Access from Upton Close is unlikely to be acceptable as Glover Road is of an inadequate standard. However if a suitable second point of access can be provided some additional traffic may be acceptable along Glover Road.
- **Ecology:** The site is considered acceptable with mitigation namely the retention of hedges with buffer zones alongside. These buffers should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. Badger and Great Crested Newt (ponds within 500m) surveys would be required and if found may require further mitigation. A GCN survey or entry into the GCN District Level Licensing Scheme would be required. There are opportunities for enhancement through Sustainable Urban Drainage Schemes and woodland planting.

The site is outside the Limits to development, the site is considered **potentially suitable**; a change in the boundary of the Limits to Development would be needed to enable the site to be considered suitable. It would also be necessary to demonstrate that issues relating to flooding and minerals/geo environmental factors can be satisfactorily addressed.

Availability: The site promoted by agents, there is no known market interest in the site. The site is considered **potentially available**.

Achievability: The site is almost completely within Flood Zone 2, the small part of the site outside of Flood Zones 2 does not have an access onto the highway, and this may require the use of third party land. There are no other known viability or achievability issues. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	3.52
Gross to net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	66
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

CD4 - Land at Park Lane, Castle Donington

Site Description: The site spans the western side of Castle Donington from Donington Lane in the north to the Airport boundary to the south. The site is greenfield land and is currently used for agricultural purposes. There is residential development to the east of the site, agricultural land to the west and employment uses to the north. The land is of Grade 2 and 3 agricultural land quality (Natural England regional records). Part of the eastern extent of the site is within the Castle Donington Conservation Area. The site adjoins a Grade II Listed Building (88 High Street) on its eastern edge, the site is within 100 metres of a further seven Listed Buildings. The majority of the site is within the East Midlands Airport Buffer Zone.

Suitability: The site has outline planning permission (ref: 09/01226/OUTM) for residential development of up to 895 dwellings. A reserved matters application (ref: 16/00845/REMM) was permitted in July 2017 for the development of 389 dwellings. As at April 2021 there were 181 dwellings built, 35 dwellings under construction and 681 not started.

Site Capacity:

Total Site Area Available for Development (hectares)	76.67
Gross to Net Development Ratio	50%
Density Applied (dwellings per hectare)	23.35
Estimated capacity	895
Timeframe for Development	Years 0-5 onwards
Estimated Build Rate (dwellings per year)	50-80

CD5 Land at Duflex, Castle Donington

Site Description: The site is brownfield land and is currently an employment site containing industrial buildings and associated car parking. The site is flat and adjacent uses are employment and residential. The site is completely within Flood Zone 2.

Suitability: The site was granted planning permission (ref: 13/00702/FULM) in December 2014 for the development of a two storey and single storey retail food store with restaurant, petrol filling station, single storey retail terrace and two storey nursery. This permission will have now expired.

- **Planning Policy:** The site is brownfield land within the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Castle Donington as a Key Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- The site is within the Minerals Consultation Area for the potential presence of sand and gravel resources and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Flooding:** The site falls within FZ2 and the construction of housing on this part should be avoided unless, by means of the sequential and exceptions tests (NPPF paragraphs 157-163), it can be demonstrated as acceptable to the satisfaction of the Environment Agency
- **Highways:** There are no apparent fundamental Highway reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.
- **Ecology:** The site is considered acceptable in ecology terms.

The site is brownfield land within the Limits to Development. The site is considered **suitable**. Although the site is completely within Flood Zone 2 there is already a building on the site and the site has planning permission for development of a retail food store. It would also be necessary to demonstrate that issues relating to minerals/geo environmental factors can be satisfactorily addressed. The potential impact of any alternative forms of development would need to be considered if the permission for the retail food store is not implemented.

Availability: There are no known ownership issues. The site has planning permission for a retail food store. Until the permission is implemented the site is considered **potentially available**.

Achievability: There are no known achievability or viability issues, therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	5
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	94
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

CD7 – Land at Hilltop, Castle Donington

Site Description: The site is a greenfield site located to the rear of residential dwellings to the east of Hilltop. There is a public house and associated car parking to the north of the site. To the south east of the site is a recreation ground (Aeropark) beyond which is the boundary of East Midlands Airport. The site slopes downwards from Diseworth Road. The land is of Grade 3 agricultural land quality (Natural England regional records).

Suitability: The site has been subject to an outline planning application (ref: 15/00600/OUT) for the development of 8 townhouses. The application was refused as the site was outside the Limits to Development, some distance from the services and facilities of Castle Donington, and it represented unsustainable development (by virtue of its negative impact upon the character of the environment). In addition it was considered that the application proposed an inappropriate density for back land development and would result in a negative impact on residential amenity.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Castle Donington as a Key Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** There is no boundary with the Public Highway so it is not clear where or how access will be achieved. The site is well outside the built up area of Castle Donington and distances to local services exceed those set out in the 6Cs Design Guide.
- **Ecology:** The site is considered acceptable with mitigation namely the retention of a 5m buffer zone along the wooded east boundary to protect trees; which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. A GCN survey or entry into the GCN District Level Licensing Scheme would be required.

The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map. Although a previous planning application for residential development on the site has been refused, the site is considered **potentially suitable** in the longer term. This is reflected in the sites timeframe for development acknowledging that there would need to be a change in policy as well as a change in the Limits to Development for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to environmental factors can be satisfactorily addressed.

Availability: Although the site is being promoted there is no known developer interest. Therefore the site is considered **potentially available**.

Achievability: There are no known economic constraints. Whilst the site plan provided does not identify an access onto the site the site promoter advises that access can be gained from Hilltop Road and Diseworth Road. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.2
Density Applied (dwellings per hectare)	30

Gross to Net Development Ratio	100%
Estimated capacity	6
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

CD8 – Land between The Spittal and Campion Hill, Castle Donington

Site Description: The site is Greenfield land located between The Spittal to the north and Campion Hill to the south. The site slopes upwards from The Spittal and is densely planted with trees along the boundary with The Spittal. The site is bound by mature trees; there are also areas of dense tree planting within the site boundary. The site adjoins the Castle Donington Conservation Area along part of its eastern boundary. Both Flood Zones 2 and 3 extend to just north of the site, on the opposite side of The Spittal. There is a former landfill site to the north of the site on the opposite side of The Spittal. There is residential development to the south and east of the site, there is a parcel of greenfield land to the west and a sports ground to the north.

Suitability: The site has been subject to an application (ref: 16/00027/FUL) for the development of 13 dwellings on the site. The application was refused but allowed at appeal. At April 2021 development had commenced on the site, with 4 under construction and 9 not started.

Site Capacity:

Total Site Area Available for Development (hectares)	0.87
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	20
Estimated capacity	13
Timeframe for Development	Years 0-5
Estimated Build Rate (dwellings per year)	13

CD9 – Land south of Park Lane, Castle Donington

Site Description: The site is located to the south of Park Lane, to the west of Castle Donington. The site is a rectangular field currently used for agricultural purposes and is bound by mature trees and hedgerows. The land is of Grade 2 agricultural land quality (Natural England regional records). To the north of the site is agricultural land, to the west is an area of dense tree planting which is protected by a Tree Preservation Order. To the east and south of the site is SHELAA site CD4 which is currently under construction.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Castle Donington as a Key Service Centre. The affordable housing requirements are set out in Appendix one of this document
- **Highways:** This site is likely to impact on the new Castle Donington relief road therefore suitable modelling will be expected. Any new access onto the relief road which impacts its primary function is likely to be viewed unfavourably by the Highway Authority. Obligations towards the upgrade of Park Lane is likely to be sought from sites using it as an access point. The site would benefit from a coordinated masterplan and assessments with adjacent sites if these are all allocated through a future plan.
- **Ecology:** There is the potential for badgers to be on site, so a badger survey will be required. The hedge has the potential to be a BAP habitat, so needs to be retained with a buffer zone.

The site is some distance from the main build up area of Castle Donington, although the development of SHELAA site CD4 will mean the built-up area of Castle Donington will adjoin the site. The site is considered **potentially suitable**. A change in the Limits to Development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to environmental factors can be satisfactorily addressed.

Availability: The site is promoted by an agent of behalf of the landowner. The landowner has indicated support for the development of the site. There is no house builder involved at this stage. The site is considered to be **potentially available**.

Achievability: There are no known physical or economic constraints, therefore the site is considered **potentially achievable**

Site Capacity:

Total Site Area Available for Development (hectares)	1.81
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	45
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

CD10 – Land north and south of Park Lane, Castle Donington

Site Description: This large greenfield site comprises numerous agricultural fields both to the north and south of Park Lane, to the west of Castle Donington. To the north lies East Midlands Distribution Centre, the proposed route of the Castle Donington relief road will run to the east, Donington Park lies to the south and a farm lies to the west. The northern part of the site is within Flood Zones 2 and 3. The land is a mixture of Grade 2, 3 and 4 Agricultural Land Quality (Natural England regional records). Adjacent to its north east corner is a wooded area which is designated as a Local Wildlife Site, part of which overlaps slightly into this site. In addition, overhead power lines run across the site, east to west. Another site included in the SHELAA, CD9, also lies to the east.

The site is also promoted for employment uses and is included in the employment part of the SHELAA, see site Emp72.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Castle Donington as a Key Service Centre. The affordable housing requirements are set out in Appendix one of this document
- **Minerals:** Part of the site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource
- **Highways:** This site is likely to impact on the forthcoming Castle Donington relief road. Suitable modelling will be expected. Any new access onto the relief road which impacts its primary function is likely to be viewed unfavourably by the Highway Authority. Obligations towards the upgrade of Park Lane is likely to be sought from sites using it as an access point. The site would benefit from a coordinated masterplan and assessments with adjacent sites if these are all allocated through a future plan.
- **Ecology:** There is the potential for badgers, otter, water vole and GCN to be on site. Shacklebrook Hollow LWS (woodland) lies within the site. The hedges, trees, ditches, woodland, stream and possible grassland have the potential to be BAP habitats. The site is mostly arable. A Phase 1 habitat/hedge/badger survey will be needed. Development will probably be ok with avoidance, mitigation and compensation. Need to retain hedges with 5m buffer zones natural vegetation and 5m buffer zones to streams and on and off site woodland. Buffer zone of 20m along the Trent needed. Potential for biodiversity enhancement.
- **Heritage:** The site, at its closest point, is less than 250 metres away from Donington Hall. Donington Hall and attached Chapel, stables and game room are all Grade II* Listed buildings, in addition The Diary at Donington Hall is Grade 2 Listed. As such, any development would need to safeguard the setting of Donington Hall.

The site is some distance from the main built up area of Castle Donington, although the relief road, when built, will bring the built-up area closer to the site. The site does not adjoin the Limits to Development and is poorly related to the settlement. The site is considered **potentially suitable**. As well as a change in the boundary of the Limits to Development there would also need to be a change in the development strategy to enable this site to be considered suitable. It would also be necessary to demonstrate that issues relating to flooding and minerals/geo environmental factors can be satisfactorily addressed.

Availability: The site is promoted by an agent of behalf of a client who owns the site, who has indicated support for the development of the land. There is no housebuilder involved at this stage. The site is considered to be **potentially available**.

Achievability: There are no known physical or economic constraints, therefore the site is considered **potentially achievable**

Site Capacity:

Total Site Area Available for Development (hectares)	95
Site Area Available for Housing Development (hectares)	47.5
Gross to Net Development Ratio	50%
Density Applied (dwellings per hectare)	30

As the site is included in the employment part of the SHELAA and the potential employment/housing split on the site is not known a range of capacity figures have been calculated.

Estimated capacity at 100% housing	1,425
Estimated capacity at 90% housing	1,283
Estimated capacity at 80% housing	1,140
Estimated capacity at 70% housing	998
Estimated capacity at 60% housing	855
Estimated capacity at 50% housing	713

Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

CD11 – Land off Diseworth Road, Castle Donington

Site Description: The site is located to the south-east of Castle Donington. It is broadly L-shaped and wraps around the rear of residential properties on Stone Hill. The site adjoins allotments to the north; countryside to the east; East Midlands airport to the south; and an area of public open space to the west. A public right of way (L85) runs parallel with (but outside of) the site’s western boundary. The site is Grade 3 agricultural land.

Suitability:

- **Planning Policy:** The site is located outside of, but adjoining, the Limits to Development for Castle Donington and is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). Castle Donington is identified in the Local Plan as a Key Service Centre (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** The site does not form a common boundary with the public highway. Given the location of the site, there are limited local amenities within 800m therefore there would likely be a heavy reliance of private motor vehicles.
- **Ecology:** The site is not an ecological designation. There are no potential BAP habitats on site. The site is considered to have potential for badgers. It is recommended that hedgerows are retained with a 5m buffer of natural vegetation (outside of gardens). Subject to these mitigation measures, the site is considered to be suitable in ecological terms.

Although the site adjoins the Limits to Development of Castle Donington, it is outside the defined settlement boundary and as such the site is considered **potentially suitable**. A change in the limits to development would be required for the site to be considered suitable.

Availability: The site has been submitted by an agent on behalf of the landowner. The owners of the site are stated to support its development. There is no known developer interest in the site at present. The site is **potentially available**.

Achievability: The site does not adjoin the public highway. It would need to be demonstrated that a safe and suitable access to the site can be achieved. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	12.4
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	233
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

CD12 – West of Hill Top, Castle Donington

Site Description: The site is located to the west of Hill Top. The site is agricultural land and is bound by mature hedgerows and trees. The land is of Grade 3 agricultural land quality (Natural England regional records). A mature hedgerow crosses east to west across the centre of the site. In the far westerly part of the site there is an area of dense planting that surrounds a pond. The site slopes downwards from south to north. To the south of the site is a farm and associated agricultural buildings. To the north of the site fronting Hill Top are a row of residential dwellings, the northern boundary of the site adjoins SHELAA site CD4 which has planning permission for 895 dwellings (site H1c in the Local Plan). To the west of the site is agricultural land. The site falls within an area where the airport noise is monitored.

The site is also considered in the employment part of the document, please see site Emp93.

Suitability: The site is being promoted for mixed use; residential and employment.

- **Planning Policy:** The site itself is outside of the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The site adjoins the Limits to Development along its northern boundary. The adopted Local Plan identifies Castle Donington as a Key Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site shares a common boundary with the adopted highway of Hill Top, which is a C classified road with a 30mph speed limit along the site frontage. Safe and suitable access via a simple priority junction would appear to be possible, subject to recorded design speeds (for which a speed survey would be required), however careful consideration would need to be given if a ghost right turn junction were required based on traffic flows. There are bus stops adjacent to the site on Hill Top which provide access to services to destinations including Castle Donington, East Midlands Airport, Coalville, Leicester, Derby and Nottingham. The only nearby local amenity is a pub on the opposite side of Hill top.
- **Ecology:** There is potential for badger to be on site. The on-site pond is large and is a Local Wildlife Site and is known to have Great Crested Newts (GCN), however, there is no recent habitat survey. The pond should not be infilled and lost. The grassland, hedge and pond are all potential BAP habitats. The remainder of the site is grassland with hedges and may be species rich. The hedges and ponds should be retained with buffers of natural vegetation (not gardens), buffers of 5 metres for the hedges and 10 metres for the ponds. A GCN survey/mitigation would be required. The site would need further surveys before a decision could be made on its suitability.

The site is outside but adjoins the Limits to Development. The site is considered **potentially suitable**. There would need to be a change in the boundary of the Limits to Development to enable this site to be considered suitable. It would also be necessary to demonstrate that issues relating to ecology factors can be satisfactorily addressed. Subject to these the site is considered **potentially suitable**.

Availability: The site is promoted by a property services land and development company on behalf of the representative of the site owners. The ownership of the site is in the process of being

transferred within the same family. There is no housebuilder involved in the site. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares) 3.19

As the potential split between residential and employment use on the site is unknown the following table provides a range of potential dwelling numbers.

Percentage residential use	Site area (Ha)	Gross to net development ratio	Density	No. of dwellings
50%	1.59	82.5%	30	39
30%	0.95	82.5%	30	23
10%	0.31	100%	30	9

Timeframe for Development

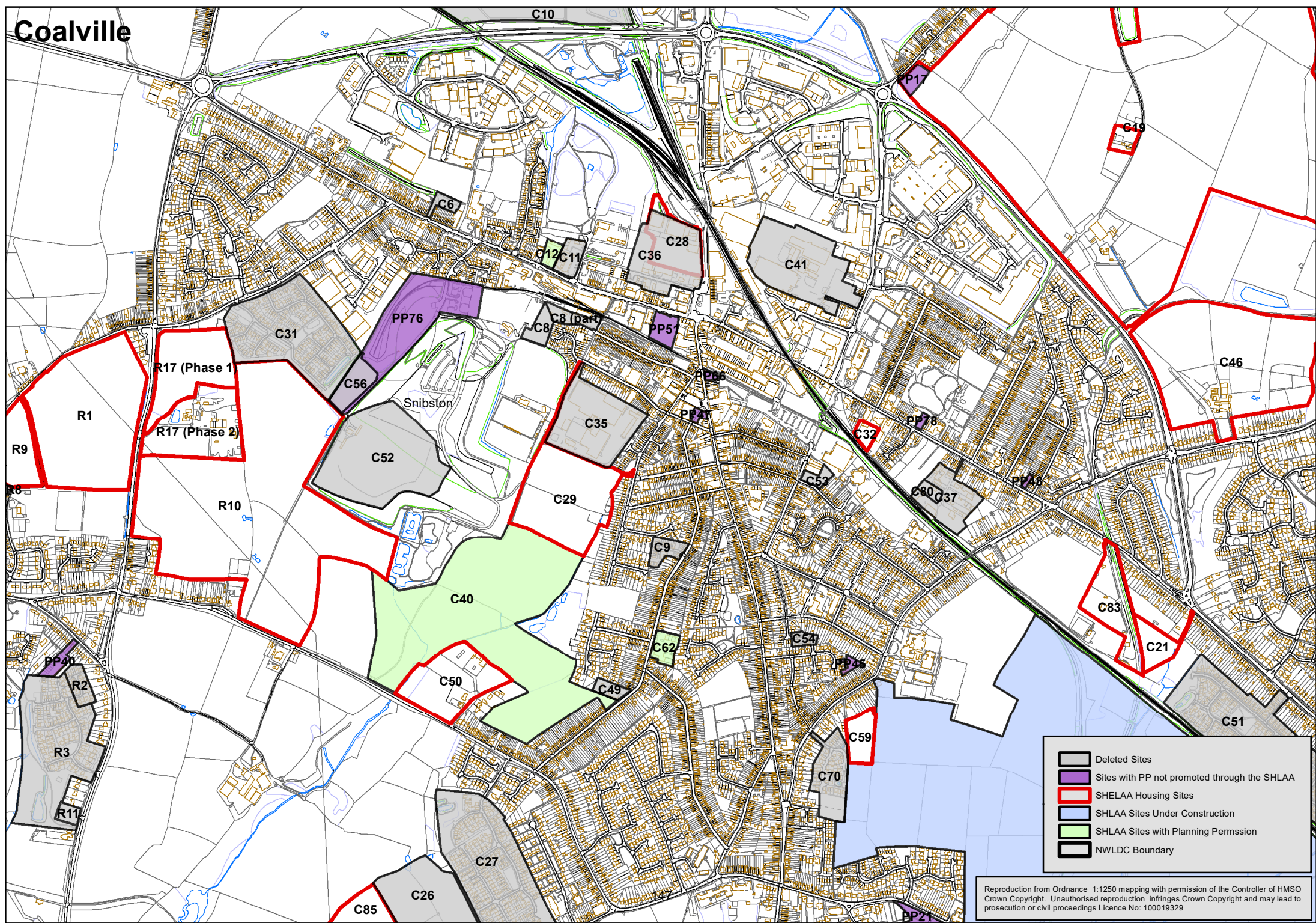
Years 11-20

Estimated Build Rate (dwellings per year)

n/a

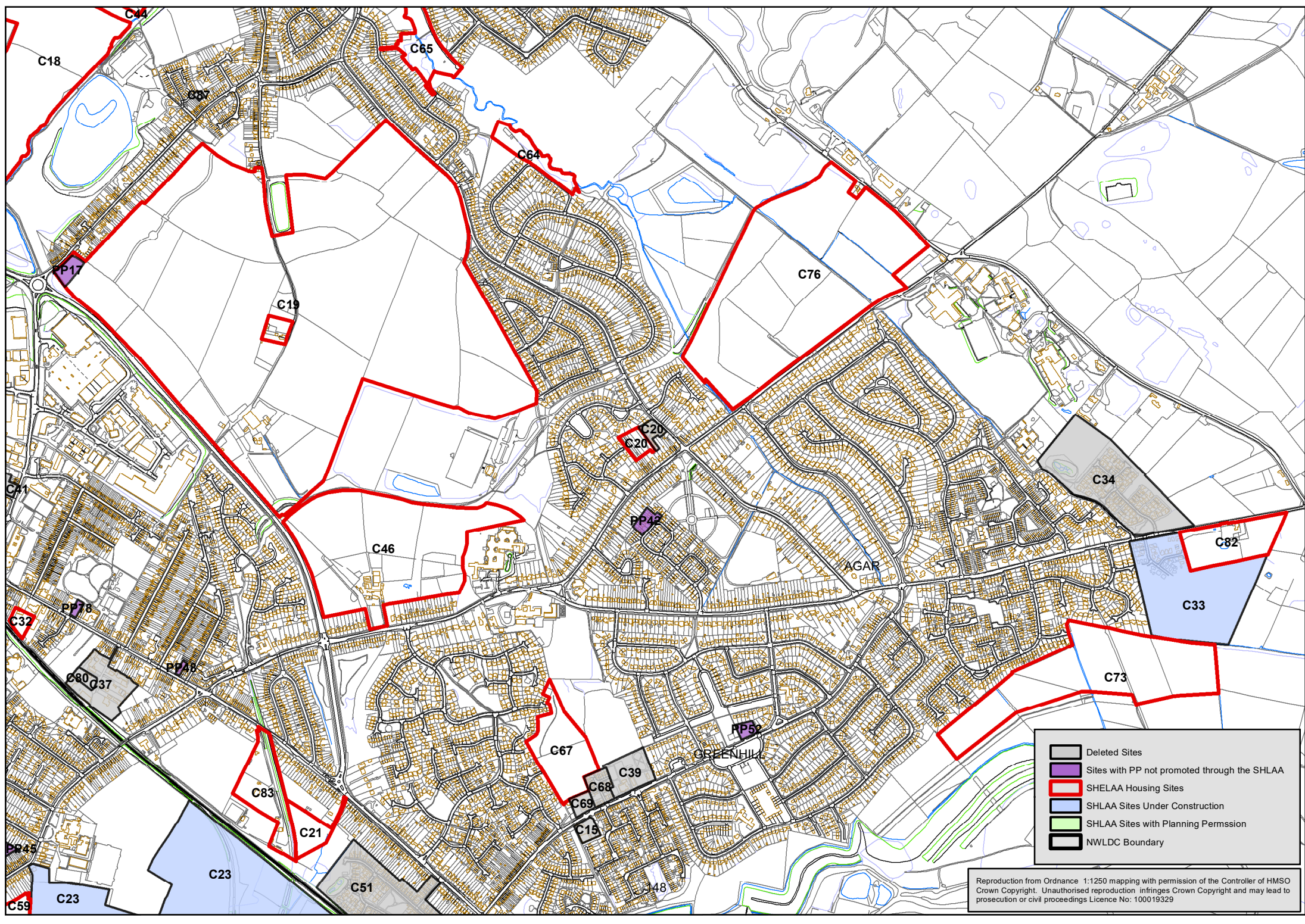
COALVILLE URBAN AREA







Coalville



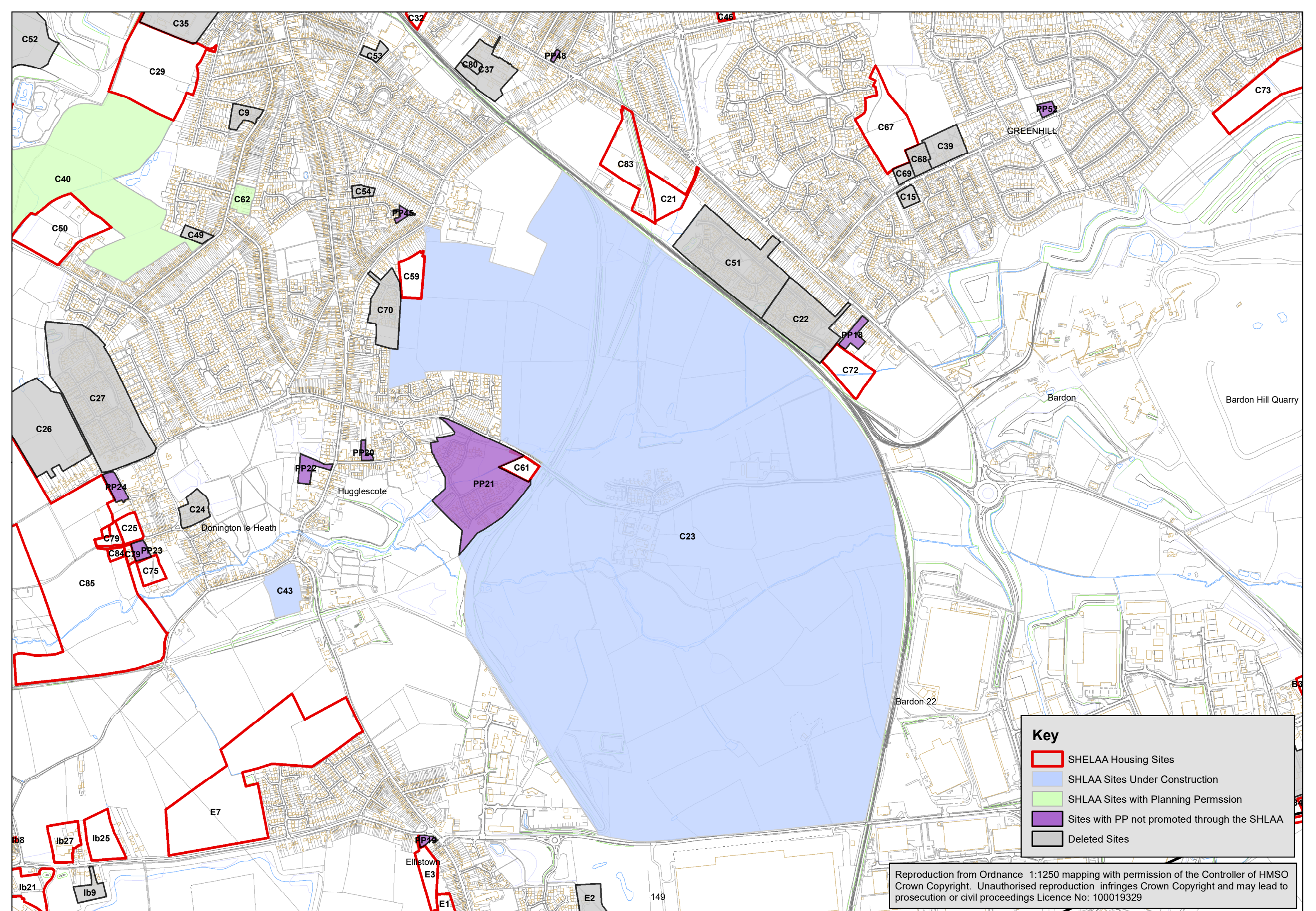
- Deleted Sites
- Sites with PP not promoted through the SHLAA
- SHLAA Housing Sites
- SHLAA Sites Under Construction
- SHLAA Sites with Planning Permission
- NWLDC Boundary

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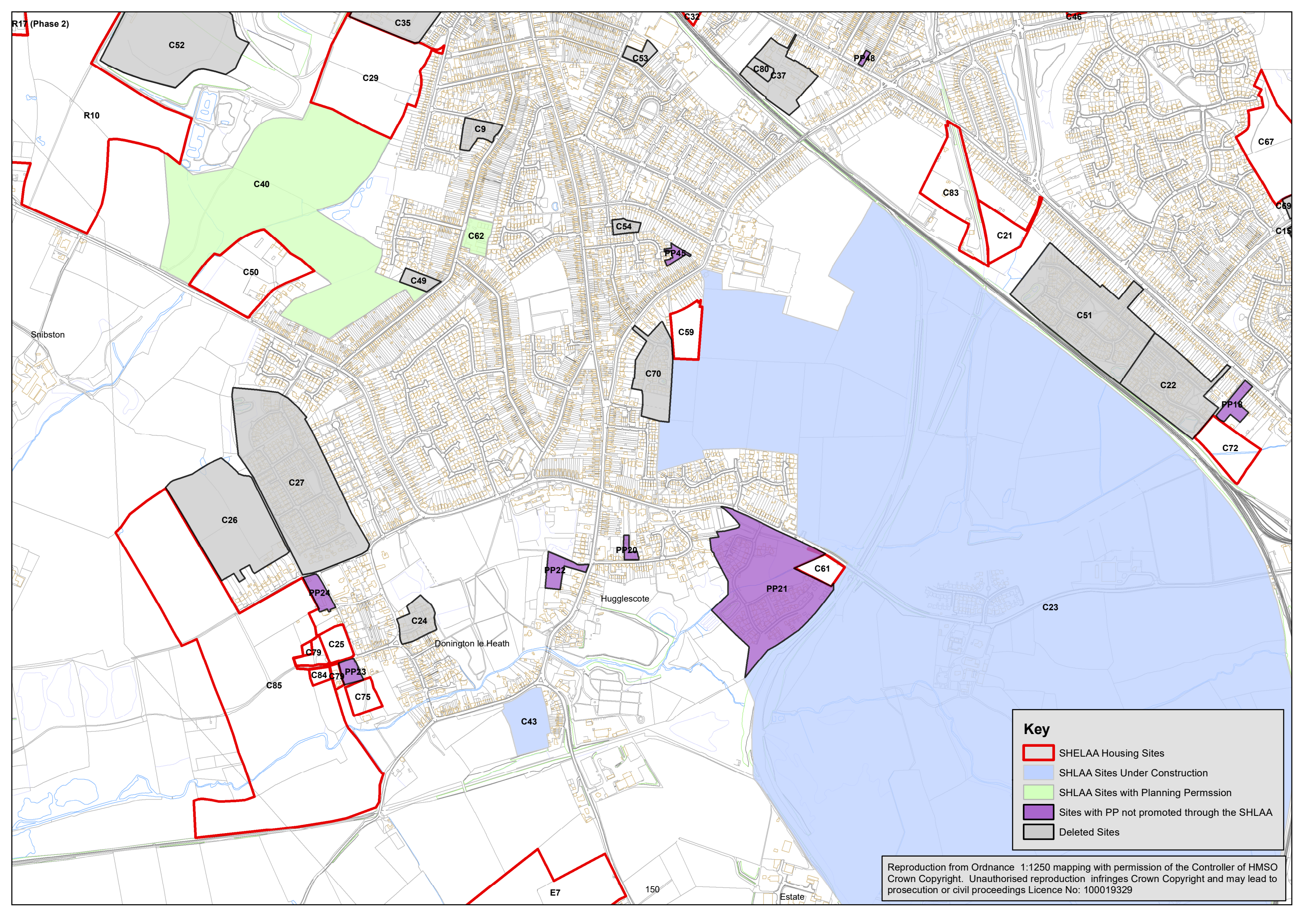
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Key

- SHELAA Housing Sites
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- Deleted Sites

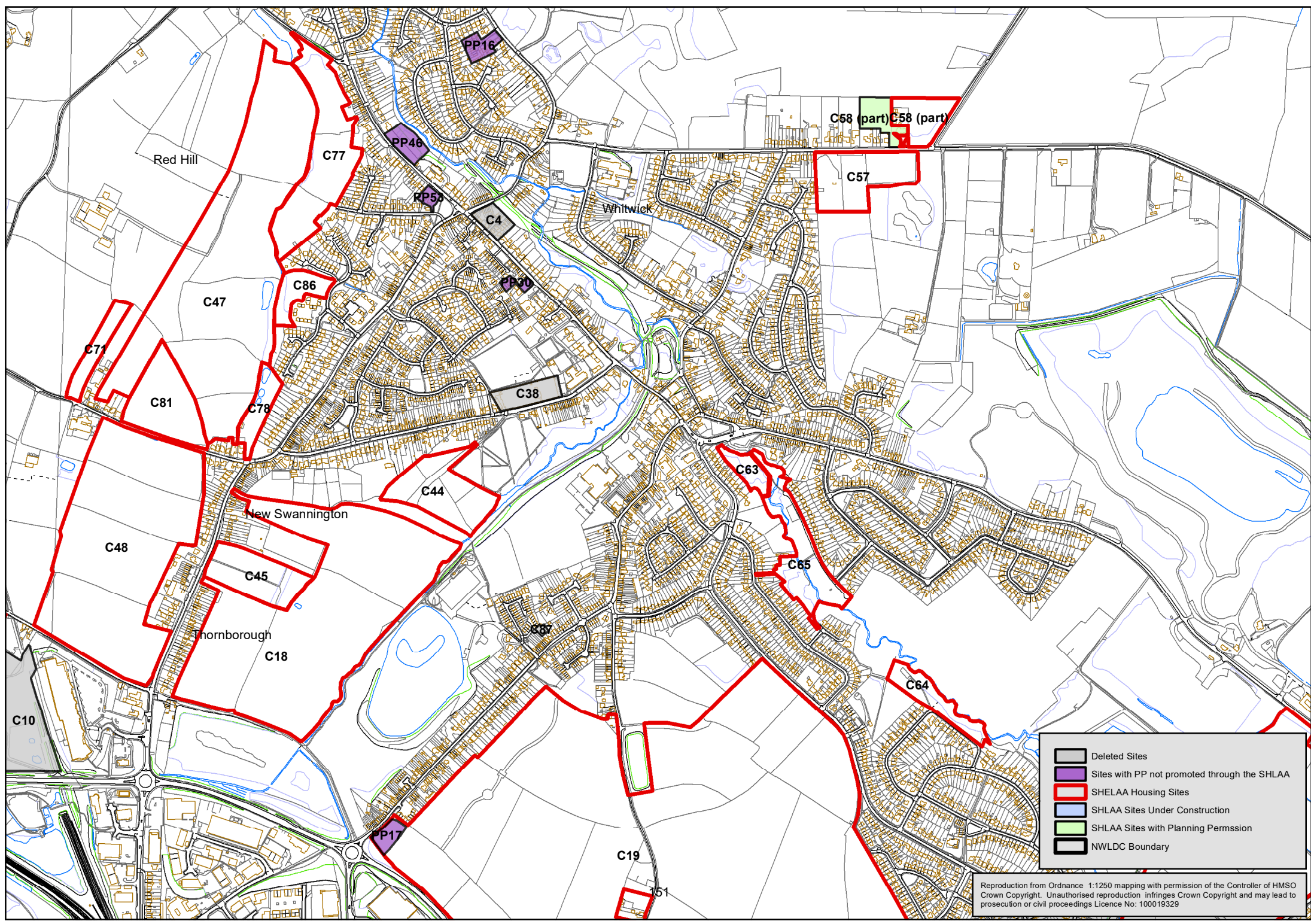
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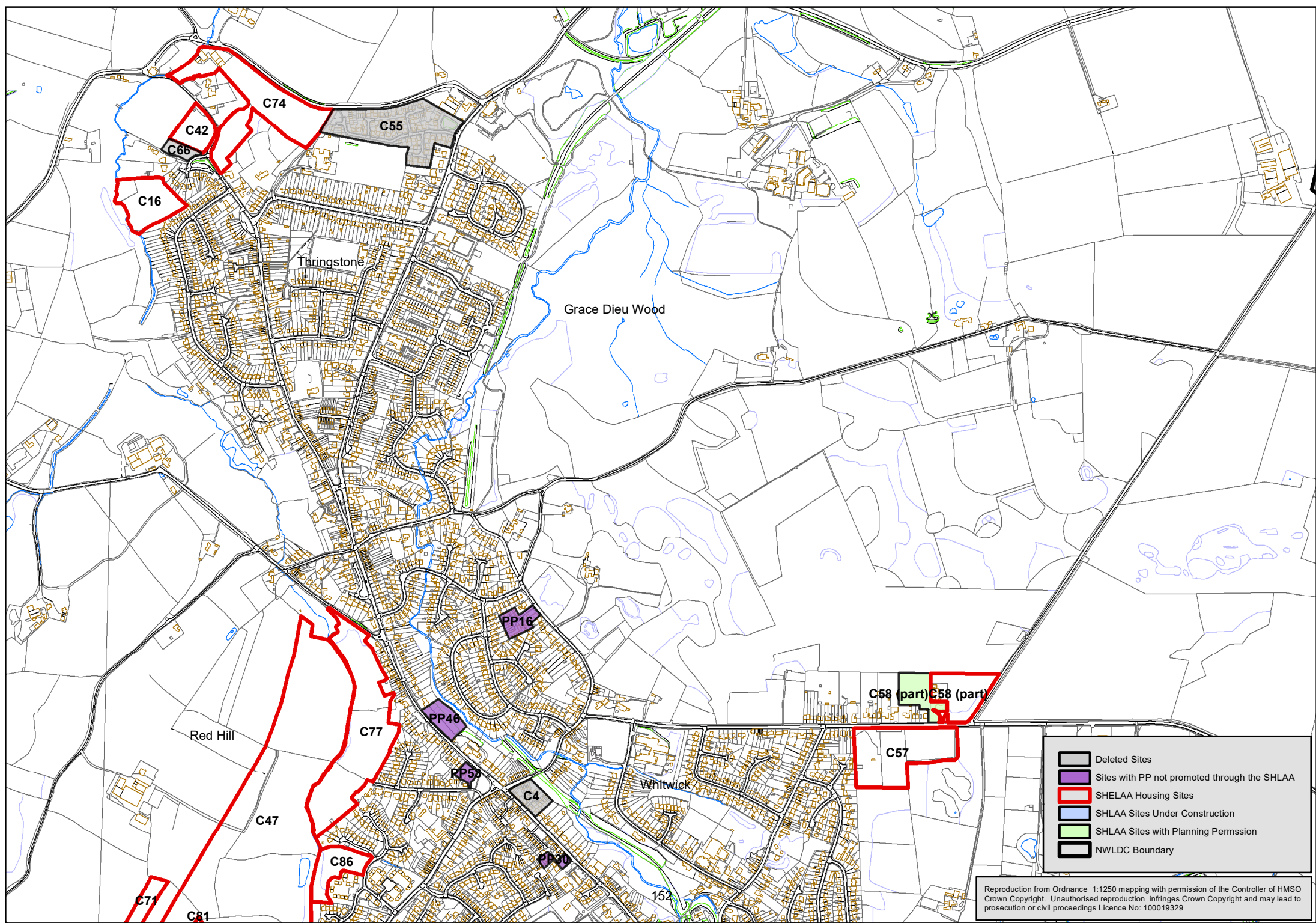
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C12 – Stevenson House, Ashby Road, Coalville

Site Description: The site is Brownfield land comprising small employment units and some associated car parking to the frontage. There is a hall to the west of the site, and Enterprise House to the east. Snibston Discovery Park is located to the south of the site, on the opposite side of Ashby Road. The site is within the National Forest. The site is located 30m from an Ancient Monument (Snibston Colliery).

Suitability: The site had outline planning permission (ref: 13/00107/OUTM) for the demolition of existing structures and the change of use of the land to residential and the development of 14 dwellings. This permission expired in December 2019. A further outline application (ref: 20/00966/OUTM) has been submitted for the demolition of existing structure and the change of use of the land to residential with the development of 8 dwellings and 6 flats. The application has not yet been determined.

- **Planning Policy:** The site is within the Limits to Development, as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The proposals set out under application no. 20/00966/OUTM have been subject to consultation with highways who state that the impacts of development on the highway network safety would not be unacceptable. Access is not to be determined as part of the application.
- **Ecology:** There are no designated ecological sites within the site boundary and no potential BAP habitats have been identified at the site. The site is considered to be acceptable in ecology terms.

The site is previously developed land within the Limits to Development. The site is considered **suitable**.

Availability: The site is currently occupied and in employment use. The site has been submitted by the owner. There is no known developer interest. The site is considered **potentially available**.

Achievability: There are no known achievability or viability issues, therefore the site is considered **potentially achievable**

Site Capacity:

Total Site Area Available for Development (hectares)	0.28
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(The number of dwellings and density are as detailed in the most recent planning application)

Density Applied (dwellings per hectare)	50
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Estimated capacity	14
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Timeframe for Development	Years 6-10
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Estimated Build Rate (dwellings per year)	n/a
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C16 – Land rear of Glebe Road, Thringstone

Site Description: The site is a Greenfield site to the rear of Glebe Road, Thringstone. There are residential properties to the north, south and east of the site and agricultural land to the west. The site is Grade 3 Agricultural Land quality (Natural England regional records) and is within the National Forest. The site abuts two trees with TPOs. There is a watercourse running along the western boundary of the site.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The Highway Authority identifies that the site does not have a suitable access to the highway network. The site would therefore be considered unacceptable to the Highway Authority.
- **Flooding:** Parts of the site fall within FZ2 and parts within FZ3a where the construction of housing will usually be inappropriate, unless by means of the sequential and exceptions tests (NPPF paragraphs 157-163), it can be demonstrated to be acceptable to the satisfaction of the Environment Agency
- **Ecology:** There is potential for badgers, water voles, otters and crayfish to inhabit the site. The watercourse to the west is a Potential Local Wildlife Site. The watercourse and wooded parts of the site represent potential Biodiversity Action Plan habitats within the site boundary. The site is considered acceptable providing a 10m buffer is retained along the wooded stream corridor.

The site is a greenfield site outside the Limits to Development. Subject to demonstrating that issues relating to flooding can be satisfactorily addressed the site is considered **potentially suitable**, a change in the boundary of the existing Limits to Development would be required for the site to be considered suitable.

Availability: The site is in multiple ownership and all owners support the development of the site. There is no known developer interest, the site is considered **potentially available**.

Achievability: There is no identified access onto the site; a suitable access may require third party land. Therefore the site is considered **not currently achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.37
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	34
Timeframe for Development	Years 11-20

Estimated Build Rate (dwellings per year)

n/a

C18 – Land rear of Thornborough Road, Thornborough/New Swannington

Site Description: The site is located to the rear of properties fronting Thornborough Road. The site is Greenfield land currently used for agricultural purposes. The Hermitage Leisure Centre and an area of public recreational open space, which includes a lake, are located adjacent to the eastern boundary of the site. The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is within the Limits to Development and within an area identified as an Area of Separation on the adopted Local Plan Policies Map (2017). The Area of Separation Policy (Policy En5) details that that development will not be permitted which, either individually or cumulatively, would demonstrably affect or diminish the present open and undeveloped character of the area (between Coaville and Whitwick). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Ground conditions:** The site is 20m from a Historic Landfill Site (Swannington Playing Field) and is 100m away from two further Historic Landfill Sites. The site is potentially suitable, subject to the completion of further geo-environmental investigation.
- **Flooding:** A part of the north western extent of the site (less than 5% of the total site area) falls within Flood Zones 2 and 3 where the construction of housing will usually be inappropriate, unless by means of the sequential and exceptions tests (NPPF paragraphs 157-163), it can be demonstrated to be acceptable to the satisfaction of the Environment Agency.
- **Minerals:** The site is within the Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource for the potential presence of at or near surface coal resources.
- **Highways:** There are no apparent fundamental Highway reasons for this site to be excluded from consideration.
- **Ecology:** The pond to the east of the site is known to be inhabited by Great Crested Newts and there is potential for Great Crested Newts to inhabit ponds within the site boundary. A Great Crested Newts survey or entry into the Great Crested Newts District Level Licensing Scheme would be required. There is potential for badgers, water voles, otters and crayfish to inhabit parts of the site. The ponds, watercourses and hedges within the site boundary represent potential Biodiversity Action Plan habitats. The site is considered to be acceptable with mitigation/enhancement. Depending on results of a Great Crested Newt survey of the nearby pond, there may be a requirement to mitigate for the species. 10m Buffer zones should be retained along watercourses and boundary hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is within an Area of Separation and it would be necessary for any development proposal to demonstrate that development would not erode the separation between Coalville and Whitwick. It would also be necessary to demonstrate that issues relating to flooding and minerals/geo environmental factors can be satisfactorily addressed. Subject to these the site is considered **potentially suitable**.

Availability: There are no known ownership issues. The site is promoted by an agent on behalf of the landowner. There is no known developer interest. The site is considered **potentially available**.

Achievability: There are no known achievability or viability issues, therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	18.60
Gross to net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	348
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

C19 – Land at Stephenson Green, Coalville

Site Description: The site is Grade 3 Agricultural Land (Natural England regional records) to the north east of Stephenson Way, Coalville. There are residential properties to the north, north west and north east of the site. There is an industrial estate and retail park to the west, on the opposite side of Stephenson Way. Coalville Rugby Club adjoins the south-eastern boundary of the site. Mature hedges and power lines bisect the site. The site is within the National Forest. The site boundary excludes the two dwellings on Green Lane.

Suitability: The site has been part of a previous outline application (ref: 10/01208/OUTM) for a larger scheme which included residential development and a new local centre. The application was dismissed at appeal and was also dismissed following a High Court Judicial Review. The eastern extent of the site has been subject to an outline planning application (ref: 14/00800/OUTM) for residential development. The application was refused and also dismissed at appeal.

- **Planning Policy:** The site is within the Limits to Development and also within an area identified as an Area of Separation on the adopted Local Plan Policies Map (2017). The Area of Separation Policy (Policy En5) details that that development will not be permitted which, either individually or cumulatively, would demonstrably affect or diminish the present open and undeveloped character of the area (between Coalville and Whitwick). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** There would be an objection to the development of this site until the impact on the local highway network can be demonstrated. It is possible that issues can be overcome through mitigation measures and planning conditions.
- **Ecology:** There are no designated ecological sites within the site boundary although there are known badger setts on the site and there is potential for bats to roost in the existing buildings on the site. Great Crested Newts inhabit a nearby pond to the north west of the site at the Hermitage Recreation Ground and there is a pond adjacent to the site which could be inhabited by Great Crested Newts. A Great Crested Newt survey or entry into the Great Crested Newt District Level Licensing Scheme would be required. The hedges represent potential Biodiversity Action Plan habitats. It is considered that the site is acceptable with mitigation/enhancement. Depending on results of Great Crested Newt survey of the nearby pond, there may be a requirement to mitigate for the species. Mitigation should include 10m Buffer zones retained along significant hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is within an Area of Separation and it would be necessary for any development proposal to demonstrate that development would not erode the separation between Coalville and Whitwick. The site is considered **potentially suitable**. It is acknowledged that the site was part of a larger site where planning permission was dismissed following a High Court Judicial Review.

Availability: There are no known ownership issues. The majority of the site is within the ownership of two volume housebuilders who own separate parcels of land within the site boundary. There are a further two landowners. All landowners support the development of the site. The site is considered **available**.

Achievability: There are no known achievability or viability issues therefore the site is considered **potentially achievable**

Site Capacity:

Total Site Area Available for Development (hectares) 76

The site promoter identifies that the density will be in the region of 35dph and only a proportion of the site will be developed for housing as a significant part of the site will be used to provide formal and informal open space and landscaping.

Gross to net Development Ratio 50%

Density Applied (dwellings per hectare) 30

Estimated capacity 1,140

Timeframe for Development Years 11-20

Estimated Build Rate (dwellings per year) n/a

C20 – Land at Meadow Lane/Hall Lane, Coalville

Site Description: The site is to the rear of properties along Meadow Lane and is made up of several of the residential gardens of the properties along Meadow Lane. The site is enclosed by existing residential development. The site is within the National Forest and is c15m from a TPO area and c300m from SSSI (Coalville Meadow).

Suitability: The part of the site fronting Hall Lane (including land rear of No. 81 Meadow Lane) was granted planning permission for the development of eight dwellings and formation of access (ref: 10/01086/FUL). This part of the site is now complete. Land to the rear of No. 79 Meadow Lane had planning permission (ref: 16/01272/FUL) for the development of two dwellings, with access via the development of 8 dwellings, as above. Planning permission 16/01272/FUL expired in February 2020.

- **Planning Policy:** The site is within the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** There is no objection to the principle of development, although there are issues regarding potential layout, pedestrian access onto Hall Lane and provision of off-street parking to be addressed.
- **Ecology:** The site is a large back garden site which is considered acceptable with mitigation. If there are buildings on the site a bat survey maybe needed.

The site is within the Limits to Development and development has already taken place on part of the site and an additional permission has been granted for 2 dwellings at the rear of number 79 Meadow Lane. The site is considered **suitable**.

Availability: The remainder of the site (the part that does not having planning permission) is made up of a number of residential gardens and is therefore in multiple ownership. A potential access has been retained to the remainder of the site (via the two sites that have planning permission). However, unlocking access onto the remainder of the site appears to rely on each consecutive landowner wanting to develop to the rear of their dwelling. Therefore, ownership issues may prevent the remainder site coming forward. The part of the site with planning permission is considered **available**, the remainder of the site is considered **potentially available**.

Achievability: There are no known achievability or viability issues. However, there are potential land ownership issues, as outlined above. Therefore, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.45
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	11

Timeframe for Development

Years 11-20

Estimated Build Rate (dwellings per year)

n/a

C21 – Land rear of Bardon Road, Coalville

Site Description: The site is Grade 3 Agricultural Land (Natural England regional records) to the south west of Bardon Road, Coalville. The site is Greenfield land with residential properties to the north, although not adjoining the site. A disused railway line runs along the western boundary. The site is within the National Forest.

Suitability: There is planning permission for an access road for the South East Coalville development site (SHELAA site C23) that goes straight through the centre of the site.

- **Planning Policy:** The site is within the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** It is considered that this site would require strategic transport planning as part of the wider South-East Coalville Sustainable Urban Extension.
- **Ecology:** There are no designated ecological sites within the site boundary although the hedgerows at the site represent potential Biodiversity Action Plan habitats. There is potential for badgers to inhabit the site. The site is considered acceptable with mitigation and protection of boundary hedges with 5m Buffer zones which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. The wildlife corridor along the wooded railway line to the south should be protected and enhanced, and connectivity retained.

The site is within the Limits to Development. The site is considered **suitable**. However, there may be a requirement for this site to be utilised as part of the route for a potential link road from the allocated housing site to the south.

Availability: There are no known ownership issues; the site is within the ownership or under option of a housing developer. The site is considered **available**.

Achievability: One of the access points for SHELAA site C23 goes straight through the centre of this site. Therefore, the site is considered **not currently achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.04
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	26
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

C23 – South East Coalville

Site Description: The site extends south from the former railway line and adjoins Beveridge Lane, Ellistown to the south.

As at April 2021 there was planning permission for 3,500 dwellings of which 203 had been built and 80 under construction.

The site is suitable, available and achievable

Site Capacity:

Total Site Area Available for Development (hectares) **Approx 224**

Density Applied (dwellings per hectare) **30-40**

(The Masterplan identifies that the site will provide for (amongst other non-residential uses) a new local centre, a medical centre, a new primary school, a children’s day nursery and open space provision)

Estimated capacity **3,500**

Timeframe for Development **Years 0-5 onwards**

Estimated Build Rate (dwellings per year) **Up to 165**

C25 – Land off Farm Lane and Townsend Lane, Donington le Heath

Site Description: The site is Grade 2 Agricultural Land (Natural England regional records) to the west of Farm Lane, adjacent to the junction with Townsend Lane. The site is Greenfield land currently used as pasture. There are residential properties to the north and east, on the opposite side of Farm Lane. There is agricultural land located to the west of the site. The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site is a significant distance to the local public transport network. Both Farm Lane and Townsend Lane are unsuitable to cater for the traffic likely to be generated. The site would be unacceptable in highway terms.
- **Ecology:** The site is a candidate Local Wildlife Site. The species-rich grassland represents a potential Biodiversity Action Plan habitat within the site boundary. There is potential for badgers to inhabit the site. As a result, it would be necessary to demonstrate that a more up-to-date survey demonstrates a change in habitat value, or significant harm can be avoided through appropriate mitigation or compensation.
- **Minerals:** The very western edge of the site falls within the Minerals Consultation Zone for the potential presence of below surface brick clay resources and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource
- **Heritage:** the site is approximately 250 metres from Donington le Heath Manor House.

The site is outside the Limits to Development and is considered to be **potentially suitable**; a change in the boundary of the Limits to Development would be required for the site to be considered suitable. It would also be necessary to address concerns relating to highways, ecology and minerals.

Availability: There are no known ownership issues. The site has been submitted by chartered surveyors. It is considered that the site is **potentially available**.

Achievability: The site is currently unacceptable in highways terms and this would need to be overcome. In addition, the site is not considered suitable for development in ecological terms, unless up-to-date survey information is accepted to demonstrate a change in habitat value. Therefore, the site is considered **not currently achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.57
Gross to net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	14
Timeframe for Development	Years 11-20

Estimated Build Rate (dwellings per year)

n/a

C28 – Land at Wolsey Road, Coalville

Site Description: The site is located to the west of Wolsey Road, Coalville. The site is Brownfield land and was occupied by a former factory and industrial and employment units, these have since been demolished. There are industrial units to the south and to the east of the site on the opposite side of Wolsey Road. There is Greenfield land to the north west of the site and a railway runs to the east of the site. The site is within the National Forest.

Site is also considered in the ELAA part of the document, please see site Emp25.

Suitability: A large part of the site has been subject to a previous refused planning application (ref: 08/00363) for the development of a supermarket.

- **Planning Policy:** The site is within the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** There were no highway objections to the proposed development of a supermarket on the site - subject to conditions and planning obligations.
- **Ecology:** There are no designated ecological sites within the site boundary and no potential Biodiversity Action Plan habitats have been identified within the site. There is potential for bats to roost in the existing buildings on the site and a bat survey would be required up front and if bats found then mitigation would be needed. The site is considered acceptable for residential development.
- **Minerals :** The northern part of the site is within the Minerals Consultation Zone for the potential presence of at or near surface coal resources the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.

The site is brownfield land within the Limits to Development, the site is considered **suitable** subject to addressing minerals related issues.

Availability: There are no known ownership issues, the site is considered is **potentially available**.

Achievability: There are no known achieveability or viability issues, therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	2.06
Gross to net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	38
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

C29 - Owen Street Allotments, Coalville

Site Description: The site is Greenfield land and was previously used as allotments. The site has planning permission (ref: 19/00675/FULM) for the development of 130 affordable dwellings with associated infrastructure, public open space and landscaping and demolition of existing dwelling. As at April 2021 development had started.

Site Capacity:

Total Site Area Available for Development (hectares)	5.98
Gross to net Development Ratio	62.5%
Density Applied (dwellings per hectare)	35
Estimated capacity	129 (as per application)

(Application is for 130 dwellings but involves the demolition of 1 dwelling as such the capacity has been reduced by one dwelling)

Timeframe for Development	Years 0-5
Estimated Build Rate (dwellings per year)	25

C32 – Land at London Road, Coalville

Site Description: The site is to the south of London Road, Coalville, to the rear of Christ Church. The site is part brownfield and part Greenfield land and comprises the vicarage and associated garden. There are residential properties west of the site and a petrol filling station to the east. The existing Church and Church Hall are located to the north of the site, fronting London Road. A railway line runs adjacent to the southern boundary of the site. The site is within the National Forest.

Suitability: The site was granted planning permission in 2013 (ref: 13/00268/FUL) for the extension of the church hall and alterations to the vehicular access arrangements.

- **Planning Policy:** The site is within the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** In response to the application for the extension to the church hall the Highways Authority did not raise any objection to the proposal. The proposed extension of the church hall included slight alterations to the existing vehicular access, which offered improvements to the access arrangements. The potential redevelopment of the site for residential use would need to be subject to a separate consultation with the Highway Authority.
- **Ecology:** There is potential for badgers to occupy the site (along the railway). There are no designated ecological sites or potential Biodiversity Action Plan habitats within the site boundary. The trees within the site should be retained. It is considered that the site would be acceptable with mitigation.
- **Heritage:** The majority of the site (c90%) is within the grounds of the Church which is a Grade 2 Listed Building. The site is within 60m of Site of Archaeological Interest.

The site is within Limits to Developments and is therefore considered **suitable** subject to addressing any heritage related issues.

Availability: There are no known ownership issues, the site is promoted by and agent on behalf of the landowner. There is no known developer interest. It is considered that the site is **potentially available**.

Achievability: There are no known achievability or viability issues, therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.31
Gross to Net Development Ratio	100%
Density Applied (dwellings per hectare)	30
Estimated capacity	9
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

C33 – Land at Greenhill Farm, Greenhill Road, Coalville

Site Description: The site is located to the south of Greenhill Road, Coalville. It is a Greenfield site with residential properties to the west. There is planning permission (17/01306/REMM) for the development of 166 residential dwellings, open space, infrastructure and National Forest planting. At April 2021 71 dwellings were built, 14 were under construction and 81 were not started.

The site is suitable, available and achievable

Site Capacity:

Total Site Area Available for Development (hectares)	7.22
Gross to net Development Ratio	62.5%
Density Applied (dwellings per hectare)	437
Estimated capacity	166 (as reserved matters application)
Timeframe for Development	Years 0-5
Estimated Build Rate (dwellings per year)	25

C40 – Land at Standard Hill, Coalville

Site Description: The site is Grade 3 Agricultural Land (Natural England regional records) to the north of Standard Hill and west of Highfield Street, Coalville. The site is Greenfield land with residential properties to part of the southern and eastern boundaries. There is Greenfield land to the north and west of the site. That to the north is currently being developed for housing (site C29). The former Snibston Discovery Park is located to the North West. The site is within the National Forest.

Suitability: The site has outline planning permission (ref: 12/00007/OUTM) for residential development of up to 400 dwellings. A reserved matters application (ref: 16/00406/REMM) was submitted for 79 dwellings on the southern part of the site accessed off Standard Hill. A more recent reserved matters application (ref: 18/00707/REMM) has been submitted for 400 dwellings. As at February 2021 the two reserved matters applications were yet to be determined.

- **Planning Policy:** The site is within the Limits to Development, as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the site as a housing site with planning permission (site H1d). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** There are no fundamental objections to the development of this site and the proposed access off Highfield Street subject to conditions and planning obligations.
- **Ecology:** The site includes Coalville scrub and grassland which is a candidate Local Wildlife Site. There is potential for badgers, Great Crested Newts, otters, water voles and crayfish to inhabit parts of the site. The watercourse and hedgerows at the site represent potential Biodiversity Action Plan habitats. The site is considered to be acceptable with mitigation. The relevant issues have been covered by supporting information accompanying application 12/00007/OUTM. If this application is not implemented, repeat surveys may be needed.

The site is within Limits to Development and has out outline planning permission for residential development. The site is considered **suitable**.

Availability: There are no known ownership issues, the application was submitted by a volume housebuilder who owns the site, the site is considered **available**.

Achievability: There are no known achieveability or viability issues, therefore the site is considered to be **potentially achievable**

Site Capacity:

Total Site Area Available for Development (hectares)	19.17
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	33.4
Estimated capacity	400
Timeframe for Development	Years 0-5 onwards

Estimated Build Rate (dwellings per year)

40

C42 – Land at Fretsom’s Field, Lily Bank, Thringstone

Site Description: The site is Grade 3 Agricultural Land (Natural England regional records) to the west of Lily Bank, Thringstone. The site is Greenfield land with several mature trees and hedges around the boundary. The site slopes upwards from the apex of Lily Bank corner. There is a farm located to the north of the site, with residential properties a short distance from the southern boundary. There is Greenfield land to the east and west of the site. The site is within the National Forest. The site is within the Gas Pipeline consultation zone.

Suitability: A previous application (ref: 15/00009/OUTM) had been submitted for outline planning permission for the development of 25 dwellings on the site (along with an adjoining site), the application was withdrawn.

- **Planning Policy:** The site is located outside the Limits to Development, as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** Lily Bank is a narrow country lane subject to the national speed limit. There are no pedestrian walkways that would enable new residents to access the nearest bus service on Henson’s Lane. This site would be considered unacceptable to the Highway Authority.
- **Ecology:** The grassland at the site represents a former Parish-level Wildlife Site. The hedges and grassland represent potential Biodiversity Action Plan habitats and there is potential for badgers to inhabit the site. The site is considered acceptable for development with mitigation. 5m Buffer zones should be retained along significant hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is outside the Limits to Development, the site is considered **potentially suitable**. A change to the existing boundary of the Limits to Development would be required for this site to be considered to be suitable. Highways issues would also need to be addressed.

Availability: The site is promoted by the landowners (whole site is jointly owned by two landowners). There is no known developer interest. It is considered that the site is **potentially available**.

Achievability: There are no known achievability or viability issues, therefore the site is considered **potentially achievable**

Site Capacity:

Total Site Area Available for Development (hectares)	0.7
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	17
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

C43 – Land South of The Green, Donington le Heath

Site Description: The site is located to the south of The Green. It is a Greenfield site formally used as allotments. The site has reserved matters permission (ref: 19/01600/REMM) for the development of 34 dwellings. At April 2021 10 dwellings were under construction and 24 had not started. .

Site Capacity:

Total Site Area Available for Development (hectares)	1.53
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	27
Estimated capacity	34 (as per application)
Timeframe for Development	Years 0-5
Estimated Build Rate (dwellings per year)	17

C44 – Land off Church Lane, Whitwick

Site Description: The site is partly Grade 3 Agricultural Land (circa. 5%) (Natural England regional records) and is located to the rear of Church Lane, Whitwick. The site slopes downwards, away from Church Lane, which is a relatively minor highway with parking on both sides. A factory unit is immediately opposite the likely site entrance. The site is Greenfield and mainly unused agricultural land, although part of the site is used as a paddock. There are residential properties to the north western boundary of the site, and Whitwick Cemetery is located to the north east. There is further Greenfield agricultural land located to the south of the site, and recreational land to the south east. A public footpath leads into the site from Church Lane. The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is within the Limits to Development and within an area identified as an Area of Separation on the adopted Local Plan Policies Map (2017). The Area of Separation Policy (Policy En5) details that that development will not be permitted which, either individually or cumulatively, would demonstrably affect or diminish the present open and undeveloped character of the area (between Coaville and Whitwick). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site does not appear to have a suitable access to the highway network. For a development of over 50 dwellings the Highway Authority would wish to see a minimum of 5.5m carriageway width, as per the 6Cs Design Guide, therefore this site would be unacceptable to the Highway Authority
- **Ecology:** There are no designated ecological sites within the site boundary. The hedges, scrub and watercourses around the site represent potential Biodiversity Action Plan habitats. There is potential for badgers, otters, water voles and crayfish to inhabit the site. The site is considered acceptable for development with mitigation. 5m Buffer zones should be retained along significant hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.
- **Flooding:** The south eastern part of the site is within Flood Zones 2 + 3.
- **Minerals:** The site is within the Minerals Consultation Zone for the potential presence of at or near surface coal resources and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.

The site is within an Area of Separation and it would be necessary for any development proposal to demonstrate that development would not erode the separation between Coalville and Whitwick. It would also be necessary to demonstrate that any minerals issues are addressed. The site is considered **potentially suitable**.

Availability: There are no known ownership issues; the site is in single ownership by a volume housebuilder. It is considered that the site is **available**.

Achievability: There does not appear to be an adequate access onto the site and third party land maybe required, therefore the site is considered **not currently achievable**.

Site Capacity:

Total Site Area Available for Development (hectares) 1.46

(Total Site area is 2.66 - approximately 1.20ha of the site is within Flood Zones 2 + 3; capacity is based on the 1.46ha figure)

Gross to Net Development Ratio 82.5%

Density Applied (dwellings per hectare) 30

Estimated capacity 36

Timeframe for Development Years 11-20

Estimated Build Rate (dwellings per year)

C45 – Thornborough Road Allotments, Coalville

Site Description: The site is to the east of Thornborough Road. The site is Grade 3 Agricultural land and is currently used as allotments. The site gently slopes away from Thornborough Road. There are residential properties to the north and a short distance from the southern boundary of the site. There are further residential dwellings to the west, on the opposite side of Thornborough Road; there is agricultural land to the east. The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is within the Limits to Development and within an area identified as an Area of Separation on the adopted Local Plan Policies Map (2017). The Area of Separation Policy (Policy En5) details that that development will not be permitted which, either individually or cumulatively, would demonstrably affect or diminish the present open and undeveloped character of the area (between Coalville and Whitwick). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** There are no apparent fundamental Highway reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.
- **Ecology:** The site is considered acceptable with mitigation: 5m Buffer zones should be retained along significant hedges, 10m buffers along the watercourse, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. A Great Crested Newt survey or entry into the Great Crested Newt District Level Licensing Scheme would be required.
- **Minerals:** The Site is within a Minerals Consultation Zone for the potential presence of at or near surface coal resource and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource

The site is within an Area of Separation and it would be necessary for any development proposal to demonstrate that development would not erode the separation between Coalville and Whitwick. It would also be necessary to demonstrate that any minerals issues are addressed. The site is considered **potentially suitable**.

Availability: The site is in single ownership and is promoted by an agent; there is no known developer interest. The site is **potentially available**.

Achievability: There are no known achievability or viability issues; the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	2.2
Gross to net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	41
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

C46 – Land at Broomleys Farm, Coalville

Site Description: The site is agricultural land to the rear of properties fronting Broomleys Road, Coalville. The site is predominantly Greenfield although part of the site is occupied by a farm house and buildings associated with agricultural and livery uses. The site itself is fairly flat with mature hedgerows dividing some of the field boundaries. A public footpath bound by mature trees and hedgerows runs along the northern boundary of the site. There are residential properties to the south and Coalville Community Hospital to the south west of the site. The A511 runs along the western boundary. There is further Greenfield agricultural and recreation land to the north of the site. The site is within the National Forest.

Suitability: The site has been subject to a previous outline planning application for residential development (ref: 09/01042/OUTM). The application was appealed on the grounds of non-determination. The appeal was withdrawn prior to an inquiry taking place. The site has also been subject to a further outline application (14/00808/OUTM) for the development of 250 dwellings on the site which was never determined but was 'disposed' of on 21 May 2020. There have been two recent permissions granted for uses at Broom Leys Farm, application 20/01154/AGP for the erection of an agricultural building and 19/02414/FUL for the erection of a building for use as a doggy day care business.

- **Planning Policy:** The site is within the Limits to Development and within an area identified as an Area of Separation on the adopted Local Plan Policies Map (2017). The Area of Separation Policy (Policy En5) details that that development will not be permitted which, either individually or cumulatively, would demonstrably affect or diminish the present open and undeveloped character of the area (between Coalville and Whitwick). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** In regards to the previous application on the site, Highway concerns were raised regarding the impact on the M1 motorway junction, the adverse impact on the safe operation of the surrounding highway network and the lack of mitigation measures and contributions towards the future growth of Coalville.
- **Ecology:** There are no designated ecological sites within the site boundary although the hedges and veteran trees around the site represent potential Biodiversity Action Plan habitats. There is potential for bats, badgers and Great Crested Newts to occupy the site and surrounding land/ponds/buildings. A Great Crested Newt survey or entry into the Great Crested Newt District Level Licensing Scheme would be required. The site is considered acceptable for development with mitigation. 5m Buffer zones should be retained along significant hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is within an Area of Separation and it would be necessary for any development proposal to demonstrate that development would not erode the separation between Coalville and Whitwick. The site is considered **potentially suitable**.

Availability: The site is in single ownership and promoted on behalf of a volume housebuilder who has an option/conditional contract on the site. There are no known ownership issues. The site considered **available**.

Achievability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	14.16
Gross to net Development Ratio	62.5%
Density Applied (dwellings per hectare)	28.3
Estimated capacity	266
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

C47 – North of Church Lane, New Swannington

Site Description: Site is located to the north of Church Lane, New Swannington. The site slopes downwards to the adjacent residential properties and is in mainly arable agricultural use. Boundaries to and within the site comprise mainly mature hedges with some trees along the hedge boundaries. Public footpaths cross the site. The site is within the National Forest and the northern half of the site is Grade 4 Agricultural Land and the southern half is Grade 3 Agricultural Land (Natural England regional records). The very north-eastern extent of the site is within the Charnwood Forest.

Suitability:

- **Planning Policy:** The site is located outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site does not appear to share a common boundary with the Public Highway and therefore it is doubtful whether a satisfactory access can be provided. 2 points of access will be required for developments over 150 dwellings. If access was to be provided via Church Lane significant off-site works would be required. Most appropriate access would be via the residential estate roads to the east of the site.
- **Ecology:** There is potential for badgers to occupy the site and Great Crested Newts (GCN) to occupy land adjacent to the west of the site. Depending on results of GCN survey of nearby pond, it may be necessary to mitigate for species. There are no designated ecological sites within the site boundary. The hedges within the site represent potential Biodiversity Action Plan habitats. The site is considered to be acceptable with mitigation, namely 5m Buffer zones retained along significant hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.
- **Minerals:** The Site is within a Minerals Consultation Zone for the potential presence of at or near surface coal resources and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource

The site is outside the Limits to Development, the site is considered **potentially suitable**; a change in the boundary of the Limits to Development would be required for the site to be considered suitable. It would also be necessary to address any issues relating to minerals.

Availability: The site is in single ownership and is promoted by agents, the site is considered **potentially available**. The land owner also has under their control land to the west of the site which includes Redhill Farm.

Achievability: There does not appear be an adequate highway access onto the site. A suitable access may require third party land; therefore, the site is considered **not currently achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	18.26
Gross to net Development Ratio	62.5%

Density Applied (dwellings per hectare)	30
Estimated capacity	342
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

C48 – South of Church Lane, New Swannington

Site Description: The site is a greenfield site located to the south of Church Lane and the north of Spring Lane. The site is fairly flat and currently used for agricultural purposes. Boundaries to and within the site mainly consist of mature hedgerows and trees. To the south of the site is Stephenson College and to the north-west corner is New Swannington Primary School. The site is Grade 3 Agricultural Land (Natural England regional records) and within the National Forest. There is a public footpath running along the western boundary of the site and along part of the eastern boundary. There is also a footpath that crosses the northern part of the site.

Suitability: The site has been subject to an outline planning application (ref: 16/01407/OUTM) for the development of up to 270 residential dwellings on the site. The application was refused, an appeal was lodged, however, the appeal was subsequently withdrawn.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The Highways Authority had no objection in principle to the application identified that depending on where an access was taken from off-site highway works would be required.
- **Ecology:** There is potential for badgers, water vole, otter, crayfish and Great Crested Newts (GCN) to occupy the site. A GCN survey or entry into the GCN District Level Licensing Scheme would be required. There are no designated ecological sites within the site boundary. The hedges and watercourse within the site represent potential Biodiversity Action Plan habitats. The site is considered to be acceptable with mitigation, namely 5m Buffer zones to be retained along significant hedges, 10m along watercourse, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and connectivity. Depending on results of GCN survey of ponds, it may be necessary to mitigate for species which could involve significant buffer zones around pond and retention of connecting corridors.
- **Minerals:** The Site is within a Minerals Consultation Zone for the potential presence of at or near surface coal resources and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource

As part of the above application an Ecological Assessment was submitted which concluded that the land has limited suitable habitat for protected or notable species. A badger survey was undertaken in late September 2016 and no sign of the species was observed on the site or immediately adjacent. A survey of amphibians, in particular great crested newts was also undertaken. The habitats within and adjacent to the site were assessed for their potential to support populations of amphibians and terrestrial habitat within the site was considered sub optimal. Although further survey work would be required prior to any future applications the site has remained cropped since the above assessments and the site promoter considers that the conclusions on habitat suitability would not have changed.

The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map. Although a previous planning application for residential development on the site has been refused, the site is considered **potentially suitable** in the longer term. This is reflected in the sites timeframe for development acknowledging that there would need to be a change in policy as well as a change in the Limits to Development for the site to be considered suitable. It would also be necessary to address any minerals and ecology related issues.

Availability: The site is in single ownership and is promoted by agents, the site is considered **available**.

Achievability: There are no known achievability or viability issues, therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	15.08
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	283
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

C50 – Jack’s Ices, north of Standard Hill, Coalville

Site Description: The site is a part brownfield part Greenfield site located to the north of Standard Hill. Just over half of the site is Greenfield land used for agricultural purposes; the remainder of the site is made up of a residential dwelling, an ice cream factory, farm buildings, grain stores and an agricultural contractor business. The site slopes downwards east to west and is bound by mature hedgerows and trees, especially along the western boundary. To the north of the site is currently dense woodland planting however SHELAA site C40 has outline planning permission for the development of up to 400 dwellings. To the east of the site are residential dwellings and to the south is agricultural land. The site is Grade 3 Agricultural Land (Natural England regional records). The site is within the National Forest.

Suitability: The site is subject to a current undetermined application (ref: 19/02159/FULM) for the development of up to 108 affordable dwellings on the site.

- **Planning Policy:** The site is within the Limits to Development, as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** It is unlikely that a new access or use of the existing access would be appropriate for this site due to visibility constraints on Standard Hill towards Hugglescote. If access was able to be taken from the proposed development to the north and west of the site, it may be acceptable to the Highways Authority, but it would need to be assessed as part of the usual development control process.
- **Ecology:** There is a candidate Local Wildlife site adjacent to the north east of the site. The hedge and woodland on site are potential Biodiversity Action Plan habitats. There is a known badger sett on site and also the potential for bats to be roosting in buildings. A badger and bat survey would be required and the treatment of buildings would be dependent on results of bat survey. Woodland must be retained with a 10m buffer zone; hedges/watercourse should also be retained with a 5m buffer zone. Buffer zones should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. The site is considered acceptable with mitigation.
- **Ground conditions:** The site adjoins to the south west corner a small former landfill site

The site is within Limits to Development. In view of the sites proximity to a former landfill site, it is potentially suitable, subject to the completion of further geo-environmental investigation.

Availability: There are no known ownership issues. The site is in single ownership and a developer has submitted the above application. The site is considered **available**.

Achievability: There are no known achievability or viability issues, therefore the site is considered **potentially achievable**

Site Capacity:

Total Site Area Available for Development (hectares)	2.53
Gross to Net Development Ratio	62.5%

Density Applied (dwellings per hectare)	68.5 (based on application for 108 dwellings)
Estimated capacity	108 (as per application)
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

C57 – South of Loughborough Road, Whitwick

Site Description: The site is located to the south of Loughborough Road and consists of three agricultural fields. The site is Grade 3 Agricultural Land (Natural England regional records). The site slopes steeply upwards from west to east. To the north of the site is Loughborough Road and there are residential properties on the opposite side of the road. To the rear of the residential properties on the north side of Loughborough Road is Grace Dieu and High Sharpley Site of Special Scientific Interest. To the south and east of the site is agricultural land and woodland and to the west are residential properties. The site is within the National Forest and the Charnwood Forest.

Suitability: The site has been subject to two previous applications, initially 14/00916/FULM for the development of 28 dwellings, this application was refused. The second application 16/00070/FULM, also for the development of 28 dwellings, this was also refused. An appeal was lodged but the application was dismissed at appeal.

- **Planning Policy:** The site is outside the Limits to Development on the adopted local Plan Policies Map (2017). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.
- **Ecology:** The site is in a very good area of habitat and in a sensitive location close to a lot of designated wildlife sites. There are ponds nearby to the south east of the site. Therefore a Great Crested Newt survey or entry into the Great Crested Newt District Level Licensing Scheme would be required.

The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map. Although a previous planning application for residential development on the site has been refused, the site is considered **potentially suitable** in the longer term. This is reflected in the sites timeframe for development acknowledging that there would need to be a change in policy as well as a change in the Limits to Development for the site to be considered suitable.

Availability: The site was previously promoted by planning agents with developer interest. It is not known if this developer interest remains. The site is in single ownership. The site is considered **potentially available**.

Achievability: There are no known viability or achievability issues. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	2.5
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30

Estimated capacity	47
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

C58 – Land adjacent No.191 Loughborough Road, Whitwick

Site Description: The site is located to the north of Loughborough Road to the west of the junction with Swannymote Road. The land is flat and there are a considerable number of mature trees on the site which are subject to TPOs. There is dense woodland planting to the north of the site which is part of the Grace Dieu and High Sharpley SSSI. There is a short dry-stone wall that bounds the site along Swannymote Road and Loughborough Road. The site is Grade 3 Agricultural Land (Natural England regional records). The site is within the National Forest and within the Charnwood Forest.

Suitability: The site to the east of 191 Loughborough Road has been subject to planning application 19/02033/FUL for the development of 4 dwellings. This application was refused. No 191 has recently been converted to 3 dwellings and land to the west of that is currently being developed for 6 bungalows.

- **Planning Policy:** The site is outside the Limits to Development (although 191 Loughborough Road is within the Limits to Development) as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.
- **Ecology:** There is the potential for badger to be on site. There are no designated sites on-site but there is a SSSI to north. The semi-improved grassland, and scrub woodland may be potential BAP habitats. As part of application 14/00933/OUTM a badger survey was required. As there is only a small amount of grassland and scrub woodland a Phase 1 habitat survey would not be needed. Development of the site is considered acceptable with mitigation; development should not impinge on the SSSI.
- **Minerals:** The site is (part) within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development

Although No.191 Loughborough Road is within the Limits to Development the remainder of the site is outside the Limits to Development, therefore, the site is considered **not currently suitable**. There would need to be a change in the Limits to Development for the site to be considered suitable.

Availability: There are no known ownership issues. The site promoted by an agent on behalf of the site owner who is a housebuilder. The site is considered to be **available**.

Achievability/Viability: There are no known viability issues. The site is considered **potentially achievable**.

Site Capacity:

It is only the site to the east of Loughborough Road that is being promoted therefore the following figures relate only for that part of the site outlined in red on the SHELAA map.

Total Site Area Available for Development (hectares) 1.26

The above figure is the gross site area. The site's close proximity to a SSSI will constrain the developable area. Therefore, a smaller site area that would follow the existing building line is considered more appropriate and as such a reduced developable area has been used to inform the following calculations.

Developable Area	0.46
Gross to net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	11
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	n/a

C59 – Land off Forest Road, Hugglescote

Site Description: The site is vacant scrubland to the south of properties fronting onto Forest Road. The site is bound, along the eastern, southern and part of the western boundaries by mature hedgerows and trees. There are residential properties to the north and west. There is a public footpath that runs from Forest Road and along the along the western boundary of the site. The site is within the National Forest. Land to the east and south of the site (SHELAA site C23) is currently under construction for housing development.

Suitability: The site is subject to an outline application (ref: 17/01802/OUTM) for the development of 30 dwellings. The proposal was approved in June 2019 subject to the completion of a S106 Agreement which has yet to be completed.

- **Planning Policy:** The site is within the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The Highway Authority submitted formal observations on the two adjoining planning application sites advising no objection.
- **Ecology:** There are known badger on site/close by. The hedgerows and trees are potential BAP habitats. A badger survey would be required. The hedgerows should be retained with a buffer to the south, east and west. The site is considered acceptable with mitigation and as long as any impacts on badgers is avoided.

The site is within the Limits to Development within a primarily residential area, the site is considered **suitable**.

Availability: The site is promoted by an agent on behalf of a volume housebuilder who has an option/conditional contract on the site. The site is in single ownership, the landowner supports the development of the site. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, however an appropriate access onto the site would need to be secured either directly onto the highway network or via the adjacent site. The planning application identifies that access would be gained through the site to the east (SHELAA site C23). The site promoters advise that a suitable access can be achieved from Forest Road. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.98
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	24
Timeframe for Development	Years 6-10

Estimated Build Rate (dwellings per year)

n/a

C61 – Church View Rose Nursery, Grange Road, Hugglescote

Site Description: The site is a former rose nursery located to the south of Grange Road. The site is overgrown and bound by densely planted trees and vegetation. The site is relatively flat. To the east is a former railway line and to the west is an area of marsh land. There is a stream running along the western boundary which feeds into the River Sence. The site is Grade 3 agricultural land (Natural England regional records) and is within the National Forest. Land adjoining the western and southern boundaries of the site is being developed for 105 dwellings.

Suitability:

- **Planning Policy:** The site is within the Limits to Development identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** As a standalone development, this site would not be acceptable to the County Highway Authority, however the site should not be excluded at this stage if it was to come forwards as part of other major developments in the area. Consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.
- **Ecology:** There are badgers and water vole on site, there is a known badger sett to the north east of the site and known water vole in a ditch on site. There is a candidate Local Wildlife Site woodland to the north west and a further candidate Local Wildlife Site along the railway line to the south east. Overall, the site is considered acceptable with mitigation, namely the retention of 10m buffer zones to the woodland and ditch (with past water vole records) and 5m buffer zones to the dismantled railway corridor.
- **Flooding:** As a result of the stream running along its western boundary, almost the entire western half of the site is within Flood Zones 2 and 3a/3b where the construction of housing will usually be inappropriate, unless by means of the sequential and exceptions tests (NPPF paragraphs 157-163), it can be demonstrated to be acceptable to the satisfaction of the Environment Agency.

The site is within the Limits to Development, the site is considered **suitable** subject to addressing issues related to flooding and ecology. The site capacity excludes the part of the site which falls within Flood Zone 3b.

Availability: The site is in single ownership although there is no known housebuilder involved. Therefore, the site is considered to be **potentially available**.

Achievability/Viability: There are likely to be highway issues if the site is considered as a standalone site. These issues could be addressed if the site were to come forward as part of a major development. There are no other known achievability or viability issues; the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.34
Gross to Net Development Ratio	100%
Density Applied (dwellings per hectare)	30

Estimated capacity	10
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

C62 – Workspace 17, Highfield Street, Coalville

Site Description: The site is a brown field site previously consisting of a number of small industrial units and which is currently vacant. The site is located to the east of Highfield Street and is surrounded by residential development. A public footpath runs along the northern boundary of the site. An area of trees protected by Tree Preservation Orders is located in the north-west corner of the site. The site is within the National Forest.

Suitability: The has outline planning permission (ref: 16/00414/OUTM) for the demolition of the existing buildings and development of up to 20 dwellings and also outline planning permission (ref: 16/00415/OUTM) for the demolition of the existing buildings and development of 18 dwellings and a retail convenience store. Both applications expired on 29 March 2020. No reserved matters applications have been submitted.

- **Planning Policy:** The site is within the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.
- **Ecology:** No ecology issues, the buildings are unsuitable for bats. The site is considered acceptable in ecology terms.

The site is a brownfield site within the Limits to Development, the site is considered to be **suitable**.

Availability: The land is in single ownership and is owned by Leicestershire County Council. There is no known developer involved in the site. Therefore, the site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues. The site is in current employment use, this is reflected in the proposed timeframe for development. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.6
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	41
Estimated capacity	20 (as per application)
Timeframe for Development	Years 0-5
Estimated Build Rate (dwellings per year)	15

C63 – Land at The City of Dan, Whitwick

Site Description: The site is located to the south east of the Old City of Dan between Leicester Road to the north and Hall Lane to the south. The site is recreational open space. There is residential development along the south west boundary and a car park to the north-east boundary of the site. A public footpath runs along the northern and eastern boundary of the site. There are a number of mature trees on site and the site is covered by Tree Preservation Orders. Grace Dieu Brook runs along the northern boundary and then flows outside, but close to the north-eastern boundary of the site. The site is within the National Forest and also within the Charnwood Forest.

Suitability: The site has a resolution to grant planning permission (ref: 11/00005/FUL) for the development of a community centre building. Although the resolution was granted in 2011 the formal decision is yet to be issued. It is understood that the development of the community centre is no longer being pursued.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the Coalville Urban area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.
- **Flooding:** the northern extent of the site falls within Flood Zones 2 and 3 where the construction of housing will usually be inappropriate, unless by means of the sequential and exceptions tests (NPPF paragraphs 157-163), it can be demonstrated to be acceptable to the satisfaction of the Environment Agency.
- **Ecology:** There is a known badger sett on site and the site is potentially used for bat foraging. The site is a candidate Local Wildlife Site (cLWS). The species-rich grassland, trees and scrub may be potential BAP habitats. As a result it would be necessary to demonstrate that a more up-to-date survey demonstrates a change in habitat value, or significant harm can be avoided through appropriate mitigation or compensation.

The site is outside the Limits to Development. The site is considered to be **potentially suitable**; a change in the boundary of the Limits to Development would be required for the site to be considered suitable. In addition, it would be necessary to address issues relating to ecology and flooding. The site capacity excludes the part of the site which falls within Flood Zone 3b.

Availability: The land is in single ownership and is owned by Whitwick Parish Council. There is no known developer interest in the site. Therefore, the site is considered to be **potentially available**.

Achievability/Viability: There are no known viability issues. The site does have a resolution to grant planning permission for the development of a community centre building. Until the application for a community centre building is implemented the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares) 0.84

Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	21
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

C64 – Land rear of Hilary Crescent, Whitwick

Site Description: The site is an area of open space/recreation area located to the north east of Hilary Crescent. The site is on the edge of development between residential and woodland. There are residential dwellings running along the south west boundary and Holy Hayes Wood is to the north of the site. Holy Hayes Wood is an ancient semi-natural woodland. A body of water runs along the northern boundary of the site and a public footpath runs along the south west boundary. The site is Grade 3 agricultural land (Natural England regional records). The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside of the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the Coalville Urban area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.
- **Ecology:** There is the potential for badger to be on site as well as for bats foraging. Part of the site is a candidate Local Wildlife Site, the ancient woodland on the opposite bank of the stream is a Local Wildlife Site. The woodland and watercourse are important wildlife corridors and may be potential BAP habitats. The woodland should be retained along the wildlife corridor, with a buffer zone; it would be acceptable, in ecology terms, to develop the grassland adjacent to the road. A badger survey would be required, and a lighting condition would be needed to protect foraging bats. The site is considered acceptable with mitigation and avoidance of impacts on the wildlife corridor.

The site is outside the Limits to Development, the site is considered **potentially suitable**. A change in the boundary of the Limits to Development would be required for the site to be considered suitable.

Availability: The land is in the ownership of Whitwick Parish Council. There is no known developer interest in the site. Therefore, the site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.58
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	14
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

C65 – Rear of Holly Hayes Road/Rosslyn Road, Whitwick

Site Description: The site is located between Holly Hayes Road and Rosslyn Road and part of the site adjoins the City of Dan in the north-west corner. The site is currently recreation open space as such there are areas of mature trees as well as more open areas and children's play area which adjoins Holly Hayes Road. The land slopes significantly from the rear of Rosslyn Road down towards Holly Hayes Road. There is residential development along the north east and the south west boundaries. SHELAA Site C63 adjoins the site to the north west. There is a public footpath running from where the site meets the city of Dan through the site and then along the north-west boundary, where the site adjoins Holly Hayes Road. Another footpath crosses the site from Holly Hayes Road in the north and adjoins with Rosslyn Road in the south. Two further footpaths lead off this path which both head southwards and ultimately join together. Grace Dieu Brook runs north west to south east through the site. The south-eastern corner of the site adjoins Holly Hayes Wood (Ancient semi-natural woodland). The site is within the National Forest.

Suitability: The north-west corner of the site which adjoins the City of Dan is included in the site area for application 11/00005/FUL (along with SHELAA Site C63) for the development of a community centre. Although the resolution was granted in 2011 the formal decision is yet to be issued. It is understood that the development of the community centre is no longer being pursued.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the Coalville Urban area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably. Details to show a suitable access in accordance with the 6C's Design Guide would need to be demonstrated.
- **Flooding:** the site and its immediate surrounds are within the Flood Zones 2 and 3 where the construction of housing will usually be inappropriate, unless by means of the sequential and exceptions tests (NPPF paragraphs 157-163), it can be demonstrated to be acceptable to the satisfaction of the Environment Agency.
- **Ecology:** There is a known badger sett on site. There is potential for bats foraging onsite as well as crayfish, otter and water vole to be present in the watercourse. The site is a candidate Local Wildlife Site, the ancient woodland to the south east of the site is a Local Wildlife Site. The species-rich grassland, scrub, woodland and watercourse are all potential BAP habitats; the site is an important local wildlife corridor. Development would result in the loss of a candidate Local Wildlife Site and would cause harm to the wildlife corridor. As a result it would be necessary to demonstrate that a more up-to-date survey demonstrates a change in habitat value, or significant harm can be avoided through appropriate mitigation or compensation.

The site is outside the Limits to Development, the site is considered to be **potentially suitable**; a change in the Limits to Development would be required for the site to be considered suitable as well

as addressing issues relating to flooding and ecology. The site capacity excludes the part of the site which falls within Flood Zone 3b.

Availability: The land is in single ownership and is owned by Whitwick Parish Council. There is no known developer interest. Therefore, the site is considered to be **potentially available**.

Achievability/Viability: There are no known viability issues. There are objections on ecology grounds to the development of the site which may have implications for the achievability of the site. Therefore, the site is considered **not currently achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.79
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	20
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

C67– Land north of Waterworks Road, Coalville

Site Description: The site is a relatively flat Greenfield site with residential development to the north and west. There are playing fields to the east of the site and to the south is the former Forest Way School that is currently under construction for the development of 24 dwellings. There are mature hedgerows and trees along the eastern, southern and part of the western boundaries of the site. There is a public footpath running along part of the western boundary, in addition there appears to be a number of informal footpaths crossing the site. There are two trees in the south west corner of the site that are covered by Tree Preservation Orders. The south-western part of the site is Grade 3 Agricultural Land (Natural England regional records). The site is within the National Forest.

Suitability: There is an outline application (ref: 20/00831/OUTM) submitted for up to 101 new dwellings on the site. The application is not yet determined.

- **Planning Policy:** The site is within the Limits to Development and also identified as a housing allocation (site H3b) on the adopted Local Plan Policies Map (2017). The site is identified in the adopted Local Plan as capable of providing about 95 dwellings. The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** This site does not appear to have any connection to the highway.
- **Ecology:**

The site is within the Limits to Development and is also identified as a site allocated for housing development in the adopted Local Plan. The site is considered to be **suitable**.

Availability: The site is in single ownership and is owned by NWLDC. The council have agreed to dispose of the site. The site is considered to be **available**.

Achievability/Viability: There are no known achievability/viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	3.18
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	95
Timeframe for Development	Years 0-5 onwards
Estimated Build Rate (dwellings per year)	30

C71 – Land off Church Lane, New Swannington

Site Description: The site is located to the north of Church Lane, New Swannington. The land is currently used for agricultural purposes. The site is slightly undulating and is bound by mature trees and hedgerows, apart from along the southern boundary (adjoining Church Lane) where there is just a hedgerow. There is one tree in the middle of the site located a short distance from Church Lane. There is a post and rail fence running east to west across the site approximately 70 metres north from Church Lane. To the north and west of the site is agricultural land. To part of the east of the site are residential dwellings and associated gardens. To the south of the site, on the opposite side of Church Lane, is New Swannington Primary School. A public footpath crosses the site in the very north western corner. The site is Grade 3 Agricultural Land (Natural England regional records). The site is within the National Forest.

Suitability: The site has been subject to two previous applications: initially application 16/00650/FUL for the development of three dwellings on 0.23Ha of the site adjoining Church Lane, the application was refused. The second a more recent application 19/01954/OUT for the development of 2 dwellings, this application was also refused.

- **Planning Policy:** The site is located outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). In terms of the settlement hierarchy set out in the adopted Local Plan New Swannington would be classed as a hamlet. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** In response to the application for three dwellings the County Highway Authority concluded that the cumulative impacts of the proposed development could be mitigated and any development would need to be subject to conditions.
- **Ecology:** There was an objection to application 16/00650/FUL given the inadequacies of the ecological report and that development would result in the loss of a candidate Local Wildlife Site (cLWS) which is not mitigated for.
- **Minerals:** The site is within the Minerals Consultation Zone for the potential presence of at or near surface coal resource and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource s.

The site is outside the Limits to Development and some distance from the settlements of both Coalville and Swannington and their associated services and facilities. Although a previous planning application for residential development on the site has been refused, the site is considered **potentially suitable** in the longer term. This is reflected in the sites timeframe for development acknowledging that there would need to be a change in policy as well as a change in the Limits to Development for the site to be considered suitable. There would also be a need to address the ecological issues.

Availability: There are no known ownership issues, the site is being promoted by an agent on behalf of the landowner. It is considered that the site is **potentially available**.

Achievability: There are no known viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.75
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	18

Timeframe for Development

Years 11-20

Estimated Build Rate (dwellings per year)

n/a

C72 – Rear of 224a – 248 Bardon Road, Coalville

Site Description: The site is to the rear of residential properties that front onto Bardon Road. The site is an almost rectangular parcel of agricultural land. The site is bound on three sides by mature trees and hedgerows. The mature planting along the southern boundary of the site is denser than that to the north and east. Beyond the southern boundary is an operational freight railway line. The remaining boundary (to the north-west) is adjoined by a recently constructed residential development. The parcel of land that adjoins the north-east of the site has planning permission for 10 dwellings (this includes the demolition and rebuilding of 224a Bardon Road for access purposes). A minor watercourse runs diagonally across the site from the north eastern corner to halfway along the western boundary. The area to the north of the watercourse is a candidate Local Wildlife Site (cLWS), known as Coalville Scrubby Grassland which meets the Primary Criteria for local wildlife site selection. A public right of way follows the route of the watercourse across the site and then runs along the north eastern and northern boundaries of the site. Overhead power lines cross east to west across the site close to the southern boundary. The site is within the National Forest. The site is Grade 3 Agricultural Land.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The site does adjoin Limits along the north eastern and north western boundaries. The site is within the Coalville Urban Area which the adopted Local Plan identifies as the Principal Town in the Settlement Hierarchy. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site promoter advises that access could be achieved via the site to the north west which is currently under construction. However, it would require more detailed consideration, as part of the usual Development Control process.
- **Ecology:** There is the potential for badgers to be on site. The part of the site north of the ditch is a Local Wildlife Site (LWS) and as such there would be an objection to development on ecology grounds. The grassland, scrub and stream/ditch are potential BAP habitats. To south, appears tall ruderal of limited value (except possible badger). Considered that it would be acceptable to develop the southern part of the site with mitigation but retain the northern part as a LWS.

The site is outside the Limits to Development, the site is considered **potentially suitable**. There would need to be a change in the boundary of the Limits to Development for the site to be considered suitable.

Availability: The site is promoted by an agent on behalf of the landowner. The agent states that there is developer interest in the site although no confirmed involvement. The site is considered to be **potentially available**.

Achievability: There are no know viability issues, in terms of achievability the northern part of the site is a candidate Local Wildlife Site and this may have an impact on the capacity of the site. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.43
Gross to Net Development Ratio	82.5%

Density Applied (dwellings per hectare)	30
Estimated capacity	35
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

C73 – Land off Kirton Road, Coalville

Site Description: The site is a large greenfield site which is Grade 3 Agricultural land (Natural England regional records) . The site comprises numerous agricultural fields both to the north and east of Kirton Road, to the east of the Greenhill area of Coalville. To the north lies existing residential dwellings as well as a site currently being developed, and to the south open space and then a quarry. A footpath runs through the site (north to south) and then turns to run adjacent to its southern boundary. The site is within the Charnwood Forest and the National Forest.

Suitability:

- **Planning Policy:** The site is adjoining but outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** Contributions are likely to be required towards the Coalville Growth Corridor/A511 measures in accordance with Policy IF4 of the adopted Local Plan.
- **Ecology:** There is the potential for badgers and Greta Crested Newts to be on site. A Great Crested Newt survey or entry into the Great Crested Newt District Level Licensing Scheme would be required. The hedges, trees and grassland have the potential to be BAP habitats. The site is mainly grassland with hedges/tree belts. Phase 1 habitat survey needed before making decision. Badgers are also present nearby. Off-site mature woodland would need protection with 10m buffer zone.

The site is a greenfield site outside the Limits to Development, the site is considered **potentially suitable**, a change in the boundary of the existing Limits to Development would be required for the site to be considered suitable.

Availability: The site is promoted by an agent of behalf of the landowner. There is developer interest in the site. The site is considered to be **available**.

Achievability: There are no known physical or economic constraints, therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	11.2
Gross to Net Development Ratio	50%
Density Applied (dwellings per hectare)	30
Estimated capacity	168
(Agent is proposing a maximum of 150 dwellings at 27dph)	
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

C74 – Land at Lily Bank, Thringstone

Site Description: The site is agricultural land located to the north of Thringstone. The site is bound by Ashby Road which runs along the majority of the northern boundary of the site and Lily Bank which adjoins the western boundary of the site, where it adjoins a highway. The site is bound by mature hedgerows and trees. A stream runs from Ashby Road to Lily Bank along the north western boundary of the site. This stream and the hedgerow along the sites' boundary with Ashby Road are both historic Local Wildlife Sites.

To the east of the site is a recently completed housing development of 85 new residential dwellings. To the far south eastern corner of the site is Thringstone Primary School. There is existing built form to the south east of the site although the majority of this is some distance from the site boundary.

The site boundary excludes the residential properties of Lily Bank Bungalow and Field House Farm. There are some large agricultural buildings to the north of the residential property of Field House Farm, these are within the site boundary. A public footpath runs along part of the eastern boundary of the site. A second public footpath runs from Lily Bank along the sites boundary to the south of Lily Bank Bungalow and then travels northwards along the rear of the gardens of Lily Bank Bungalow and Field House Farm and continues through to Ashby Road via the northern part of the site where the agricultural buildings are located. A gas pipeline runs east to west across the southern part of the site (to the south of Lily Bank Bungalow). The site is grade 3 agricultural land (Natural England regional records) and is within the National Forest. The southern part of the site is also within the Charnwood Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Thringstone as being part of the Coalville Urban Area which is the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site benefits from shared boundaries with the A512 and Lily Bank. The Highway Authority would not be supportive of the creation of new access onto the A512 as this would be contrary to policy IN5 of the Leicestershire Highways Design Guide. Lily Bank is not suitable to serve a development of this size, due to sections of the highway, particularly towards the A512 being substandard in width.
- **Ecology:** There is the potential water vole and badgers to be on site. The stream and roadside hedge are historic wildlife sites. The stream, grassland and hedgerows may be potential BAP habitats. A Phase 1 Habitat Survey would be needed before a decision regarding the site's ecology could be made. The stream to the north west would require a 10-metre buffer zone of natural vegetation and the roadside hedge would need retaining with a buffer.

The site is located outside the Limits to Development and is therefore considered **potentially suitable**. A change in the boundary of the Limits to Development would be needed to enable this site to be considered suitable as well as addressing the highways issues identified.

Availability: The site is promoted by an agent on behalf of the landowner. The site is in single ownership and the landowner supports the development of the site. There is no known developer interest in the site, therefore, the site is considered to be **potentially available**.

Achievability/Viability: It would need to be demonstrated that a safe and suitable access to the site can be achieved. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	3.42
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	64
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

C75 – Land at Townsend Lane, Donington le Heath

Site Description: This site, which lies to the south west of Donington le Heath, consists of a field which currently appears to be used for informal storage. The site is Grade 2 Agricultural Land (Natural England regional records). There are further fields to the south, east and north with some residential dwellings to the north east. Land to the east is in the process of being developed for 7 dwellings. The River Sence is just beyond the site's southern boundary. The site is within the National Forest. The site adjoins Donington le Heath Conservation Area to the north and a public footpath runs along its western boundary.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development, as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site does not appear to be able to have access to the public highway without accessing third party land.
- **Ecology:** There is the potential for badgers to be on site. The grassland is a potential BAP habitat. A Phase 1 habitat survey will be needed before making a decision.
- **Minerals:** The westernmost edge of the site falls within the Minerals Consultation Zone for the potential presence of below surface brick clay resources and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.

The site is outside of the Limits to Development and is considered **potentially suitable**; a change in the Limits to Development would be required for the site to be considered suitable as well as addressing the minerals related issue identified above.

Availability: The site has been submitted by an agent on behalf of the landowner, there is no known developer interest in the site. The site is considered to be **potentially available**.

Achievability: There are no known physical or economic constraints, other than the highways issues set out above - therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.3
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	32
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

C76 – Land at Meadow Lane, Coalville

Site Description: This large greenfield site is Grade 3 Agricultural Land and comprises numerous agricultural fields to the north of Meadow Lane, east of Coalville. The fields are separated by mature trees and hedgerows, a number of hedgerows that are located within the centre of the site are a candidate Local Wildlife Site (Meadow Land Field Hedges). Further hedgerows that join the south western and south eastern boundaries of the sites are also candidate Local Wildlife Sites (known as Grace Dieu Brook, Woodland and Grassland and Meadow Land Hedgerow and Tree). To the south east and to part of the south west of the site are residential dwellings. Castle Rock High School is to the east of the site. To the north of the site is Coalville Meadows SSSI and the workings of the former Whitwick Quarry. A bridleway runs across the site and a public footpath runs along the south western boundary of the site. There is an area of dense tree planting adjoining the eastern part of the site, the trees are protected by a TPO. The site is within the Charnwood Forest and the National Forest.

Suitability:

- **Planning Policy:** The site is adjoining but outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site benefits from a shared boundary with Meadow Lane, a 7.5t weight restricted C Class road with a 30mph speed limit. Whilst vehicular access to the site appears achievable subject to designing access in accordance with standards set out in LHDG, the site extents appear to affect two Public Rights of Way – 021 and 022 to which careful consideration would need to be given. Contributions are likely to be required towards the Coalville Growth Corridor/A511 measures in accordance with Policy IF4 of the adopted Local Plan.
- **Ecology:** There is the potential for badgers and water voles to be on site. The hedges within the site are designated as a Local Wildlife Site. The site is also adjacent to a SSSI. The hedges, stream and grassland have the potential to be BAP habitats. Hedges are important and need to be retained. Part grassland (not species-rich), rest is arable. Impacts on SSSI may be high as it would become surrounded by houses. Need to discuss with Natural England.
- **Minerals:** The northern third of the site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource. The site is (part) within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.

The site is a greenfield site outside the Limits to Development. The site is considered **potentially suitable**, a change in the boundary of the existing Limits to Development would be required for the site to be considered suitable. In addition, issues relating to minerals and ecology would need to be addressed

Availability: The site is promoted by a volume housebuilder who has the terms (agreed in principle) to become an option holder on the site. The site is considered to be **available**.

Achievability: There are no known physical or economic constraints. Therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	23
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	431
Timeframe for Development	Years 6-10

C77 – Land off Talbot Lane, Whitwick

Site Description: The site adjoins Talbot Lane in the north and extends southwards to the rear of properties on Valley Way. The site is a tract of agricultural land and mature hedgerows and trees separate the site into three distinct fields. The site is bound by mature hedgerows and trees. To the north and east of the site are residential dwellings and to the south and west is agricultural land. A watercourse runs along the western and south western boundaries of the site. The site is very undulating and slopes steeply in places. A public footpath runs east to west across the site at the point where the site adjoins School Lane. There are three trees located along the south east boundary of the site that are protected by Tree Preservation Orders. The southern part of the site is grade 4 agricultural land (Natural England regional records) and the site is within the National Forest and the Charnwood Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Whitwick as being within the Coalville Urban Area which is the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** This site benefits from a shared boundary with Talbot Lane, at which point is a 30 mph, C Class road with a 7.5t weight restriction. Vehicular access to the site from Talbot Lane appears achievable subject to designing an access in accordance with the standards set out in the Leicestershire Highways Design Guide. The development could also be accessed from School Lane, an Adopted Unclassified road, with a speed limit of 30 mph, but would not be suitable for use as a main access.
- **Minerals:** The site is within the Minerals Consultation Zone for the potential presence of at or near surface coal resources and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource .
- **Ecology:** There is the potential for water vole and badgers to be on site. The hedges, stream and grassland may be potential BAP habitats. A Phase 1 Habitats Survey would be needed. All hedges would need to be retained with 5 metre buffers and there would need to be a 10 meter buffer to the stream. There would also need to be a buffer to off-site woodland.

The site is located outside the Limits to Development and is therefore considered **potentially suitable**. A change in the boundary of the Limits to Development would be needed to enable this site to be considered suitable. There would also be a need to address the minerals identified above.

Availability: The site is in single ownership and is promoted by the landowner. There are agricultural tenancies on the land and there may be a notice period that would need to be given for them to vacate. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	4.84
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	91
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

C78 – Land rear of 274 Church Lane, Whitwick

Site Description: The site is located to the north of Church Lane where it joins Thornborough Road. The site is an almost rectangular parcel of land currently used for agricultural purposes. There are residential properties to the east of the site. There is part residential part wooded area to the north and agricultural land to the west of the site. There are three ponds located in the north western part of the site to the east of which is an area of mature trees and shrubs. The majority of the site is bound by mature hedgerows and trees. There is an agricultural building on the site which adjoins the western boundary. The very western extent of the site is grade 3 agricultural land whilst the northern half of the site is grade 4 agricultural land (Natural England regional records). The site is within the National Forest.

Suitability: There is an agricultural building on the site which adjoins the western boundary. There has been a previous Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to a Dwelling house (ref: 18/01782/PDNATR) however, this was withdrawn. A more recent application (ref: 19/00808/CLE) was submitted for a certificate of lawful existing use of land as residential garden within the residential curtilage. This application was refused.

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Whitwick as being within the Coalville Urban Area which is the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** This site benefits from a shared boundary with Church Lane, at which point is a 30 mph, C Class road with a weight restriction of 7.5t. Vehicular access to the site from Church Lane appears to be undesirable due to the likely proximity of the access to the junction between Church Lane and Thornborough Road. If possible, an access from Robinson Road would alleviate this potential issue although this would appear to involve land in third part ownership. There is a footway on the development side of Church Lane.
- **Ecology:** There is the potential for Great Crested Newts, water vole and badgers to be on site. A Great Crested Newt survey or entry into the Great Crested Newt District Level Licensing Scheme would be required. The ponds, scrub/woodland, grassland and hedgerows may be potential BAP habitats. Half of the site is not developable without the loss of three water bodies which would result in significant impacts on wildlife. Therefore, it would be necessary to demonstrate that a more up-to-date survey demonstrates a change in habitat value, or significant harm can be avoided through appropriate mitigation or compensation.
- **Minerals:** The site is within the Minerals Consultation Zone for the potential presence of near or at surface coal resources and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.

The site is located outside the Limits to Development and is therefore considered **potentially suitable**. A change in the boundary of the Limits to Development would be needed to enable this site to be considered suitable.

Availability: The site is promoted by an agent on behalf of the landowners. The landowners support the development of the site. There was a covenant on the land which finished in March 2019. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.89
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	22
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

C79 – Land off Townsend Lane, Donington le Heath

Site Description: This site, which consists of two parts, north and south of Townsend Lane, lies to the south west of Donington le Heath. The site is Grade 2 Agricultural Land (Natural England regional records). That part of the site to the north of Townsend Lane is primarily agricultural land, however there is an area of hardstanding which appears to be used for car parking. The northern part of the site is located within the Donington le Heath Conservation Area. Adjacent to its east boundary is a locally designated wildlife site which has been identified as a candidate Local Wildlife Site. The part of the site to the south of Townsend Lane is occupied by a dwelling and a commercial unit. A public footpath runs along the east boundary of the southern part of the site. There are fields to the south, west, east and north of the site with some residential dwellings to the north east. Both of the parcels of land are within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development, as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site does not appear to be able to have access to the public highway without accessing third party land.
- **Ecology:** There is the potential for badgers to be on site. The grassland is a potential BAP habitat. A Phase 1 habitat survey will be needed before making a decision.
- **Minerals:** the site falls within the Minerals Consultation Zone for the potential presence for below surface brick clay resources and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource .

The site is outside of the Limits to Development and is considered **potentially suitable**; a change in the Limits to Development would also be required for the site to be considered suitable as well as addressing the ecological issues identified above.

Availability: The site has been submitted by an agent on behalf of the landowner/s. The site is in joint ownership and both owners support the development of the site. There is no developer interest in the site. Therefore, the site is considered to be **potentially available**.

Achievability: There are no known physical or economic constraints, other than the highways issues set out above - therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.46
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	11
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

C81 – Land north of Church Lane, Whitwick

Site Description: The site lies to the north of Church Lane close to the junction with Brooks Lane. It comprises a triangular parcel of land bound by trees and hedgerows. There is housing in a linear form to the east and a further group of buildings to the west, also of a linear form and both to the north of Church Lane. There are fields to the north and south. A public right of way (O13) runs parallel with, but outside of, the site's eastern boundary. The site is Grade 3 agricultural land (Natural England regional records) and is located in the National Forest.

Suitability:

- **Planning Policy:** The site is located outside the Limits to Development and is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The south-eastern corner of the site adjoins the Limits to Development for the Coalville Urban Area. The adopted Local Plan identifies the Coalville Urban Area as the Principal Town (Policy S2).
- **Highways:** It appears that a safe and suitable site access could be achieved on Church Lane. The local primary school, church, off-licence and nearest bus stops are all located within 500m of the site and connected by existing footways. The bus stops are served by regular services to Leicester and Coalville alongside infrequent Skylink services to Nottingham, Shepshed and Castle Donington.
- **Minerals:** The site is in a Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. It is in a Coal Development Low Risk Area meaning the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **Ecology:** The site is not an ecological designation. Potential BAP habitats on site include hedgerows. The site appears to comprise improved grassland. The site is considered to have potential for badgers. There is an offsite pond in the vicinity which has the potential for Great Crested Newt. A GCN survey or entry into the GCN District Level Licensing Scheme would be required. It is recommended that trees and hedgerows are retained with a 5m buffer of natural vegetation (outside of gardens). Subject to these mitigation measures, the site is considered to be suitable in ecological terms

Although the site partially adjoins the Limits to Development of the Coalville Urban Area, it is outside the defined settlement boundary. A change in the limits to development would be required for the site to be considered suitable. It would also need to be demonstrate that issues relating to minerals and ecology could be satisfactorily addressed. Subject to these the site is considered **potentially suitable**.

Availability: The site has been submitted by an agent on behalf of the landowner. There are no known ownership constraints and all owners of the site are stated to support its development. There is no known developer interest in the site at present. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	2.68
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	50
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

C82 – Greenhill Farm, Greenhill Road, Coalville

Site Description: The site lies to the south of Greenhill Road and to the east of Coalville. The site accommodates an existing dwelling plus a range of outbuildings set close to the road with extensive grounds to the rear. The remainder of the site comprises fields to the east, south and west of the curtilage of the dwelling. There is open countryside to the north and east of the site. The site directly adjoins an area of woodland to the east. The site is adjoined to the south and west by a site currently under construction for housing (SHELAA site reference C83). The site comprises Grade 3 agricultural land (Natural England regional records) and is lies in the Charnwood Forest.

Suitability:

- The site is located outside of, but adjoining, the Limits to Development for Coalville and is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The Coalville Urban Area is identified in the Local Plan as the Principal Town (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- Highways: The site shares a common boundary with adopted highway at Greenhill Road, which is an unclassified road subject to the National Speed Limit (NSL) in the vicinity of the site. Notwithstanding this, safe and suitable access does appear to be achievable, although it would necessitate the removal or trimming of much of the hedges and trees along the site's boundary with Greenhill Road. This could include two highway trees, the removal of which could necessitate a Capital Asset Value for Amenity Trees (CAVAT) payment. A new footway would be required along the southern side of Greenhill Road to link the site to existing footway facilities to the west. Being on the very eastern edge of Coalville, the site does not benefit from being in a sustainably accessible location.
- Ecology: The site is not an ecological designation, although it is adjacent to a number of Local Wildlife Sites at Holly Rock (on the opposite side of Greenhill Road). Potential BAP habitats on site include hedgerows, grassland (potentially species rich), trees and a pond. The site is considered to have potential for badgers and bat foraging. In addition to the onsite pond, there is an offsite pond in the vicinity which has the potential for Great Crested Newt. A GCN survey or entry into the GCN District Level Licensing Scheme would be required. Further surveys would be required to assess the ecological potential of the site. It is recommended that the pond is retained and there is a 10m buffer of natural vegetation from the adjacent woodland (outside of gardens).

Although the site adjoins the Limits to Development of Coalville, it is outside the defined settlement boundary. A change in the limits to development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to ecology can be satisfactorily addressed. The site is considered to be **potentially suitable**.

Availability: The site has been submitted by an agent on behalf of the landowner. There are no known ownership constraints and all owners of the site are stated to support its development. There is no known developer interest in the site at present. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	2.81
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	53
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

C83 – Land at 186, 188 and 190 London Road, Coalville

Site Description: An irregular shaped site on the south west side of London Road. Comprises three dwellings and their associated amenity space and the site is accessed off London Road. A disused railway line runs along the eastern boundary. Residential properties are to the north and east, and new development is taking place on land to the south. Playing fields to the west. The site is located within the defined Limits to Development and within the National Forest.

A Candidate Local Wildlife Site (LWS) 'Coalville Wet Woodland' is adjacent to the site's south east corner. A further Candidate LWS 'Coalville Grassland and Scrub' is to the south of the site.

Suitability:

- **Planning Policy:** The site is within the Limits to Development for Coalville as identified on the adopted Local Plan Policies Map (2017). Coalville Urban Area is identified as the Principal Town (Policy S2). The site also lies within the National Forest (En3). The affordable housing requirements are set out in Appendix 1 of this document.
- The Site is located within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Highways:** Whilst the red line boundary does abut the highway, only part of the existing access track is included. However, even if this were to be extended to include the whole of the existing access track, it is unlikely that suitable visibility could be achieved to the southeast due to the hump in the bridge/ bridge parapet. In addition, the bridge may also restrict forward visibility for vehicles travelling northwest along Bardon Road obscuring vehicles waiting to turn left into the site. There are however a number of local amenities within 400m of the site and accessible by existing footways.
- **Ecology:** The site is not an ecological designation. Potential BAP habitats on site include hedges, scrub woodland along the railway and trees. A bat roost is known from building and they may be present in other buildings. The site is also considered to have potential for badgers. Further surveys would be required to assess the ecological potential of the site. Given the size of the gardens a Phase 1 habitat survey is needed. The disused railway along eastern edges is ideal for badgers and should be retained as local wildlife corridor, linking to sections north and south, with a buffer zone of natural vegetation alongside, outside back gardens.

The site is within the Limits to Development. It would also be necessary to demonstrate that issues relating to minerals/geo environmental factors can be satisfactorily addressed. Subject to these the site is considered **suitable**.

Availability: The site is within multiple ownership, all of whom have indicated support for the development of the site. There are no house builders or developers involved in the site currently. The site is considered **potentially available**.

Achievability: It would need to be demonstrated that a safe and suitable access to the site can be achieved. There are no known other achievability or viability issues, therefore the site is **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	2.68
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	50
Timeframe for Development	11-20 Years

C84 – Land at Townsend Lane, Donington le Heath

Site Description: A regular shaped site to the south west of Donington le Heath and on the south side of Townsend Lane. It is outside the defined Limit to Developments and comprises agricultural land. The land is of Grade 2 agricultural land quality (Natural England regional records) and the implications of its loss would need to be considered as part of any development proposal. There are further fields to the south, west and north with some residential dwellings to the north east. Planning permission has been granted for residential development for 7 dwellings to the east, but not immediately adjoining the site, and are currently under construction. The site is within the National Forest.

A candidate Local Wildlife Site, comprising mesotrophic grassland' is located to the north east on the opposite of Townsend Lane and the northern boundary of the site abuts the Donington le Heath Conservation Area.

Suitability: Planning permission was refused for erection of three detached dwellings with ancillary garages and associated works (16/00698/FUL)

- **Planning Policy:** The site is outside the Limits to Development for Coalville and is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). Coalville Urban Area is identified in the Local Plan as the Principal Town (Policy S2). The site is also located within the National Forest (Policy En3). The affordable housing requirements are set out in Appendix 1 of this document.
- Part of the site is within a Minerals Consultation Area for sand and gravel and brick clay resources and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource. The Site is also located within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Highways:** The red line boundary as drawn only connects with the highway boundary towards the northwest of the site however, Townsend Lane does not appear to be metalled at this location, therefore full carriageway construction would be required. Whilst appropriate visibility splays could be achieved, Townsend Lane would require significant improvement/widening in order to accommodate turning manoeuvres into the site. In addition, further widening of Townsend Lane to the east would be required, which could not be achieved within the current highway boundary. It may therefore be best delivered in coordination with site C85, if that site were deliverable. The site is not connected by existing footways.
- **Ecology:** The site is not an ecological designation. Potential BAP habitats on site include trees and hedgerows. The site is considered to have potential for badgers. Further surveys would be required to assess the ecological potential of the site, although it is recommended that the hedgerows to the north and west are retained with a 5m buffer of natural vegetation to the retained hedgerows (outside of gardens).

The site is outside of the defined settlement boundary and is considered **potentially suitable**; a change in the Limits to Development would also be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to minerals/geo environmental factors can be satisfactorily addressed.

Availability: The site has been submitted by an agent on behalf of the owner of the site, although no housebuilder is currently involved. The site is considered to be **potentially available**.

Achievability: It would need to be demonstrated that a safe and suitable access to the site can be achieved. The site is considered **potentially achievable**

Site Capacity:

Total Site Area Available for Development (hectares)	0.28
Gross to Net Development Ratio	100%
Density Applied (dwellings per hectare)	30
Estimated capacity	8
Timeframe for Development	11-20 Years

C85 – Richmond Road, Donington le Heath

Site Description: A large irregular shaped site to the south west of Donington le Heath and to the north of Richmond Road. It is outside but adjacent the defined Limits to Development and is in agricultural use. The land is of Grade 2 agricultural land quality (Natural England regional records) and the implications of its loss would need to be considered as part of any development proposal. An eastern section of the site encompasses SHLAA site C84. There are further fields to the south, west and mainly to the north. There are some residential dwellings along part of the site's north boundary and the rest of the village of Donington le Heath is to the north east. Overhead power cables cross the south west corner of the site.

A Public Right of Way runs into the centre of the site for a short distance. A number of other footpaths are adjacent to the site's boundaries. The Donington le Heath Conservation Area is located to the east and adjoins the site boundary in part and also encroaches into the north eastern corner of the site. The site is also within the National Forest.

A candidate Local Wildlife Site (LWS), mesotrophic grassland, is to the east of the site and a further candidate LWS, mature tree, is outside the site and adjacent to the north east corner. The notified LWS 'Kelham Bridge Nature Reserve' is some 215m to the west of the site.

Suitability: Planning permission was refused for the erection of three detached dwellings with ancillary garages and associated work, on part of the site (16/00698/FUL). Furthermore, part of the site is subject to withdrawn planning application 16/00586/OUT for residential development up to 9 dwellings.

- **Planning Policy:** The site is outside the Limits to Development for Coalville and is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). Coalville Urban Area is identified in the Local Plan as the Principal Town (Policy S2). The site is also located within the National Forest (Policy En3). The affordable housing requirements are set out in Appendix 1 of this document.
- **Flooding:** Flood Zone 3b runs east to west across the site and the site capacity excludes the part of the site which falls within FZ3b (flood plain).
- Parts of the site falls within the Minerals Consultation Area for sand and gravel as well as brick and clay resources. The site is also located within a Coal Development Low Risk Area where past coal mining activity has taken place at sufficient depth that it poses low risk to new development.
- **Highways:** Whilst the site is close to the adopted unclassified Richmond Road, which has a 30mph speed limit despite its rural nature, it does not appear to abut the adopted highway. Accordingly, if the boundary is correct, safe and suitable access is not achievable from Richmond Road. Visibility would need careful consideration against recorded speeds if it did have a common boundary with the adopted highway, however a safe and suitable access would be possible if this were the case. The site is also close to adopted highway at the western end of Townsend Lane, however it falls just short of joining the adopted section (which is narrow and unsurfaced at this point). Access could therefore only be delivered from Townsend Lane if site C84 were used to provide access to Townsend Lane. Townsend Lane would also need widening and upgrading to full carriageway construction at its western end, which is not metalled. However, given that the highway of Townsend Lane is less than 5m wide in some of the metalled section, without continuous footways, it would not provide safe and suitable access for the site unless it could be widened, which would require third party land from several properties. Whilst the site is also close to the adopted Berryhill Lane, it does not abut the adopted highway. Berryhill Lane is also narrow (with the highway

less than 5m wide in some sections) and does not have footways. Accordingly, safe and suitable access is not achievable from Berryhill Lane. In summary, safe and suitable access would not be achievable for site C85 with its current boundaries, as it does not appear to have a common boundary with the adopted highway. In terms of sustainable accessibility, whilst there is a food store and a primary school in the village, there are no continuous footways along the routes to these amenities.

- **Ecology:** The site is not an ecological designation. Potential BAP habitats on site include hedges, ponds, a small river, trees and scrub woodland along the former railway to the south. The site is considered to have potential for badgers. There is also potential for aquatic mammals/crayfish along the River Sence and Great Crested Newts just off-site to the north and also within a pond on site. Further survey work would be needed or mitigation or to enter into a Great Crested Newt District Level Licencing Scheme. The site will require a Phase 1 Survey as well as further survey work to assess the ecological potential of the site with respect to badgers, and otter, water vole and crayfish. It is recommended that hedgerows are retained with a 5m buffer of natural vegetation to the retained hedgerows (outside of gardens)

The site is outside of the defined settlement boundary, although adjacent, and therefore it is considered **potentially suitable**; a change in the Limits to Development would also be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to flooding and minerals/geo environmental factors can be satisfactorily addressed.

Availability: The site has been submitted by an agent on behalf of the owner of the site, although no housebuilder is currently involved. The site is considered to be **potentially available**.

Achievability: The site does not adjoin the adopted public highway. It would need to be demonstrated that a safe and suitable access to the site can be achieved. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares) 22.93

(Total site area is 24.68 hectares, the site area has been reduced as part of the site within Flood Zone 3b)

Gross to Net Development Ratio 62.5%

Density Applied (dwellings per hectare) 30

Estimated capacity 430

Timeframe for Development 11-20 Years

C86 – Land at Howe Road, Whitwick

Site Description: A sloping, irregular shaped site located at Howe Road, Whitwick. It is located within the Countryside and adjacent to the Limits to Development. It is currently vacant and comprises grassland, hedgerows and groups of trees. Residential properties are to the north, east and south. Bungalows are located adjacent to the site. Countryside and agricultural land is located to the west. The western boundary of the site adjoins the SHELAA site C47.

The site is located within the National Forest and the Charnwood Forest. There is an individual TPO located on the site's northern boundary.

The site was successfully nominated as an Asset of Community Value in August 2020.

Suitability:

- **Planning Policy:** The site is located outside the Limits to Development for Coalville and is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). Coalville Urban Area is identified in the Local Plan as the Principal Town (Policy S2). The site is also located within the National Forest (Policy En3) and the Charnwood Forest (Policy En4). The affordable housing requirements are set out in Appendix 1 of this document.
- **Ground Conditions:** The site is located within 250m of a closed/historic landfill. The site is potentially suitable, subject to the completion of further geo-environmental investigation.
- The site is also within a Minerals Consultation Area for the potential presence of at or near coal surfaces and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Highways:** The site shares a common boundary with Howe Road, Whitwick, which is an adopted unclassified road with a 30mph speed limit. Visibility would be achievable from an access on Howe Road and junction spacing is likely to be achievable with the nearby junctions of Valley Road and Robinson Road subject to a speed survey and careful positioning. Due to the curvature and residential nature of the road, the LHA would not expect speeds to be excessive and therefore a safe and suitable access is likely to be achievable. The site is in a residential area and is within a short distance of existing bus stops on Brooks Lane, where services can be caught to Coalville, Nottingham and Leicester.
- **Ecology:** The site is not an ecological designation. Potential BAP habitats on site woodland, scrub, hedge, grassland and ditch. The site is considered to have potential for badgers as well as Great Crested Newts. Further surveys would be required to assess the ecological potential of the site including a Phase 1 habitat survey. With respect to the Great Crested Newts, in addition to survey work, mitigation maybe required or entering into a Great Crested Newts District Level Licensing scheme.

The site is outside the Limits to Development, the site is considered **potentially suitable**; a change in the boundary of the Limits to Development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to minerals/geo environmental factors can be satisfactorily addressed.

Availability: The site is in single ownership and is promoted by the owner. The site is also an Asset of Community Value. The site is considered **potentially available**.

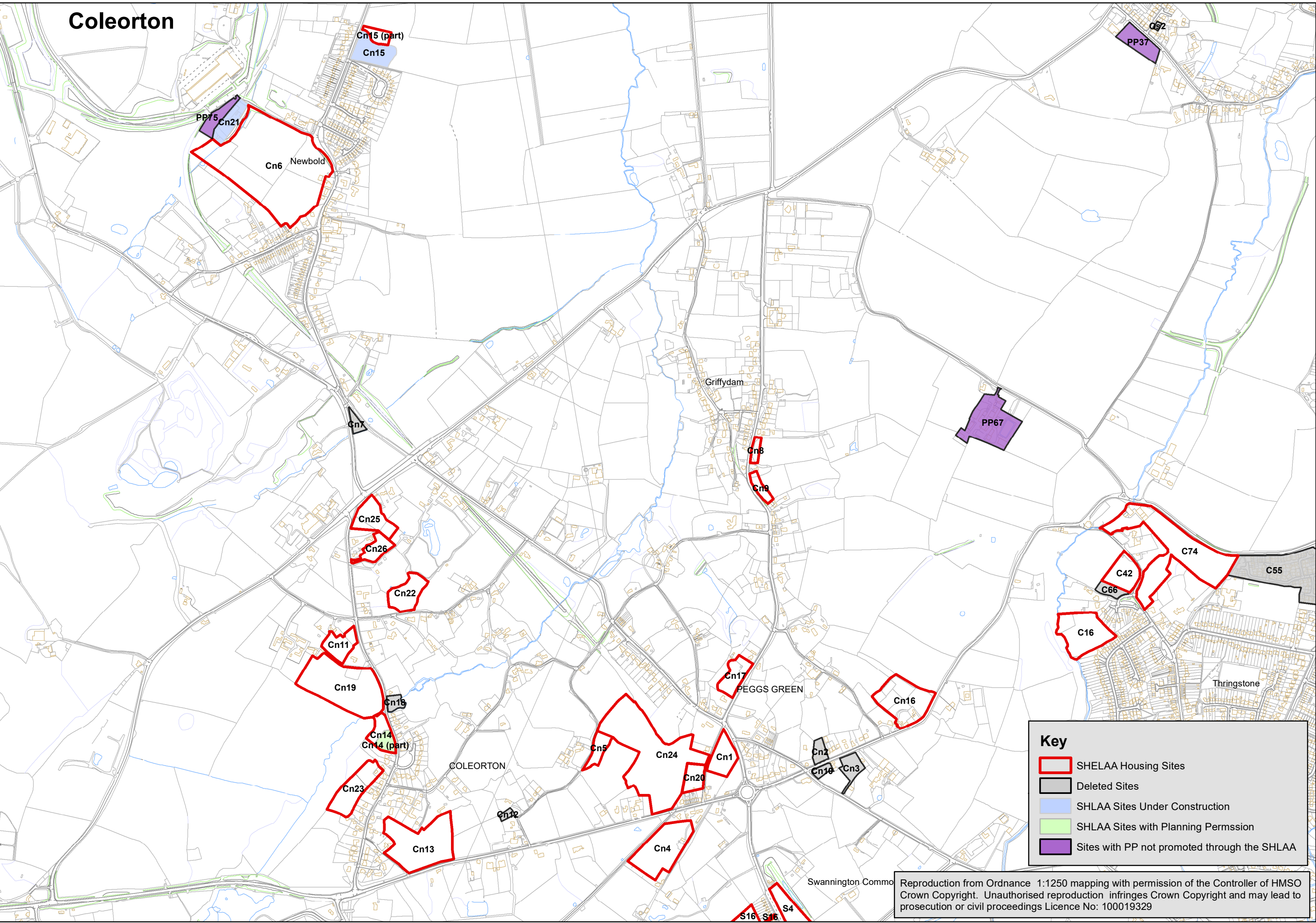
Achievability: There may be some viability issues because due to the sloping nature of the site pumped foul drainage will be necessary. In addition there is an 11KV electricity supply across the site and its diversion will be required. Therefore the site is considered to be **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.7
Gross to net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	17
Timeframe for Development	11-20 Years

COLEORTON, GRIFFYDAM AND NEWBOLD

Coleorton



Key

- SHELAA Housing Sites
- Deleted Sites
- SHLAA Sites Under Construction
- SHLAA Sites with Planning Permission
- Sites with PP not promoted through the SHLAA

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Cn1 – Land at Nottingham Road, Peggs Green, Coleorton

Site Description: The site is located to the west of Nottingham Road, Coleorton. The site is currently used for agricultural purposes and the site is of Grade 4 agricultural land quality (Natural England regional records). The site is bound by mature hedgerows and there is an area of densely planted trees to the south of the site. The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is located outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Peggs Green as a small village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The site is within a Coal Development High Risk Area and a Coal Mining Risk Assessment will be required.
- **Minerals:** The Site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Highways:** There are no apparent fundamental Highways reasons for this site to be excluded from consideration. There is a limited bus service within 800 m of the site although it is considered that non-car travel is unlikely.
- **Ecology:** There are no designated ecological sites within the site boundary although there is potential for badgers to inhabit the site. The hedgerows around the site represent potential Biodiversity Action Plan habitats. The site is considered acceptable with mitigation, namely retention of a 5m buffer zone along significant hedges; not to be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is outside the Limits to Development and is considered **potentially suitable**, there would need to be a change in the Limits to Development as well as a reclassification of Peggs Green up the settlement hierarchy for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to geo/environmental and ecology factors can be satisfactorily addressed.

Availability: The site is promoted by an agent on behalf of the landowner. The landowner supports the development of the site is therefore considered **potentially available**.

Achievability: There are no known achievability or viability issues, therefore the site is considered **potentially achievable**.

Summary:

Site Capacity:

Total Site Area Available for Development (hectares)	0.64
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	16

Timeframe for Development

Years 11-20

Estimated Build Rate (dwellings per year)

n/a

Cn4 – Land at Mill Lane and Moor Lane, Peggs Green

Site Description: The site located to the south of Loughborough Road, between Mill Lane and Moor Lane, Peggs Green. The site is Greenfield land currently used for the keeping and grazing of horses. There are residential properties to the north of the site and a small number to the south east corner of the site. There is agricultural land to the east and west of the site. The site is a mix of Grade 3 and Grade 4 agricultural land (Natural England regional records). The site is within the National Forest.

The site is within 80m of three TPO Areas, one Existing Wildlife Site and one Proposed Wildlife Site. The site is within the Minerals Consultation Area for the potential presence of surface or near surface coal resources.

There has been an application approved for the conversion of an agricultural farm building to a dwelling on land rear of 87 Loughborough Road. The access road for this dwelling includes the very northern edge of the site.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies only the Lower Moor Road area of Coleorton as a sustainable village, the remainder of Coleorton is identified as a small village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** Most of the site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development. There is a small part of the eastern extent of the site that is within a Coal Development High Risk Area and a Coal Mining Risk Assessment will be required.
- **Minerals:** The site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Highways:** Moor Lane is not considered to be of a suitable standard for development and this site would be unacceptable to the Highway Authority.
- **Ecology:** There is potential for badgers and Great Crested Newts to occupy the site. There are no designate local wildlife sites within the site boundary, although the hedges and grassland at the site represent potential local BAP habitats. A phase 1 habitat survey is required to assess current habitat value, in addition to GCN surveys of ponds within 500m, and a badger survey. Rejection or additional mitigation may be required, pending survey results. The retention of hedges with buffer zone and mitigation for impact on nearby GCNs will be needed. Buffers should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is outside the Limits to Development, the site is considered **potentially suitable**. A change in the Limits to Development as well as a reclassification of Peggs Green up the settlement hierarchy would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to geo/environmental, highway and ecology factors can be satisfactorily addressed.

Availability: The site is promoted by the landowner, there is no developer involvement; therefore the site is considered **potentially available**.

Achievability: There are no known achievability or viability issues, therefore the site is considered **potentially achievable**.

Summary:

Site Capacity:

Total Site Area Available for Development (hectares)	1.61
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	40
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Cn5 – Land at Bakewells Lane, Coleorton

Site Description: The site is located to the east of Bakewells Lane, Coleorton. The site is Greenfield land currently used for agricultural purposes. The site is of Grade 4 agricultural land quality (Natural England regional records). There is a farm to the west of the site and there is open agricultural land to the north, east and south of the site. The site is within the National Forest. The site is 110m from Historical Tip Site (Peggs Green Refuse Tip).

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies only the Lower Moor Road area of Coleorton as a sustainable village, the remainder of Coleorton (where the site is located) is identified as a small village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** Half of the site is within a Coal Development High Risk Area and a Coal Mining Risk Assessment will be required. The other half is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Minerals:** The Site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Tip Sites:** The site is within 250m of a closed/historic landfill. The site is potentially suitable, subject to the completion of further geo-environmental investigation.
- **Highways:** Bakewells Lane is not of a suitable standard for development therefore this site would be unacceptable to the Highway Authority.
- **Ecology:** There is potential for badgers to occupy the site. There are no designated local wildlife sites within the site boundary, although the hedges represent potential local BAP habitats. The site is considered to be acceptable with mitigation, namely retention of hedges with buffer zones, not to be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is outside the Limits to Development, the site is considered **potentially suitable**. A change in the Limits to Development and a reclassification of this part of Coleorton up the settlement hierarchy would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to geo/environmental, highway and ecology factors can be satisfactorily addressed.

Availability: The site is promoted by the landowner, there is no known developer involvement therefore the site is considered **potentially available**.

Achievability: There are no known achievability or viability issues, therefore the site is considered **potentially achievable**.

Summary:

Site Capacity:

Total Site Area Available for Development (hectares) 0.36

Gross to Net Development Ratio	100%
Density Applied (dwellings per hectare)	30
Estimated capacity	11
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Cn6 – Land off Worthington Lane, Newbold

Site Description: The site is almost rectangular parcel of land located to the east of Worthington Lane, Newbold. The site is Greenfield land currently used for agricultural purposes. The site is of Grade 3 agricultural land quality (Naturla England regional records). The site is undulating with a steep slope down from the road to the west. Mature hedges and post and rail fence enclose the field boundaries. There are residential properties to the north east, east and south east of the site. Neighbouring SHELAA site Cn21 is currently being developed for housing. There is a large Oak tree within the site boundary that is protected by a Tree Preservation Order (TPO). There is a Grade 2 Listed Building (Elms Farmhouse) to the east of the site.

Suitability:

- **Planning Policy:** The site is located outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Newbold as a small village. The Affordable Housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The northern half of the site is within a Coal Development High Risk Area and a Coal Mining Risk Assessment will be required. The southern half of the site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Minerals:** The site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Highways:** The site's limited frontage to the highway would make it difficult to achieve an appropriate access with the required visibility splays whilst speeds along Worthington Lane are likely to be above the limit. The site has minimal bus services and is remote from services, and therefore it is likely that residents would rely heavily on car travel. This site is therefore unlikely to be acceptable to the Highway Authority.
- **Ecology:** There are no designated ecological sites within the site boundary although the woodland to the north of the site is a candidate Local Wildlife Site. There is potential for badgers to inhabit the site. The hedges and adjacent woodland represent potential Biodiversity Action Plan habitats. The site is considered to be acceptable with mitigation, namely the retention of a 5m buffer zone along significant hedges; not to be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. Furthermore, a buffer area to Newbold Woodland should be retained.

The site is outside the Limits to Development and is considered **potentially suitable**. A change in the Limits to Development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to geo/environmental, highway and ecology factors can be satisfactorily addressed.

Availability: The site is promoted by the landowner which is a volume housebuilder, the site is considered to be **available**.

Achievability: There are no known achievability of viability issues therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	6.6
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	124
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	n/a

Cn8 – Land north of No.2 Top Road, Griffydam

Site Description: The site is located to the east of Top Road, Griffydam (to the north of No.2 Top Road). The site is Greenfield pastureland and the site slopes upwards from north to south. The site is of Grade 3 agricultural land quality (Natural England regional records). There is a steep bank varying in height some 1 and 2 metres between the site and Nottingham Road, this bank runs most of the length of the site apart from a small section adjacent to the northern boundary. The site is mainly enclosed by hedges apart from along the eastern boundary. Adjacent uses are residential to the north, south and west (on the opposite side of Nottingham Road). To the east is open agricultural land. A public footpath adjoins the site at its northern boundary. The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Griffydam as a small village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Highways:** It would be difficult to achieve an appropriate access with the required visibility splays from Top Road due to the difference in levels between the site and the highway. Griffydam has minimal bus services and is remote from services, and residents would rely heavily on car travel. This site would therefore be unacceptable to the Highway Authority.
- **Ecology:** There is potential for badgers and Great Crested Newts to occupy parts of the site. There are no designated local wildlife sites within the site boundary, although the hedges represent potential BAP habitats. The site is considered to be acceptable, subject to mitigation measures, namely the retention of hedges with buffer zones; additional mitigation may be required pending results of badger/GCN surveys. Buffers should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is outside the Limits to Development, the site is considered **potentially suitable**. A change in the Limits to Development as well as a reclassification of Griffydam up the settlement hierarchy would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to geo/environmental, highway and ecology factors can be satisfactorily addressed.

Availability: The site is promoted by the landowner; there are no known ownership issues. The site is considered **potentially available**.

Achievability: There are no known viability issues. There are potential issues relating to the achievability of the site in relation to highway access and visibility due to the difference in levels between the site and the highway. Therefore, the site is considered **not currently achievable**.

Site Capacity:

Total Site Area Available for Development (hectares) 0.15

Gross to Net Development Ratio	100%
Density Applied (dwellings per hectare)	30
Estimated capacity	5
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Cn9 – Land north of No.2 Top Road, Griffydam

Site Description: The site is located to the east of Top Road, Griffydam (to the south of No.2 Top Road). The site is Greenfield pastureland and is fairly flat. The site is of Grade 3 agricultural land quality (Natural England regional records). Where the site adjoins the highway there is a steep bank varying in height some 1 to 2 metres between the site and Nottingham Road. This steep bank runs along the length of the site. There are residential properties to the north and south and agricultural land to the east. The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Griffydam as a small village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Minerals:** Part of the site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Highways:** It would be difficult to achieve an appropriate access with the required visibility splays from Top Road due to the difference in levels between the site and highway. Coleorton has minimal bus services and is remote from services, and residents would rely heavily on car travel. This site would therefore be unacceptable to the Highway Authority.
- **Ecology:** There is potential for badgers to occupy the site and Great Crested Newts to occupy adjacent areas. There are no designated local wildlife sites within the site boundary, although the hedges represent potential BAP habitats. The site is acceptable, subject to mitigation measures, namely the retention of hedges with buffer zones; additional mitigation may be required pending results of badger/GCN surveys. Buffers should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is outside the Limits to Development and is considered **potentially suitable**. A change in the Limits to Development as well as a reclassification of Griffydam up the settlement hierarchy would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to geo/environmental, highway and ecology factors can be satisfactorily addressed.

Availability: The site has been promoted by the landowner, there are no known ownership issues therefore the site is considered **potentially available**.

Achievability: There are no known viability issues. There are potential issues relating to the achievability of the site in relation to highway access and visibility due to the difference in levels between the site and the highway. Therefore, the site is considered **not currently achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.233
Gross to Net Development Ratio	100%
Density Applied (dwellings per hectare)	30

Estimated capacity	7
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Cn11 – Land at Lower Moor Road, Coleorton

Site Description: The site located to the west of Lower Moor Road, Coleorton. The site is Greenfield land currently utilised as a paddock and residential curtilage. The site is of Grade 4 agricultural land quality (Natural England regional records). There are residential properties to the east of the site. There are a number of mature trees within the site boundary. The site is within the National Forest.

Suitability: A small part of the site that fronts onto Lower Moor Road has been subject to planning application 17/00129/FUL for the development of two dwellings. The application was refused and dismissed at appeal. A further application 19/02496/FUL for the remodelling of the existing cottage and the formation of a new access was granted permission in February 2020.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies only the Lower Moor Road area of Coleorton as being a sustainable village, the remainder being identified as a small village. The site is outside of the area identified as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The western half of the site is within a Coal Development High Risk Area and a Coal Mining Risk Assessment will be required. The eastern half of the site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Minerals:** The Site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Highways:** Speeds along this road are likely to be higher than the speed limit meaning measures to reduce speed may be required. Coleorton has minimal bus services and is remote from services, and residents would rely heavily on car travel. It is therefore unlikely that this site would be acceptable to the Highway Authority.
- **Ecology:** There are no designated ecological sites within the site boundary although there is potential for badgers to inhabit the site and the hedgerows within the site represent potential Biodiversity Action Plan habitats. The site is considered acceptable for residential development with mitigation measures, namely the retention of a 5m buffer zone along wooded north-east and south-west boundary to protect trees/hedges; not to be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity

The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map. Although a previous planning application for residential development on the site has been refused, the site is considered **potentially suitable** in the longer term. This is reflected in the sites timeframe for development acknowledging that there would need to be a change in policy, a change in the Limits to Development as well as a reclassification of this part of Coleorton up the settlement hierarchy for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to geo/environmental, highway and ecology factors can be satisfactorily addressed.

Availability: The site is promoted by the landowner; there are no known ownership issues. There is no developer involvement therefore the site is considered **potentially available**.

Achievability: There are no known achievability or viability issues, therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.60
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	15
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Cn13 – Land off Loughborough Road, Coleorton

Site Description: The site is located to the north of Loughborough Road and to the east of Bradford's Lane. The site is Greenfield land currently used for agricultural purposes. The site is of Grade 4 agricultural land quality (Natural England regional records). The site is fairly flat along its boundary with Loughborough Road, but it does slope steeply downwards towards Stoney Lane. The site is bound by mature hedgerows. There are residential properties to the north and west of the site and agricultural land to the south and east. There is a historic landfill site to the south of Loughborough Road, opposite part of the site. A public footpath crosses south west to north east across the site. There is an area of dense woodland planting to the south west corner of the site, this is protected by a Tree Preservation Order (TPO). A further single tree adjoining the north western boundary of the site is also protected by a TPO. The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies only the Lower Moor Road area of Coleorton as a sustainable village, the remainder of Coleorton is identified as a small village. The site adjoins the Limits to Development of the part of Coleorton identified as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The majority of the site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development. A small part of the site (the south east corner) is within a Coal Development High Risk Area and a Coal Mining Risk Assessment will be required.
- **Minerals:** The Site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Tip Site:** The site is within 250m of a closed/historic landfill. The site is potentially suitable, subject to the completion of further geo-environmental investigation.
- **Highways:** Loughborough Road is subject to a 50mph speed limit whilst Bradford's Lane is a single-track road meaning neither road is currently appropriate to gain access from. Coleorton has a minimal bus service therefore there would be heavy reliance on the private car. Therefore, this site is unacceptable to the Highway Authority.
- **Ecology:** The site is a candidate Local Wildlife Site (Coleorton Meadow). There is the potential for badgers to inhabit the site. The site is known to support species-rich grassland as identified in 2008. The species-rich grassland is a potential Biodiversity Action Plan habitat. As a result it would be necessary to demonstrate that a more up-to-date survey demonstrates a change in habitat value, or significant harm can be avoided through appropriate mitigation or compensation. A Great Crested Newt (GCN) survey or entry into the GCN District Level Licensing Scheme would be required.

The site is outside of the Limits to Development and is considered **potentially suitable**; a change in the Limits to Development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to geo/environmental, highway and ecology factors can be satisfactorily addressed.

Availability: The site promoted by an agent on behalf of a housebuilder who has an option/conditional contract on site. The site is in multiple ownership and all landowners support the development of the site. The site is considered **available**.

Achievability: There are no known achievability or viability issues, however there maybe an issue with access. The the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	2.18
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	41
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	n/a

Cn14 – Land off Lower Moor Road, Coleorton

Site Description: The site is located to the west of Lower Moor Road. The site is an overgrown grassland field with a mixture of mature hedgerow and stock fenced boundaries. The site is interspersed with immature and mature trees. The topography is generally flat, although it slopes downwards on the northern edge where the field abuts a small stream. As a stream adjoins the northern boundary the northern part of the site is within Flood Zones 2 and 3a/3b. The site is within the National Forest.

Suitability: The southern half of the site has planning permission (ref: 18/01237/REM) for the development of four dwellings. As at April 2021 development had not started. The northern half of the site has been subject to an outline application (ref: 17/00118/OUT) for the development of two dwellings, this application was withdrawn.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Coleorton (the Lower Moor Road area only) as a Sustainable Village the remainder of Coleorton is identified as a small village. The site adjoins the Limits to Development of the part of Coleorton identified as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The majority of the site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development. A small part of the site is within a Coal Development High Risk Area and a Coal Mining Risk Assessment will be required.
- **Minerals:** The Site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Flooding:** The northern part of the site falls within FZ2 and parts within FZ3a where the construction of housing should be avoided/is inappropriate respectively, unless by means of the sequential and exceptions tests (NPPF paragraphs 157-163), it can be demonstrated as acceptable to the satisfaction of the Environment Agency. The site capacity excludes the part of the site which falls within FZ3b (flood plain).
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably. Details to show a suitable access in accordance with the 6C's Design Guide would need to be demonstrated.
- **Ecology:** There is the potential for badger to be on site as well as bats foraging. The grassland adjacent to the west of the site is a candidate Local Wildlife Site (Coleorton Marshy Grassland). The level grassland on site is a Parish Local Wildlife Site. However comments submitted from LCC Ecology identify that although the site had some former value as species rich-grassland its value has been lost due to lack of management. The hedge, trees and grassland are potential BAP habitats. The site is consider acceptable with mitigation and conditions relating to the biodiversity enhancements of the open space, hedgerow planting and restoration and creation of wetland habitat and management of willows along the brook. A Great Crested Newt (GCN) survey or entry into the GCN District Level Licensing Scheme would be required.

The part of the site with planning permission is considered to be **suitable**. The remainder of the site is outside the Limits to Development and is considered **potentially suitable**. A change in the Limits to

Development would be required for the remainder of the site to be considered suitable. It would also be necessary to demonstrate that issues relating to geo/environmental and ecology factors can be satisfactorily addressed.

Availability: The part of the site with planning permission is owned by one landowner and the remainder of the site is in joint ownership (separate owners to the part with planning permission). All three landowners support the development of the site. There is developer involvement in the part of the site with planning permission, as such this part of the site is considered **available**. The remainder of the site is considered **potentially available**.

Achievability/Viability: There are no known viability or achievability issues. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.41
(Total site area is 0.44Ha)	
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	10
Timeframe for Development	Years 0-5 (for the 4 dwellings with permission) Years 11-20 for the remainder (6 dwellings)
Estimated Build Rate (dwellings per year)	4

Cn15 – Land off Worthington Lane, Newbold

Site Description: The site is located to the east of Worthington Lane to the north of Cloud Hill View, Newbold. The site is part of a much larger agricultural field and the site is bound to the south and west by mature hedgerows. There is residential development to the south of the site and to the west (on the opposite side of Worthington Lane).

Suitability: Part of the site has planning permission (ref: 19/02393/REMM) for the development of 16 dwellings. At April 2021 there were 12 dwellings under construction and 4 not started. The remaining part of the site (that is not subject to the above planning permission) is also being promoted.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Newbold as a small village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.
- **Ecology:** There is the potential for badgers to be on site. The hedgerows, grassland (which appears improved) are potential BAP habitats. Both hedge and Badger surveys would be required. The hedgerows should be retained with 5m buffer zones. The site is considered acceptable in ecology terms with mitigation.

The part of the site that has planning permission is considered **suitable**. The remainder of the site is considered **potentially suitable**; a change in the Limits to Development as well as a reclassification of Newbold up the settlement hierarchy would be required for this part of the site to be considered suitable. It would also be necessary to demonstrate that issues relating to geo/environmental and ecology factors can be satisfactorily addressed.

Availability: There are no known ownership issues; the part of the site with planning permission is in control of a housebuilder. This part of the site is considered to be **available**. The part of the site that is not subject to the planning approval is being promoted by an agent and is considered **potentially available**.

Achievability/Viability: There are no known viability or achievability issues. The site is considered **potentially achievable**.

Site Capacity: *for the part of the site with planning permission*

Total Site Area Available for Development (hectares)	0.72
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	27.5
Estimated capacity	16

Timeframe for Development	Years 0-5
Estimated Build Rate (dwellings per year)	4-12
<i>Site capacity for the remainder of the site:</i>	
Total Site Area Available for Development (hectares)	0.24
Gross to Net Development Ratio	100%
Density Applied (dwellings per hectare)	30
Estimated capacity	7
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Cn16 – Land at 44 Loughborough Road, Coleorton

Site Description: This site is located the north of Loughborough Road between Coleorton and Thringstone. The site includes a house and a farm and agricultural land. There are residential dwellings to the west of the site and agricultural land to the east, south and west of the site. A public footpath runs within the site, adjacent to the north boundary. The site is within the National Forest. There is an area of dense tree planting on the opposite side of Loughborough Road that is protected by a Tree Preservation Order (TPO).

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies only the Lower Moor Road area of Coleorton as being a sustainable village, the remainder being identified as a small village. The site is outside of the area identified as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** Half of the site is within a Coal Development High Risk Area and a Coal Mining Risk Assessment will be required. The site other half of the site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Minerals:** The Site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Highways:** The site benefits from extant access onto the A512 Loughborough Road where the speed limit is 40mph. It should be noted that Footpath M97 traverses the site. Whilst the quantum of development is unknown at this stage, owing to the rural nature of the road, the speed limit and potential for increased use of the traffic, the Highway Authority would need to be satisfied that safe and suitable access could be achieved in line with standards of the LHDG if minded to support development.
- **Ecology:** There is the potential for badgers to be on site. The grassland within the site is a candidate Local Wildlife Site (Swannington Common Grassland). The hedge and species rich grassland are potential BAP habitats. Due to the high quality of the grassland, it would be necessary to demonstrate that a more up-to-date survey demonstrates a change in habitat value, or significant harm can be avoided through appropriate mitigation or compensation.

The site is outside of the Limits to Development and is considered **potentially suitable**; but only if up-to-date surveys show that the grassland has lost value, and a change in the Limits to Development would also be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to geo/environmental and ecology factors can be satisfactorily addressed.

Availability: The site has been submitted by the landowner. There is no known developer involvement therefore the site is considered to be **potentially available**.

Achievability: There are no known physical or economic constraints, other than the ecology and highways concerns set out above, therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.5
Gross to Net Development Ratio	82.5%

Density Applied (dwellings per hectare)	30
Estimated capacity	37
(Owner has indicated a maximum of 5 dwellings)	
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Cn17 – Land to side of 55 Nottingham Road, Coleorton

Site Description: The site lies to the east of Nottingham Road, Coleorton and consists of a field and some outbuildings. The site is of Grade 4 agricultural land quality (Natural England regional records). There are residential dwellings either side of the site and agricultural land to the east and west of the site. The site is within the National Forest. The majority of the site is within a tip site consultation zone.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies only the Lower Moor Road area of Coleorton as being a sustainable village, the remainder being identified as a small village. The site is outside of the area identified as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The majority of the site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development. The very north western tip of the site is within a Coal Development High Risk Area and a Coal Mining Risk Assessment will be required.
- **Minerals:** The Site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Tip Sites:** The site is within 250m of a closed/historic landfill. The site is potentially suitable, subject to the completion of further geo-environmental investigation.
- **Highways:** The site shares a boundary with Nottingham Road, a C Class classified road with a 30mph speed limit and 7.5t weight restriction. Nottingham Road at this location already benefits from footway provision and bus stops. Suitable site access appears achievable subject to it being designed in accordance with standards required for the scale of development set out in the LHDG for agreement with the Highway Authority.
- **Ecology:** There is the potential for badgers to be on site. The northern part of the site is a Local Wildlife Site (Meadow – Nottingham Road) but appears to have already been lost. The hedge and species rich grassland are potential BAP habitats. The site contains small grasslands. A Phase 1 habitat survey is needed before a decision can be made. All hedges would need to be retained with a 5m buffer.

The site is outside of the Limits to Development and is considered **potentially suitable**; a change in the Limits to Development would also be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to geo/environmental and ecology factors can be satisfactorily addressed.

Availability: The site has been submitted by an agent on behalf of the landowner. The landowner supports the development of the site. There is no known developer interest therefore the site is considered to be **potentially available**.

Achievability: There are no known physical or economic constraints therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.55
Gross to Net Development Ratio	82.5%

Density Applied (dwellings per hectare)	30
Estimated capacity	14
(Agent has suggested a maximum of 10 dwellings at 20 dph)	
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Cn19 – Land to west of Lower Moor Road, Coleorton

Site Description: The site lies to the west of Lower Moor Road. The site is agricultural land and is of Grade 4 agricultural land quality (Natural England regional records). There are two small areas of woodland within the site boundary, one to the north of the site and the other in the south east corner of the site. There is mainly agricultural land surrounding the site. There are two candidate Local Wildlife Sites adjoining the southern boundary of the site (Coleorton Parkland Grassland 2 and Coleorton Marshy Grassland). A public footpath cuts across the south east corner of the site. A gas pipeline line cuts across the central part of the site (east to west) and as such this part of the site is within the gas pipeline consultation zone. The south eastern edge of the site is located within Flood Zones 2 and 3a/3b. The site is located within the boundary of the Coleorton Hall designation as a Grade 2* Historic Park. The site is also within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies only the Lower Moor Road area of Coleorton as being a sustainable village, the remainder being identified as a small village. The site is outside of the area identified as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The western part of the site is within a Coal Development High Risk Area and a Coal Mining Risk Assessment will be required. The remainder of the site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Minerals:** The Site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Flooding:** Parts of the site fall within FZ2 and parts within FZ3a where the construction of housing should be avoided/is inappropriate respectively, unless by means of the sequential and exceptions tests (NPPF paragraphs 157-163), it can be demonstrated as acceptable to the satisfaction of the Environment Agency. The site capacity excludes the part of the site which falls within FZ3b (flood plain)
- **Highways:** The site shares a boundary with Lower Moor Road, a C Class road with a 30mph speed limit and 7.5t weight restriction. Suitable site access appears achievable subject to it being designed in accordance with standards required for the scale of development set out in the LHDG for agreement with the Highway Authority.
- **Ecology:** There is the potential for badgers to be on site. The site is within a historic Local Wildlife Site (grassland). The hedges, grassland, trees and stream are potential BAP habitats. The grassland may be species rich. A Phase 1 habitat survey will be needed before making a decision. A Great Crested Newt (GCN) survey or entry into the GCN District Level Licensing Scheme would be required.

The site is outside of the Limits to Development and is considered **potentially suitable**; a change in the Limits to Development would also be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to geo/environmental and ecology factors can be satisfactorily addressed.

Availability: The site has been submitted by an agent on behalf of the landowner. There is no known developer involvement therefore the site is considered to be **potentially available**.

Achievability: There are no known physical or economic constraints therefore the site is considered **potentially achievable.**

Site Capacity:

Total Site Area Available for Development (hectares)	2.62
(Total site area 2.65ha)	
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	49
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Cn20 – Rear of 92 Loughborough Road, Coleorton

Site Description: This site lies behind a row of dwellings that front onto Loughborough Road. The site contains a variety of outbuildings as well as areas of grass and mature trees. It is surrounded by a mixture of agricultural land, woodlands and dwellings. The site is of Grade 4 agricultural land quality (Natural England regional records). Part of the site falls within the tip site consultation zone. The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies only the Lower Moor Road area of Coleorton as being a sustainable village, the remainder being identified as a small village. The site is outside of the area identified as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** A small part of the site (north east corner) is within a Coal Development High Risk Area and a Coal Mining Risk Assessment will be required. The majority of the site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Minerals:** The Site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Tip Sites:** The site is within 250m of a closed/historic landfill. The site is potentially suitable, subject to the completion of further geo-environmental investigation.
- **Highways:** The site shares a boundary with Tugbys Lane which is restricted in its width and does not benefit from pedestrian facilities. The junction of Tugbys Lane and Zion Hill/ Nottingham Road is also sub-standard in design. Tugbys Lane is constrained and is not suitable for traffic increases much beyond its current use without significant supporting measures.
- **Ecology:** There is the potential for badgers to be on site. The grassland is a potential BAP habitat. The grassland may be species rich. A Phase 1 habitat survey will be needed before making a decision. A 5m buffer zone will be needed to the hedges.

The site is outside of the Limits to Development and is considered **potentially suitable**; a change in the Limits to Development would also be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to geo/environmental and ecology factors can be satisfactorily addressed.

Availability: The site has been submitted by an agent on behalf of the owner of the site. There is no known developer interest therefore the site is considered to be **potentially available**.

Achievability: There are no known physical or economic constraints, other than the highways issues set out above - therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.29
Gross to Net Development Ratio	100%
Density Applied (dwellings per hectare)	30
Estimated capacity	9

Timeframe for Development

Years 11-20

Estimated Build Rate (dwellings per year)

n/a

Cn21 – Pipeyard Lane, Newbold Coleorton

Site Description: This site, which lies to the west of Newbold Coleorton is a site formerly occupied by a crusher yard. There is a large TNT distribution warehouse complex to the north west of the site and agricultural land to the east of the site. There is dense woodland plating to the south west of the site. The adjoining site (to the north west) has outline planning permission (ref: 20/00261/OUT) for residential development up to 6 dwellings.

Suitability: The site has planning permission (ref: 19/01609/FULM) for the development of 12 single storey dwellings. At April 2021 6 dwellings were under construction and 6 had not been started.

Site Capacity:

Total Site Area Available for Development (hectares)	0.49
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	12 (as per permission)
Timeframe for Development	Years 0-5
Estimated Build Rate (dwellings per year)	5-7

Cn22 – Land at Aqueduct Road, Coleorton

Site Description: This site is located to the north of Aqueduct Road. The site is agricultural land and is of Grade 4 agricultural land quality (Natural England regional records). The site is bound by mature hedgerows and in places mature trees. There are residential dwellings to the south of the site on the opposite side of Aqueduct Road and also to the west of the site. A public footpath that runs north to south through the centre of the site. The site is within the National Forest.

Suitability: The site has been subject to two previous outline planning applications. Application 16/01289/OUT was submitted for the development of two dwellings and application 17/00261/OUT was a resubmission of the previous application but for the development of one dwelling. Both applications were refused.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies only the Lower Moor Road area of Coleorton as being a sustainable village, the remainder being identified as a small village. The site is outside of the area identified as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The site is (part) within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Minerals:** The Site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Highways:** The County Highways Authority has no objections to the previous applications subject to the imposition of notes to the applicant on any consent granted.
- **Ecology:** The County ecologist had no objection, subject to conditions, to the previous planning application (17/00261). A Great Crested Newt (GCN) survey or entry into the GCN District Level Licensing Scheme would be required.

The site is outside of the Limits to Development and is considered **potentially suitable**; a change in the Limits to Development would also be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to geo/environmental factors can be satisfactorily addressed.

Availability: The site has been submitted by the landowner. There is no know developer interest. Therefore, the site is considered to be **potentially available**.

Achievability: There are no known physical or economic constraints, therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.68
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	17
Timeframe for Development	Years 11-20

Estimated Build Rate (dwellings per year)

n/a

Cn23 – White Gables, Lower Moor Road, Coleorton

Site Description: The site is broadly rectangular in shape and incorporates an existing dwelling, garden and greenfield land. It sits to the rear of existing dwellings and the village store/post office on Lower Moor Road. A public right of way (ref.M77) runs parallel with, and partly within, the site's north-eastern boundary. The site's north-western boundary adjoins the Grade II* Listed Coleorton Hall Park and Garden. The site is Grade 4 Agricultural Land (Natural England regional records). The site is in the National Forest.

Suitability: Part of the site has planning permission for one dwelling and associated garaging (19/01452/FUL) but construction has not yet started.

- **Planning Policy:** Part of the site (approximately 0.04 ha) is situated in the Limits to Development and comprises previously developed land. The remainder of the site is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the Lower Moor area of Coleorton as a Sustainable Village (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** The site does not form a common boundary with the highway. Limited local amenities within 800m, the nearest bus stops are located on A512 Loughborough Road, 630m from the site. These offer hourly services between Coalville and Swadlincote. Sustainable modes of travel are therefore likely to be very limited.
- **Minerals:** The site is in a Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council will need to be contacted regarding the potential sterilisation of the mineral resource. The site is also in a Coal Development High Risk Area meaning a Coal Mining Risk Assessment would be required.
- **Ecology:** The site is not an ecological designation, but it is adjacent to a Local Wildlife Site (Coleorton Marshy Grassland to the west). Potential BAP habitats on site include grassland (which may be species-rich) and hedgerows. The site is considered to have potential for badgers and bats (in buildings and trees). Further surveys would be required to assess the ecological potential of the site. It is recommended that trees and hedgerows on the western edge of the site are retained in a 10m buffer zone of natural vegetation (outside of gardens).

Although the site adjoins the Limits to Development of Coleorton it is outside the defined settlement boundary. A change in the limits to development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to highways(access), ecology, minerals/geo environmental factors and a potential impact upon a designated heritage asset can be satisfactorily addressed. Subject to the satisfaction of these matters, the site is considered **potentially suitable**.

Availability: The site has been submitted by the landowner. There are no known ownership constraints and all owners of the site are stated to support its development. There is no known developer interest in the site at present. The site is considered to be **potentially available**.

Achievability/Viability: Further information would be required to demonstrate that a safe and suitable access can be achieved. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	25
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Cn24– Land North of Loughborough Road, Peggs Green

Site Description: The site is located to the east of Peggs Green, to the north of Loughborough Road (A512). It is an irregular-shaped, single arable field bounded by hedgerows and trees. One tree is located in the main body of the site. The landowner has indicated that there is a tunnel crossing the site close to the eastern boundary and a sewage pipe also crosses the site. Access to the site is from Loughborough Road (to the south of the site). The site also fronts small sections of Bakewell Lane (to the north-west) and Tugby Lane (to the east). The surrounding area is characterised by low-density linear development and agricultural land. The site sits to the rear of homes and a recreation ground on Zion Hill. Areas of woodland planting also adjoin the north-eastern side of the site. Several public rights of way cross the site (M73, M77 and M78). There is a Group TPO (T202) adjoining the south-eastern part of the site (on Loughborough Road). The site is Grade 4 agricultural land (Natural England regional records) and located in the National Forest.

Suitability:

- **Planning Policy:** The site is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). Peggs Green is identified in the Local Plan as a Small Village and does not have Limits to Development (Policy S2). The affordable housing requirements are set out in Appendix 1 of this document.
- **Ground Conditions:** The majority of the site is within 250m of a historic/closed landfill site. The site is potentially suitable, subject to the completion of further geo-environmental investigation.
- **Highways:** The site abuts the public highway on A512 Loughborough Road within the 40mph speed limit, however, this is immediately adjacent to the 50mph speed limit terminal point. Therefore, 85th percentile speeds are likely to be above 40mph, which would mean access at this location would be contrary to Policy IN5 of the Leicestershire Highways Design Guide. However, the site also abuts the highway on Tugbys Lane, where a safe and suitable site access could be achieved. Notwithstanding this, Tugbys Lane is generally restricted in width to approximately 3m, therefore unsuitable to accommodate the potential scale of development, unless the carriageway width between the site and A512 was increased. Whilst it appears that the available highway land may permit such works, there would still be localised narrowing, therefore further investigation would be required. There are no existing footways on Tugbys Lane and there are limited local amenities.
- **Minerals:** The site is in a Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted about the potential sterilisation of this resource. The majority of the site is within a Coal Development Low Risk Area, but some central parts of the site and the north-eastern part of the site (totalling approx. 0.9ha) are in a Coal Development High Risk Areas meaning a Coal Mining Risk Assessment would be required.
- **Ecology:** The site is not an ecological designation. Potential BAP habitats on site include hedgerows and trees. The site is considered to have potential for badgers. It is recommended that hedgerows are retained within a 5m buffer of natural vegetation (outside of gardens). Subject to this mitigation, the site is considered to be suitable in ecological terms.

The site is located in the countryside, adjacent to a settlement identified as a Small Village in the settlement hierarchy. In order for the site to be considered suitable, there would need to be a change in the Limits to Development as well as a reclassification of Peggs Green higher up the settlement hierarchy. There is also a potential issue relating to the scale of the site in comparison to the surrounding ribbon development. It would also be necessary to demonstrate that issues relating to highways, minerals and geo-environmental factors can be satisfactorily addressed. The site is considered **potentially suitable**.

Availability: The site has been submitted by the landowner. There are no known ownership constraints and all owners of the site are stated to support its development. There is no known developer interest in the site at present. The site is considered to be **potentially available**.

Achievability/Viability: A number of onsite constraints have been identified and it would need to be demonstrated that a safe and suitable access could be achieved. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	4.29
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	80
Timeframe for Development	11-20 Years
Estimated Build Rate (dwellings per year)	n/a

Cn25 – Paddocks North of Moor End Cottage, Lower Moor Rd, Coleorton

Site Description: The site is located to the north of Coleorton, at the junction of Rempstone Road (B5324) and Lower Moor Road. The site comprises paddocks with an associated stable block and yard. The stable block, yard and access were granted planning permission in January 2016 (15/01026/FUL). The site is bound by trees and hedgerows. The site is surrounded by a combination of low-density residential development and agricultural land; it adjoins Moor End Cottage to the south and The Cottage to the north-east. To the south-east is Hideaway Cottage. Gelsmoor Fishing Lake is located further to the south-east. The site is Grade 4 agricultural land (Natural England regional records) and located in the National Forest.

Suitability:

- **Planning Policy:** The site is located outside of, the Limits to Development for Coleorton and is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The site located in the part of Coleorton classed in the Local Plan settlement hierarchy as a Small Village (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Ground conditions:** Around half the site is located within 250m of a closed/historic landfill. The site is potentially suitable, subject to the completion of further geo-environmental investigation.
- **Highways:** The site abuts the public highway on Lower Moor Road and Rempstone Road. However, notwithstanding the fact that an access onto Rempstone Road, a Class B road, would be contrary to Leicestershire Highways Design Guide Policy IN5, it would also be inappropriate to locate a site access between the existing staggered crossroads. An access onto Lower Moor Road would be too close to the junction. A safe and suitable access therefore would not be achievable at this site.
- **Minerals:** The site is in a Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted about the potential sterilisation of this resource. The majority of the site is within a Coal Development Low Risk Area, but some central parts of the site and the north-eastern part of the site (totalling approx. 0.9ha) are in a Coal Development High Risk Areas meaning a Coal Mining Risk Assessment would be required.
- **Ecology:** The site is not an ecological designation. To the east, the site adjoins a Potential LWS (Coleorton Grassland 2). The site is considered to have potential for badgers. Great crested newts could potentially be located in ponds to the east; the ponds could either be surveyed or it is possible to enter the district level licensing scheme. Further surveys would be required to assess the ecological potential of the site, although it is recommended that the tree/hedgerow belt to the north-east is retained in a 10m buffer of natural (outside of gardens).

The site is located in the countryside, adjacent to a settlement identified as a Small Village in the settlement hierarchy. In order for the site to be considered suitable, there would need to be a change in the Limits to Development as well as a reclassification of Coleorton higher up the settlement hierarchy. It would also be necessary to demonstrate that issues relating to highways,

ecology, minerals and geo-environmental factors can be satisfactorily addressed. The site is considered **potentially suitable**.

Availability: The site has been submitted by the landowner. There are no known ownership constraints. There is no known developer interest in the site at present. The site is considered to be **potentially available**.

Achievability/Viability: The highways authority is of the opinion that a safe and suitable access cannot be achieved and as a result the site is deemed **not achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.76
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	19
Timeframe for Development	11-20 Years
Estimated Build Rate (dwellings per year)	n/a

Cn26 – Paddock South East of Moor End Cottage, Lower Moor Rd, Coleorton

Site Description: The site is located to the north of Coleorton, to the east of Lower Moor Road. The site comprises paddock land and is accessed via from Lower Moor Road. Permission for the formation of a new 4.2m wide access to the site was granted in April 2017 (17/00195/FUL). The application was submitted to enable access for horses and vehicles in association with the keeping of horses. The site is surrounded by a combination of low-density residential development and agricultural land. To the north-west is Moor End Cottage, Holly Cottage and The Old Stables. To the east is Hideaway Cottage and Gelsmoor Fishing Lake. The site is Grade 4 agricultural land (Natural England regional records) and located in the National Forest.

Suitability:

- **Planning Policy:** The site is located outside of, the Limits to Development for Coleorton and is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The site located in the part of Coleorton classed in the Local Plan settlement hierarchy as a Small Village (Policy S2). The site also lies in the National Forest (Policy En3). The affordable housing requirements are set out in Appendix 1 of this document.
- **Highways:** It appears that a safe and suitable site access would be achievable. However, the width of the access way is shown to be 9m, reducing to 5.8m approximately 9m behind the highway boundary; a development of up to 50 dwellings should be provided with a 4.8m access. It should be noted that 2 x 2m footways are also required for sites put forward for adoption by the LHA. Therefore typically, a minimum corridor width of 8.8m would be required for up to 50 dwellings. Where a footway is not provided, a service margin would still be required. Whilst a compromise could be reached in that a footway is only provided on one side, it appears that the width of the access drive would limit the scale of development. There are limited local amenities within the maximum recommended walking distance; this appears to be limited to a church and post office/village store; however, they are connected by existing, narrow footways.
- **Minerals:** The site is in a Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted about the potential sterilisation of this resource. The majority of the site is within a Coal Development Low Risk Area, but some central parts of the site and the north-eastern part of the site (totalling approx. 0.9ha) are in a Coal Development High Risk Areas meaning a Coal Mining Risk Assessment would be required.
- **Ecology:** The site is not an ecological designation. To the north-east is a Potential Local Wildlife Site (Coleorton Grassland 2). Potential BAP habitats on site include hedges, trees and grassland. The site is considered to have potential for badgers. Great crested newts could potentially be located in ponds to the east; the ponds could either be surveyed or it is possible to enter the district level licensing scheme. Further surveys would be required to assess the ecological potential of the site, although it is recommended that hedgerows are retained in a 5m buffer of natural vegetation (outside of gardens).

The site is located in the countryside, adjacent to a settlement identified as a Small Village in the settlement hierarchy. In order for the site to be considered suitable, there would need to be a change in the Limits to Development as well as a reclassification of Coleorton higher up the

settlement hierarchy. It would also be necessary to demonstrate that issues relating to highways, ecology and minerals factors can be satisfactorily addressed. The site is considered **potentially suitable**.

Availability: The site has been submitted by the landowner. There are no known ownership constraints. There is no known developer interest in the site at present. The site is considered to be **potentially available**.

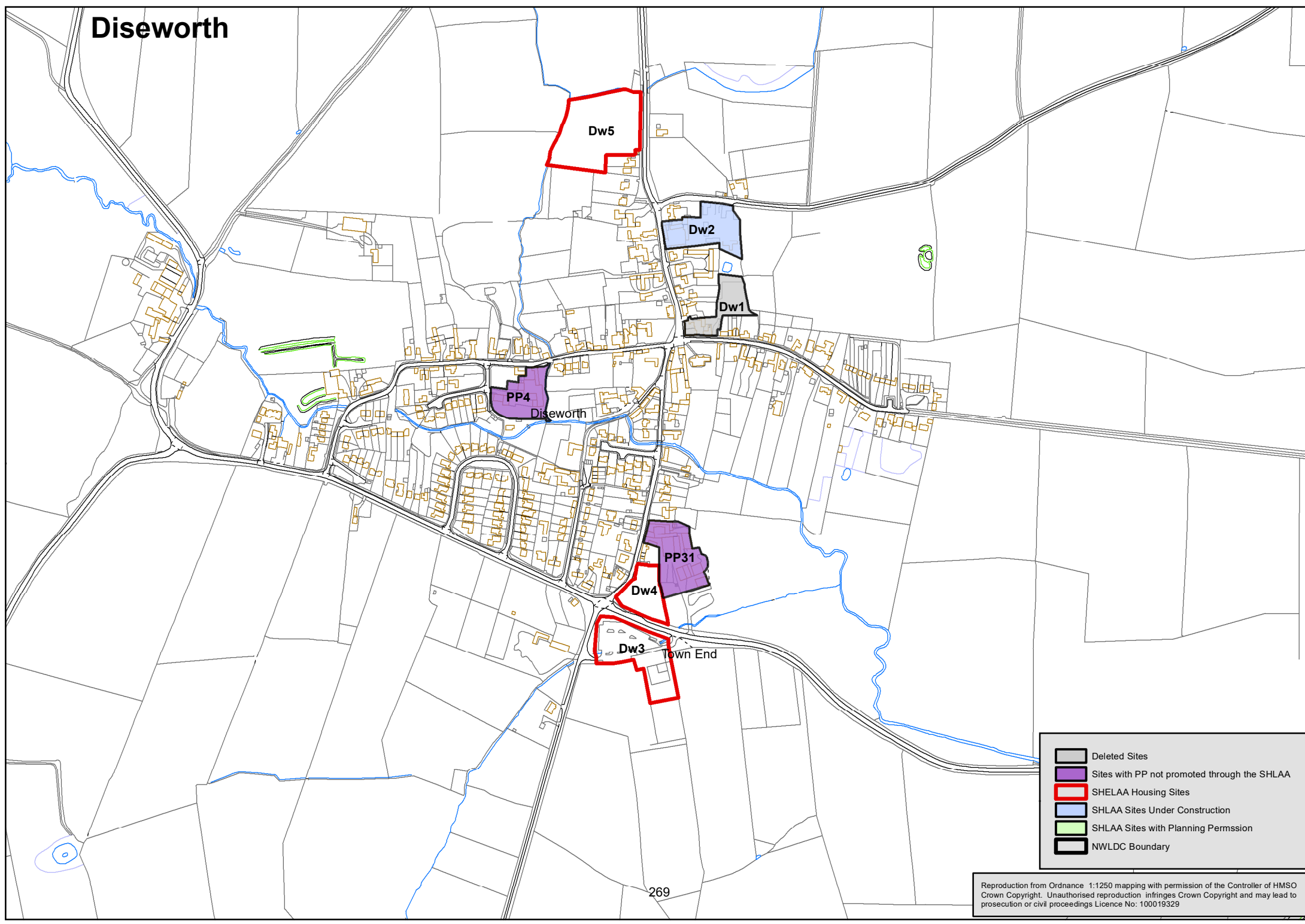
Achievability/Viability: There is a potential constraint to achieving a safe and suitable access;the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.43
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	11
Timeframe for Development	11-20 Years
Estimated Build Rate (dwellings per year)	n/a

DISEWORTH

Diseworth



- Deleted Sites
- Sites with PP not promoted through the SHLAA
- SHLAA Housing Sites
- SHLAA Sites Under Construction
- SHLAA Sites with Planning Permission
- NWLDC Boundary

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Dw2 – Farm Buildings at Old Hall Farm, Grimes Gate, Diseworth

Site Description: The site is fairly flat and contains a range of farm buildings some of which front Grimes Gate and others which front Hyam’s Lane. The farm buildings fronting Grimes Gate are smaller, more traditional red brick agricultural buildings arranged around a courtyard. The larger buildings along Hyam’s Lane are of a more modern breeze block construction. The site is within the Diseworth Conservation Area and the whole site (except the access off Hyam’s Lane and the most western agricultural building) is a Grade 2 Listed Building. The part of the site adjoining Grimes Gate is within the Highways consultation Zone. There is agricultural land to the north and east of the site and residential properties to the west, on the opposite side of Grimes Gate and to the south.

Suitability: The site is **suitable** for residential development. It has planning permission (ref: 17/00332/FUL) for the development of 7 dwellings and conversion and change of use of agricultural buildings to 3 dwellings. At April 2021, 7 dwellings had been completed and 3 were not started.

Site Capacity:

Total Site Area Available for Development (hectares)	0.58
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	17.5
Estimated capacity	10 (as per permission)
Timeframe for Development	Years 0-5
Estimated Build Rate (dwellings per year)	3-7

Dw3 – Tea Kettle Hall, Diseworth

Site Description: The site is located to the south of The Green and to the east of Long Mere Lane. The site is flat and is bound by mature trees and hedgerows. There are a number of mature trees on the site with a particular cluster of trees in the southern part of the site. There is a site of archaeological interest on the north eastern part of the site. The site of interest includes a sizable sandstone block which formed part of a sandstone bridge. There is a public footpath running along the eastern boundary of the site. The boundary of the Diseworth Conservation Area is on the opposite side of The Green.

The site has a detailed planning history which includes a Certificate of Lawfulness that a material start has been made on site of a planning permission granted for a hotel and associated facilities. As such the front part of the site has already been laid out as a car parking area, save for the tarmac-wearing course. Set back from the road towards the western side of the site and extending towards the rear are the extensive footings and low walls of the proposed hotel. To the rear of where the hotel would stand is a further area laid out for car parking.

The planning history on the site includes:

03/01957/OUT – Outline application for residential development, the application was withdrawn.

08/00478/FULM – Application for a hotel, function rooms, leisure facilities, car park and gardens. The application was refused and an Appeal dismissed.

10/00417/CLE – A Certificate of Lawfulness of Existing use or development – this application was in relation to permission 95/1038 to certify that the works carried out on the application site, were lawful by virtue of a material start having been made in accordance with Section 56 of the 1990 Act. The works referred to were the formation of an access, laying out of a car park, the installation of services and drainage infrastructure, landscaping and the construction of much of the building itself up to the level of the damp proof course. This application was permitted.

13/00120/OUTM – Outline application for the development of 19 dwellings, the application was refused and subsequently dismissed at appeal. The Inspector noted that the application would cause harm to the character and appearance of the countryside to the south of Diseworth and it would also represent unsustainable development.

14/0118/OUTM – Outline application for the development of 13 dwellings, this application was withdrawn.

16/01099/OUTM – Outline application for the development of one dwelling, the application was withdrawn.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and is identified as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Diseworth as a Sustainable Village (Policy S2). The affordable housing requirements are set out in Appendix one of this document.

- Ground conditions: The site is within a 250m threshold of a closed/historic landfill site. The site is potentially suitable, subject to the completion of further geo-environmental investigation.
- Highways: No specific highways comments
- Ecology: There is the potential for badger to be on site. The hedges, trees and scrub woodland are all potential BAP habitats. As part of previous planning applications hedge and badger surveys have been produced. The hedges should be retained with a 5 metre buffer zone. The scrub woodland in the southern part of the site should also be retained. The site is considered acceptable in ecology term with mitigation.

The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map. Although previous planning applications for residential development on the site have been refused, the site is considered **potentially suitable** in the longer term. This is reflected in the site's timeframe for development acknowledging that there would need to be a change in policy as well as a change in the Limits to Development for the site to be considered suitable.

Availability: The site is in joint ownership and is promoted by an agent of behalf of the landowners. The landowners support the development of the site. The site is considered to be **potentially available**.

Achievability/Viability: There are no known viability or deliverability issues. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.72
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	18
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Dw4 – Land at Lady Gate/The Green, Diseworth

Site Description: The site is located to the north of The Green and to the east of Lady Gate. The site is currently an agricultural paddock used for the grazing of horses and is Grade 3 Agricultural Land (Natural England regional records). The field is flat and there is one mature tree in the southern part of the site. The site boundaries consist of mature hedgerows to Lady Gate, there is also a vehicular access onto the site off Lady Gate. The boundary of the site to The Green is dense hedgerows and trees. To the north of the site are residential dwellings, there are also residential dwellings on the opposite side of the road along Lady Gate. There is a public right of way (L49) that runs diagonally across the site north west to south east. The site is being promoted for the development of 5/6 affordable dwellings.

Suitability:

- **Planning Policy:** The site is outside of, but adjoining, the Limits to Development and is identified as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Diseworth as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** No specific highways comments.
- **Heritage Assets:** The site is within the Diseworth Conservation Area. The impact of any development on the significance of this designated heritage asset requires further consideration.
- **Ecology:** There is the potential for badger to be on site. The hedgerows along the road, the tree, and possible species-rich grassland represent potential BAP habitats. A Phase 1 habitat survey and a badger survey would be required. A buffer should be retained to the tree belt.

The site is outside of (although adjoining) the Limits to Development. A change in the Limits to Development would be required for the site to be considered suitable. It would also need to be demonstrated that issues relating to ecology and heritage impact could be satisfactorily addressed. The site is **potentially suitable**.

Availability: The site is in single ownership and is considered to be **potentially available**.

Achievability/Viability: There are no known viability issues. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.37
Gross to Net Development Ratio	100%
Density Applied (dwellings per hectare)	30
Estimated capacity	11
(Site is promoted for 5/6 terraced affordable dwellings)	
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Dw5 – Land at Grimes Gate, Diseworth

Site Description: This site, which lies to the north of Diseworth, is currently in agricultural use and is Grade 3 agricultural land (Natural England regional records). The site is bordered by hedgerows and watercourses bound the site to the north and west, beyond which is open countryside. To the south lies a row of residential dwellings. A public right of way (L43) crosses the site (north to south) close to the site's eastern boundary.

Suitability:

- **Planning Policy:** The site is adjoining, but outside the Limits to Development and is identified as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Diseworth as a sustainable village (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** The site has an existing access off Grimes Gate, which lies just beyond the 30mph speed limit, which should look to be reutilised and designed in accordance with standards required for the scale of development set out in the LHDG for agreement with the Highway Authority to serve the development, along with appropriate parking and turning facilities. It should be noted that a Public Footpath traverses the site, and this will need to be considered as part of any future internal layout.
- **Ecology:** There is potential for badgers and water voles to inhabit the site. The stream, hedgerows and possibly grassland within the site represent potential Biodiversity Action Plan habitats. A Phase 1 habitat survey will be needed before making a decision. Buffer zones will also be needed to the streams and hedges.

The site is outside of, although adjoining, the Limits to Development. A change in the Limits to Development would also be required for the site to be considered suitable. It would also need to be demonstrated that issues relating to ecology could be satisfactorily addressed. The site is considered **potentially suitable**.

Availability: The site has been submitted by an agent on behalf of the owner of the site, although no housebuilder is currently involved. The site is considered **potentially available**.

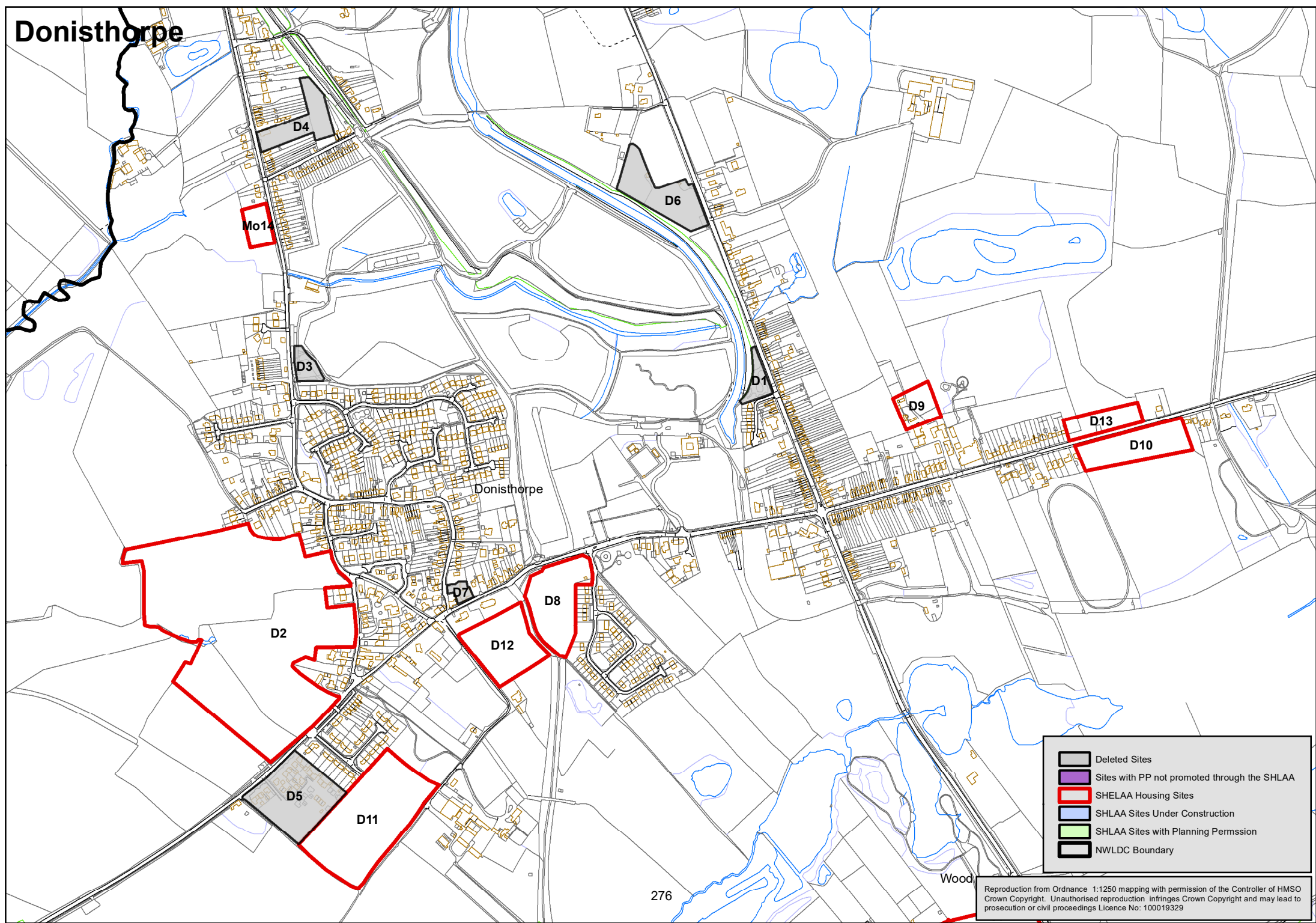
Achievability: There are no known physical or economic constraints; the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.14
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	28
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

DONISTHORPE

Donisthorpe



- Deleted Sites
- Sites with PP not promoted through the SHLAA
- SHLAA Housing Sites
- SHLAA Sites Under Construction
- SHLAA Sites with Planning Permission
- NWLDC Boundary

276

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D2 – Land at Chapel Street, Donisthorpe

Site Description: The site is agricultural land to the west of Chapel Street, Donisthorpe. The site is of Grade 4 agricultural land quality (Natural England regional records). There are existing residential properties located to the east of the site. There is open countryside to the west of the site. The site is undulating and land falls significantly to the west. There are prominent trees along part of the site fronting Chapel Street which are protected by a Tree Preservation Order (TPO). There are footpaths running east to west across the site. The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Donisthorpe as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Minerals:** The site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Highways:** There are no apparent fundamental highways reasons for this site to be excluded from consideration. There is a limited bus service within 800 m of the site.
- **Ecology:** There are no designated ecological sites within the site boundary. The hedgerows represent potential Biodiversity Action Plan habitats. Mitigation for species may be required depending on results of Great Crested Newt survey of nearby pond. A Great Crested Newt Survey (GCN) or entry into the GCN District Level Licensing Scheme would be required. The site is considered to be acceptable with mitigation, namely the retention of a 5m buffer zone along significant hedges; not to be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

Given the scale and topography of the site it is considered that it may be more suitable for linear infill development. The site is outside the Limits to Development and a change in the boundary of the Limits to Development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to minerals/geo environmental, River Mease and ecology factors can be satisfactorily addressed. Subject to these factors being addressed the site is considered to be **potentially suitable**.

Availability: There are no known availability issues; the site is promoted by an agent on behalf of a housebuilder. It is considered that the site is considered **available**.

Achievability: There are no known achievability or viability issues; therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	10.97
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	205
<i>(Site is promoted for a maximum of 100 dwellings)</i>	
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	n/a

D8 Land at Ramscliffe Avenue, Donisthorpe

Site Description: The site is located to the north west of Ramscliffe Avenue. The site is a former tip site used for the tipping and compaction of inert material, the site is now an overgrown open field. The site is slightly undulating with gentle slopes down to the south and to the east. The site is fairly open along the road frontage with tree screening along the east and west boundaries. The site surroundings are semi rural with a mixture of residential, playing fields, agricultural and countryside. The adjacent Church (to the west) is a Grade 2 Listed Building. A public footpath runs along the western boundary. The site is within the National Forest.

Suitability: The site was subject to an outline planning application in 2004 (ref: 04/01162/OUT) for residential development, the application was refused and dismissed at appeal. Although the site is a former tip site the application was not refused on this basis, therefore it would appear that this constraint could be overcome.

- **Planning Policy:** The site is outside the Limits to Development on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Donisthorpe as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Historic Landfill:** The site is a closed landfill site. The site is potentially suitable, subject to the completion of further geo-environmental investigation.
- **Ground Conditions:** The site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Minerals:** The site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Highways:** There are no apparent fundamental Highway reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably. The site is remote from services and non-car travel is unlikely despite a limited bus service within 800m of the site.
- **Ecology:** A Great Crested Newt Survey (GCN) or entry into the GCN District Level Licensing Scheme would be required. The site is considered acceptable with mitigation namely the retention of a 5m buffer zone along the boundary hedge not to be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map. Although a previous planning application for residential development on the site has been refused, the site is considered **potentially suitable** in the longer term. This is reflected in the sites timeframe for development acknowledging that there would need to be a change in policy as well as a change in the Limits to Development for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to minerals/geo environmental, River Mease factors can be satisfactorily addressed.

Availability: The site is being promoted on behalf of the landowners; Leicestershire County Council. The site promoters state that an application will be sent to the Environment Agency in respect of surrendering the environmental permit covering the site. It is unclear at this stage whether the land will be released by the Environment Agency. There is no known developer interest. The site is considered **potentially available**.

Achievability: Given the sites former use there maybe additional costs in remediating the land for development. Therefore, there may be some viability and/or achievability issues. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.28
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	32
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

D9 – Rear of Bambro Farm Ashby Road, Donisthorpe

Site Description: The site is a square parcel of land to the rear of Bambro Farm. The site a flat and bound on three sides be mature hedgerows and trees. The site is of Grade 3 agricultural land quality (Natural England regional records). There is agricultural and to the north and west of the site. To the east is a playing field associated with the primary school that lies to the south east of the site. To the south is Bambro Farm where conversion of a number of outbuildings to residential has taken place. The site is within the National Forest.

Suitability: The western half of the site was subject to planning application 16/00593/FUL for the development of 3 dwellings. The application was refused. A resubmission of the application (ref: 17/01232/FUL) was submitted for 3 self-build dwellings but this application was also refused.

- **Planning Policy:** The site is outside Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Donisthorpe as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Minerals:** The site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Highways:** This site appears to be land-locked and has no frontage onto an adopted highway. If this can be overcome, there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, more detailed consideration, as part of the usual Development Control process, may lead to the site being viewed less favourably.
- **Ecology:** There is the potential for badgers to be on the site. There are potential Biodiversity Action Plan Habitats on site. A phase 1 habitat survey and a badger survey would be required. A Great Crested Newt Survey (GCN) or entry into the GCN District Level Licensing Scheme would be required. The hedges with a buffer should be retained to the north, west and east.

The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map. Although a previous planning application for residential development on the site has been refused, the site is considered **potentially suitable** in the longer term. This is reflected in the sites timeframe for development acknowledging that there would need to be a change in policy as well as a change in the Limits to Development for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to minerals/geo environmental, River Mease and ecology factors can be satisfactorily addressed.

Availability: There are no known ownership issues., the site is promoted by an agent. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.45
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	11
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

D10 – Land at Ashby Road, Donisthorpe

Site Description: The site is a linear parcel of land located to the south of Ashby Road. The site is currently in agricultural use and is an ‘open gap’ between two blocks of residential development. The site is of Grade 3 agricultural land quality (Natural England regional records). The site slopes downwards away from the road. To the north the site adjoins Ashby round and is bound by a mature hedgerow. To the east and west of the site are existing residential dwellings and to the south is agricultural land. The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Donisthorpe as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The site is within a Coal Development High Risk Area and the area and a Coal Mining Risk Assessment will be required.
- **Minerals:** The site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Highways:** Ashby Road has no footpath and is subject to both national and 30mph speed limits at the site frontage, details to show a suitable access in accordance with the 6C's Design Guide would need to be demonstrated. If this can be achieved there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.
- **Ecology:** There is a small possibility of Great Crested Newts on site as there is a pond nearby, however there is very little habitat connectivity to from the pond to the site. A Great Crested Newt Survey (GCN) or entry into the GCN District Level Licensing Scheme would be required. The hedge along Ashby Road is a potential Biodiversity Action Plan Habitat and a hedgerow survey would be required. The hedgerow (including a buffer) should be retained along the road. The site is considered acceptable with mitigation.

The site is outside the Limits to Development and a change in the boundary of the Limits to Development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to minerals/geo environmental, River Mease and ecology factors can be satisfactorily addressed. Subject to these factors being addressed the site is considered to be **potentially suitable**.

Availability: There are no known ownership issues. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.16
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	15

(Total capacity is 29 dwellings however; fewer dwellings are being promoted to reflect the linear nature of the site)

Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

D11 – Land off Talbot Place, Donisthorpe

Site Description: The site is a flat rectangular parcel of agricultural land to the rear of Talbot Place, off Acresford Road, Donisthorpe. The site is of Grade 2 agricultural land quality (Natural England regional records). Adjoining the north western boundary is existing residential development. There are allotments adjoining the north eastern corner of the site and agricultural land to the south east and south west. To the north east of the site is a farm. There is a public footpath running along the eastern boundary of the site. The site is within the National Forest.

Suitability: There has been previously been an outline planning application on the northern half of the site (ref: 16/00102/OUTM) for residential development of up to 30 dwellings. The application was refused and also dismissed at appeal.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The site adjoins Limits along the north western boundary. The adopted Local Plan identifies Donisthorpe as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Minerals:** The site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, more detailed consideration, as part of the usual Development Control process, may lead to the site being viewed less favourably.
- **Ecology:** There is the potential for badgers to be on site. The hedges and trees are potential BAP habitats. A Great Crested Newt Survey (GCN) or entry into the GCN District Level Licensing Scheme would be required. The arable nature of the site is poor for wildlife, apart from the hedges to the south east and south west. The hedges should be retained with a buffer zone of 5m of natural vegetation. The site is considered acceptable with mitigation, there are opportunities for enhancement of the ecology on the site.

The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map. Although a previous planning application for residential development on the site has been refused, the site is considered **potentially suitable** in the longer term. This is reflected in the sites timeframe for development acknowledging that there would need to be a change in policy as well as a change in the Limits to Development for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to minerals/geo environmental and River Mease factors can be satisfactorily addressed.

Availability: There are no known ownership issues, the site is being promoted by an agent on behalf of the landowner. The site is considered **potentially available**.

Achievability: There are no known viability or achievability issues, therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	2.9
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	54
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

D12 – Land off Hall Lane, Donisthorpe

Site Description The site comprises an approximate square parcel of land to the south of Church Street and to the east of Hall Lane. The Church of St John the Evangelist and The Vicarage, both Grade II listed buildings, are located immediately to the north. To the east is a field (SHELAA Site D18) and residential development. To the south is an existing dwelling and to the west is a pub car park and fields. The site comprises a field with hedges and trees along all boundaries. A public right of way (P63) runs parallel with the site's eastern boundary. The site comprises Grade 4 agricultural land (Natural England regional records) and is located in the National Forest.

Suitability:

- The site is located outside of, but adjoining, the Limits to Development for Donisthorpe and is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). Donisthorpe is identified in the Local Plan as a Sustainable Village (Policy S2). The affordable housing requirements are set out in Appendix One of this document
- Ground Conditions: The site is within 250m of a historic/closed landfill site. The site is potentially suitable, subject to the completion of further geo-environmental investigation.
- Highways: The site shares a common boundary with the adopted highway of Hall Lane, which is a single-track metalled lane with no passing places. It is narrow and is unclassified with a 30mph speed limit in the vicinity of the site. Whilst it is likely to be possible to provide a safe and suitable access onto Hall Lane from the site, the use of Hall Lane itself for additional development traffic would not be appropriate. This is because whilst there would be sufficient highway and land fronting the site to enable the road to be widened and footways provided along the site frontage, there is insufficient highway available on Hall lane on the approach to the site between the pub car park and the Church Grounds to enable a two-way carriageway width and footway to be provided. Additionally, the LHA also notes that the existing visibility splays at the junction of Church Street with Hall Lane appear to be substandard, and therefore inappropriate for intensification of use of the junction. Accordingly, the LHA does not consider that a residential development of the site could be safely or suitably accessed via Hall Lane, which is the only highway in the immediate vicinity. A pub, church, and bus stops exist within a short walk of the site.
- Minerals: The site is in a Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted about the potential sterilisation of this resource. The site is in a Coal Development Low Risk Area meaning the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- River Mease: The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- Ecology: The hedgerow on the western boundary is identified as a candidate Local Wildlife Site (Oakthorpe and Donisthorpe Hedge). Potential BAP habitats on site include hedgerows and grassland (potentially species rich). The site is considered to have potential for badgers. Together with an onsite pond, there is an offsite pond in the vicinity which has the potential

for Great Crested Newt. A GCN survey or entry into the GCN District Level Licensing Scheme would be required. Further surveys would be required to assess the ecological potential of the site and it is recommended that trees and hedgerows are retained with a 5m buffer of natural vegetation to the retained hedgerows (outside of gardens).

The site is located adjacent to, but outside of the Limits to Development for Donisthorpe. For the site to be considered suitable, there would need to be a change in the Limits to Development. It would also be necessary to demonstrate that issues relating to the River Mease, ecology and potential impacts upon designated heritage impacts can be satisfactorily addressed. The site is considered **potentially suitable**.

Availability: The site has been submitted by an agent on behalf of the landowner. There are no known ownership constraints and all owners of the site are stated to support its development. There is no known developer interest in the site at present. The site is considered to be **potentially available**.

Achievability/Viability: Notwithstanding the potential constraints afforded by the River Mease, the highways authority is of the opinion that a safe and suitable access cannot be achieved via Hall Lane and as a result the site is deemed **not achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.28
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	32
Timeframe for Development	11-20 Years
Estimated Build Rate (dwellings per year)	n/a

D13 – Land between 77-119 Ashby Road, Donisthorpe

Site Description: The site is a rectangular parcel of land to the east of Donisthorpe. It sits to the north of Ashby Road, between nos. 77 and 119 Ashby Road. The surrounding area is characterised predominantly by ribbon housing development, countryside and woodland. A lake is situated approximately 250m to the north and Hicks Lodge Country Park is located to the north-east. A tarmac access road crosses the site north to south. This is part of an approved scheme for the development of six holiday cabins to the north of the site (18/01139/FUL). The site has also been the subject of two full planning applications for eight detached dwellings (18/01208 and 18/01956). Neither were determined by the Council as they were withdrawn by the applicant (October 2018 and February 2019 respectively). The site comprises Grade 3 agricultural land (Natural England regional records) and is located in the National Forest.

Suitability:

- **Planning Policy:** The site is located outside of, but adjoining, the Limits to Development for Donisthorpe and is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). Donisthorpe is identified in the Local Plan as a Sustainable Village (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** It appears that a safe and suitable access is achievable. The site is connected by existing footways and with local amenities such as the primary school, convenience store, scout hut and bus stops located within 600m of the site. The local bus services however offer limited services between Ashby de la Zouch, Measham and Burton upon Trent.
- **Minerals:** The site is in a Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted about the potential sterilisation of this resource. The site is in a Coal Development Low Risk Area meaning the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ecology:** The site is not an ecological designation. Potential BAP habitats on site include hedgerows. The site is considered to have potential for badgers. It is recommended that trees and hedgerows are retained with a 5m buffer of natural vegetation to the retained hedgerows (outside of gardens) and that there is a 10m buffer from the woodland to the north. Subject to the provision of this mitigation, the site is considered suitable in ecological terms.

Although the site adjoins the Limits to Development of Donisthorpe it is outside the defined settlement boundary. A change in the limits to development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to the River Mease and minerals can be satisfactorily addressed. Subject to these, the site is considered **potentially suitable**.

Availability: The site has been submitted by an agent on behalf of the landowner. There are no known ownership constraints and all owners of the site are stated to support its development. There is no known developer interest in the site at present. The site is considered **potentially available**.

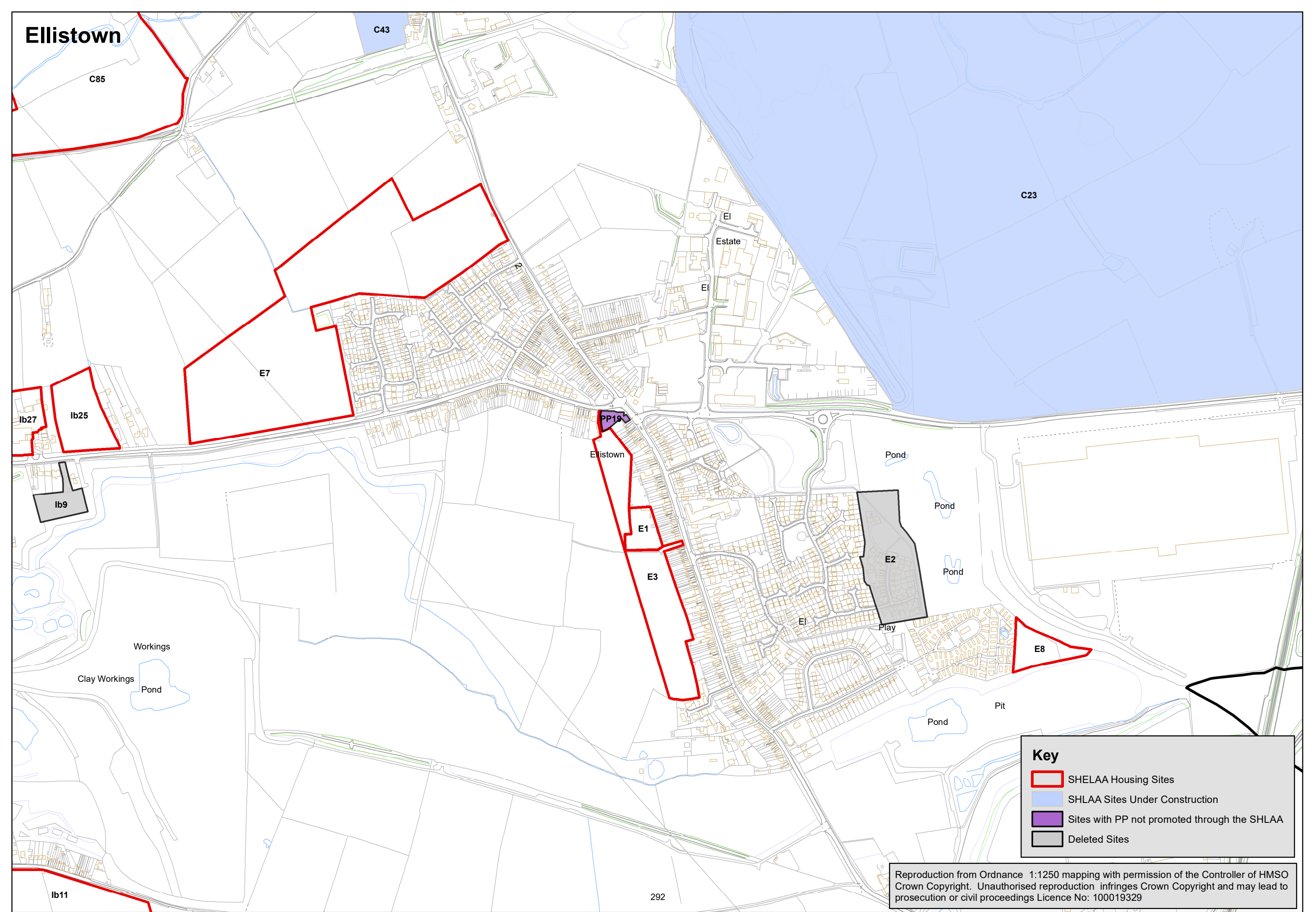
Achievability/Viability: Due to the potential River Mease constraints described above, the site is considered to be **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.52ha
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	13
Timeframe for Development	11-20 Years
Estimated Build Rate (dwellings per year)	n/a

ELLISTOWN

Ellistown



Key

- SHELAA Housing Sites
- SHLAA Sites Under Construction
- Sites with PP not promoted through the SHLAA
- Deleted Sites

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E1 – Land at Whitehill Road, Ellistown

Site Description: The site is located to the rear of residential properties to the west of Whitehill Road. The site borders the curtilage of residential properties to the east, whilst there is open agricultural land to the south and west of the site. There is some vegetation and trees around the perimeter of the site. The site is within the National Forest and is Grade 3 Agricultural Land (Natural England regional records).

Suitability:

- **Planning Policy:** The site is within the Limits to Development on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ellistown as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document. In the adopted Ellistown Neighbourhood Plan the site is included in the Limits to Development.
- **Highways:** The site does not appear to have a suitable access to the highway network, and therefore would be unacceptable to the Highway Authority.
- **Ecology:** A Bat survey would be needed up front as there is the potential for bat roosts in buildings. If bats are found mitigation would be needed. Site is considered acceptable with mitigation namely the retention of a 5m buffer zone along boundary hedge; not to be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity
- **Minerals:** The site is within the Minerals Consultation Zone for the potential presence of below surface brick clay resources and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.

The site is within the Limits to Development. The site is considered **suitable**.

Availability: The site is promoted by the landowner for development. It is considered that the site is **potentially available**.

Achievability: In terms of achievability a suitable access would need to be secured, therefore the site is considered **not currently achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.46
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	11
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

E3 – Land off Whitehill Road, Ellistown

Site Description: The site is a linear parcel of agricultural land running to the west of Whitehill Road from the rear of the former public house (The New Ellistown) in the north to the rear of Old School Close to the south. There is a triangular shaped field to the rear of Nos.26 to 90 Whitehill Road that is not included in this site boundary (SHELAA Site E1). There are residential dwellings to the east of the site that front onto Whitehill Road. To the south and east is agricultural land. The site is Grade 3 agricultural land (Natural England regional records) and is within the National Forest.

Suitability: The site was part of a larger site for which an outline planning application (ref: 14/01106/OUTM) was submitted for the development of 345 dwellings, as well as a doctors surgery/health centre, community centre, access, associated infrastructure, open space, landscaping and play area. The application was withdrawn.

- **Planning Policy:** The site is outside the Limits to Development as defined on the adopted Local Plan Policies Map (2017).The adopted Local Plan identifies Ellistown as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** There are localised capacity issues within Ellistown at the double mini roundabouts, which would need to be resolved as part of any new development. If this can be overcome, there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably. Details to show a suitable access in accordance with the 6C's Design Guide would need to be demonstrated.
- **Ecology:** There are known Great Crested Newts in the ponds to the south, circa 150m away. A Great Crested Newt survey or entry into the Greta Crested Newt District Level Licensing Scheme would be required. There is the potential for badgers to be on site. The site is of no particular habitat value therefore there would be opportunities for enhancement. Overall the site is considered acceptable with mitigation.
- **Minerals:** The site is within the Mineral Consultation Zone for the potential presence of Brick Clay resources and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource .

The site is outside of the Limits to Development, the site is considered **potentially suitable**. A change in the Limits to Development would be required for the site to be considered suitable.

Availability: There are no known ownership issues. The site is considered to be **potentially available**.

Achievability/Viability: There are no known viability issues. In terms of achievability there are Highway issues concerning capacity at the double roundabout in Ellistown that would need to be overcome. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	3.3
Gross to Net Development Ratio	62.5%

Density Applied (dwellings per hectare)	30
Estimated capacity	62
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

E7 – Land between Midland Road and Leicester Road, Ellistown

Site Description: The site is agricultural land situated between Midland road (to the east) and Leicester Road (to the south). The site is undulating, the topography is fairly flat in the east, where it adjoins Midland Road, and the land then dips down to the rear of Channing Way and then rises again up towards Leicester Road. The site is bound by mature hedgerows and trees; there are also a number of hedgerows that bisect the site. There is a public footpath running north to south through the north east part of the site which cross the site and continues on along Exmoor Close. There are overhead electricity pylons running diagonally across the western part of the site. The site is Grade 3 agricultural land (Natural England regional records). The site is within the National Forest.

This site used to be made up of SHELAA site E4, E5 and E6 however, the site is now being promoted as one large site therefore sites E4, E5 and E6 have been removed from the SHELAA.

Suitability: The site was subject to an outline planning application (ref: 17/00181/OUTM) for the development of up to 185 dwellings. The application was withdrawn in November 2017.

- **Planning Policy:** The site is outside the Limits to Development as defined on the adopted Local Plan Policies Map (2017) and in the adopted Ellistown Neighbourhood Plan. The adopted Local Plan identifies Ellistown as a Sustainable Village. The affordable housing requirements are set out in Appendix on of this document.
- **Highways:** There are localised capacity issues within Ellistown at the double mini roundabouts, which would need to be resolved as part of any new development. If this can be overcome, there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably. Midland Road is subject to both national and 30mph speed limits at the site frontage with the highway, details to show a suitable access in accordance with the 6C's Design Guide would need to be demonstrated. Connections with existing footpaths would need to be considered to specific proposals.
- **Ecology:** There is potential for badgers to be on site. The hedgerow may be a potential BAP habitat. A badger survey and a hedgerow survey would be required. The hedgerows should be retained with a buffer zone. Overall the site is considered acceptable with mitigation.

The site promoter has indicated that as part of the above outline application ecological surveys were undertaken no evidence of badger was recorded on the site. However, they note that the arable field compartments would provide suitable seasonal habitats and as such faunal connections could be retained on the site if it was developed.

The site is outside of the Limits to Development, the site is considered **potentially suitable**. A change in the Limits to Development would be required for the site to be considered suitable.

Availability: There are no known ownership issues. The site is being promoted by a strategic land promotion company. The site is considered to be **available**.

Achievability/Viability: There are no known viability issues. In terms of achievability there are Highway issues concerning capacity at the double roundabout in Ellistown that would need to be overcome. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	12.67
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	237
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	n/a

E8 – The Paddock near St Christophers Park, Ellistown

Site Description: The site comprises a triangular parcel of land to the south-east of Ellistown. It is situated to the east of St Christopher’s Park with industrial buildings to the north-east, east and further to the south and south-east. The site is bound by trees and hedges. A public right of way (ref. N47) runs along the site’s eastern boundary. The site comprises Grade 3 Agricultural Land (Natural England regional records (and is located in the National Forest). An application for 13 residential caravans (park homes) at the site is pending determination (20/01896/FULM).

Suitability:

- **Planning Policy:** The site is located outside of, but adjoining, the Limits to Development for Ellistown and is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). However, the site is shown to be inside the Limits to Development as defined on the more recently adopted Ellistown and Battlefield Neighbourhood Plan (2019). Ellistown is identified in the Local Plan as a Sustainable Village (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Ground Conditions:** Directly to the south, the site adjoins an authorised landfill site which could result in the nearby community being exposed to impacts including odour, noise, dust and pests. The severity of these impacts will depend on the size of the landfill, the nature of the waste it takes and prevailing weather conditions.
- **Highways:** The site does not share a common boundary with the adopted highway network and therefore safe and suitable access would not appear to be possible from the adopted highway. Whilst access may be possible through the private roads of the adjacent park home site, the existing internal road layout is not compliant with the Leicestershire Highway Design Guide and would not appear to lend itself to additional vehicle trips or construction traffic.
- **Minerals:** It is located within a Minerals Consultation Area for the potential presence of brick clay resources. The County Council would need to be contacted about the potential sterilisation of this resource. The site is in a Coal Development Low Risk Area meaning the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **Ecology:** The site is not an ecological designation. Potential BAP habitats on site include hedges and a ditch. The site is considered to have potential for badgers. There is an offsite pond in the vicinity which has the potential for Great Crested Newt. A GCN survey or entry into the GCN District Level Licensing Scheme would be required. Further surveys would be required to assess the ecological potential of the site, although it is recommended that the hedges and ditches are retained with a 5m buffer of natural vegetation to the retained hedgerows (outside of gardens).

Whilst the site is outside of (but adjoining) the Limits to Development for Ellistown in the Local Plan (2017), it is inside the Limits to Development as defined by the 2019 Neighbourhood Plan. Housing development would need to comply with the requirements of Neighbourhood Plan Policy H1. It would also be necessary to demonstrate that issues relating to highways, ecology, amenity factors and minerals/geo-environmental factors can be satisfactorily addressed. The site is considered to be **potentially suitable**.

Availability: The site has been submitted by an agent on behalf of the landowner. There are no known ownership constraints and all owners of the site are stated to support its development. The landowner has submitted an application for the development of 13 residential caravans (park homes) at the site. The site is considered to be **available**.

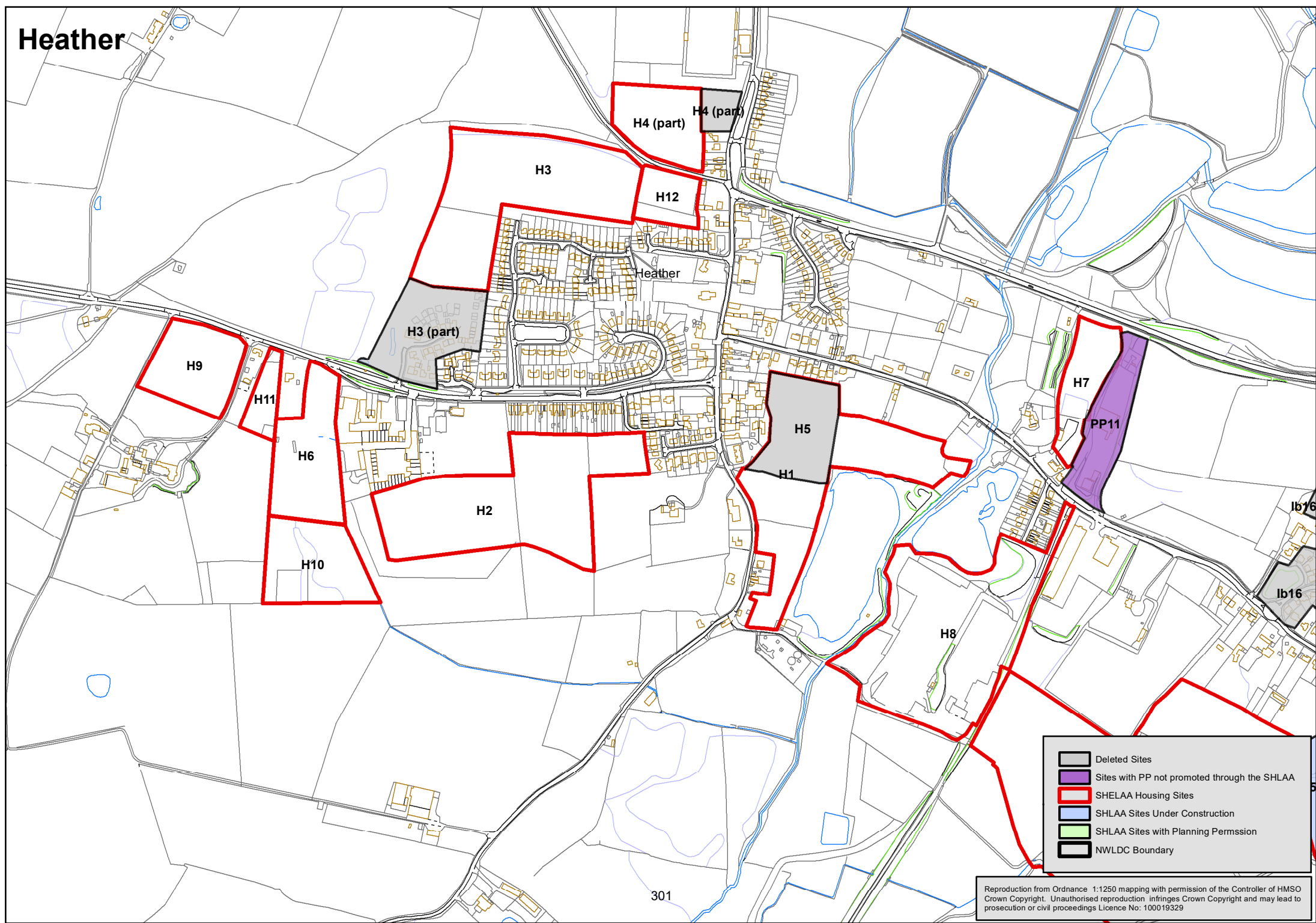
Achievability/Viability: It would need to be demonstrated that a safe and suitable access can be achieved; the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.71
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	18
Timeframe for Development	6-10 Years
Estimated Build Rate (dwellings per year)	n/a

HEATHER

Heather



- Deleted Sites
- Sites with PP not promoted through the SHLAA
- SHELAA Housing Sites
- SHLAA Sites Under Construction
- SHLAA Sites with Planning Permission
- NWLDC Boundary

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H1 – Land off Newton Road, Heather

Site Description: The site is located to the east of Newton Road, Heather and is currently in agricultural use. The site is of Grade 3 agricultural land quality (Natural England regional records). There are residential properties located to the north and west of the site and a large pond (former clay quarry) and industrial site located to the south and east of the site. The River Sence flows to the east of the site between the quarry ponds. There are a number of footpaths that cross the site. The site abuts a Grade II Listed Building to the north west. The site is located within the National Forest.

Suitability: An application (ref: 16/01149/OUTM) was submitted for the development of the site for up to 54 dwellings however, the application was withdrawn in April 2020.

The landowner had previously submitted a smaller site area (SHELAA Site H5) for consideration as they considered that a smaller area would potentially be better in keeping with the scale of Heather. However, as the full extent of the site has been subject to the above application site H5 has been deleted.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Heather as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The site is within a Coal Mining Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Minerals:** The site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the minerals resource.
- **Flooding:** A small part of the site is within Flood Zones 2 and 3 where the construction of housing should be avoided/is inappropriate respectively, unless by means of the sequential and exceptions tests (NPPF paragraphs 157-163) it can be demonstrated to be acceptable to the satisfaction of the Environment Agency. Around 0.02Ha of the site is within FZ 3b (flood plain), the site capacity excludes the part of the site that falls within FZ 3b.
- **Highways:** Heather has no bus services and therefore residents would rely heavily on car travel. It is therefore not appropriate for the Highway Authority to comment further.
- **Ecology:** The Oak tree (near Beresford Court) in the north western part of the site is a candidate Local Wildlife Site. No potential Biodiversity Action Plan habitats have been identified. A Great Crested Newt Survey or entry into the Great Crested Newt District Level Licensing Scheme would be required. Development should include a 5m buffer zone along significant hedges, as part of open space, to ensure habitat continuity and retain connectivity.

The site is located outside the Limits to Development. A change in the boundary of the Limits to Development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to minerals/geo environmental factors can be satisfactorily addressed. Subject to these the site is considered **potentially suitable**.

Availability: The site is promoted by an agent on behalf of the landowner: Leicestershire County Council, there are no known ownership issues. There is no current developer interest in the site. It is considered that the site is **potentially available**.

Achievability: There are no known physical constraints or viability issues. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	4.88
Gross to net Development Ratio	62.5%
Density Applied (dwellings per hectare)	17.75
Estimated capacity	54 (as per previous application)
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

H2 – Land south of Sweptstone Road, Heather

Site Description: The site is located to the south of Sweptstone Road. The site is Greenfield land currently in agricultural use. The site is of Grade 2 and part Grade 3 agricultural land quality (Natural England regional records). The site is gently undulating with a slope down towards its southern boundary. There are mainly hedges to the field boundaries and there is a footpath running across the very eastern part of the site. The site is within the National Forest. Adjacent uses include residential dwellings to part of the northern boundary and to the east, an industrial estate to the north west and public open space and play area to the north. There is agricultural land to the south and west of the site.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Heather as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- The site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Minerals:** The site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Highways:** The site is land locked and a suitable access would need to be secured. Heather has no bus services and therefore residents would rely heavily on car travel. It is therefore not appropriate for the Highway Authority to comment further.
- **Ecology:** There are no designated ecological sites within the site boundary and no potential Biodiversity Action Plan habitats have been identified. A Great Crested Newt Survey or entry into the GCN District Level Licensing Scheme would be required. Development should include a 5m buffer zone along significant hedges, as part of open space, to ensure habitat continuity and retain connectivity.

The site is outside the Limits to Development and a change in the boundary of the Limits to Development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to highways and minerals/geo environmental factors can be satisfactorily addressed. Subject to these being addressed the site is considered **potentially suitable**.

Availability: The site is promoted by Chartered Surveyors on behalf of the landowner and there are no known ownership issues. It is considered that the site is **potentially available**.

Achievability: There are no known viability issues however the site is land locked and a suitable access would need to be secured. The site promoter's identify that access could be achieved onto Sweptstone Road via the redevelopment of the Old Cow Sheds as the land in the same ownership. It is unclear if an access can be achievable therefore the site is considered **not currently achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	5.18
Gross to net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30

Estimated capacity	97
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

H3 – Land adjacent Sparkenhoe Estate, Heather

Site Description: The site is located to the north of Swepstone Road and to the north and west of the Sparkenhoe Estate. The site is of Grade 2 agricultural land quality (Natural England regional records) and is in agricultural use. The site is gently undulating and slopes down to the west, with mature hedges to the road boundary and National Forest planting to the west. In terms of adjacent uses there are residential properties to the east of the site and industrial estate to the south and agricultural land to the north and west. A footpath runs north to south across the eastern part of the site. The site is within the National Forest.

Suitability: Part of the site (south east corner) has been developed as a rural housing exceptions site and the site boundary has been amended to reflect this.

The whole site has been subject to an outline application (ref: 16/00967/OUTM) for the development of up to 135 dwellings. The application was appealed on the grounds of non-determination, but the appeal was subsequently withdrawn.

A smaller parcel of the site (adjoining Swepstone Road) had planning permission granted at appeal, for the development of up to 36 dwellings. A reserved matters application was approved (17/01285/REM) for the development of 34 dwellings. At April 2020 the site was complete. This proforma relates to the remaining undeveloped part of the site.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Heather as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The site is within a Coal Mining Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Minerals:** The site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the minerals resource.
- **Highways:** Heather has no bus services and therefore residents would rely heavily on car travel. It is therefore not appropriate for the Highway Authority to comment further.
- **Ecology:** There are no designated ecological sites within the site boundary and no potential Biodiversity Action Plan habitats have been identified. A Great Crested Newt Survey or entry into the Great Crested Newt District Level Licensing Scheme would be required. Development should include a 5m buffer zone along significant hedges, as part of open space, to ensure habitat continuity and retain connectivity.

The site is outside the Limits to Development. A change in the boundary of the Limits to Development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to minerals/geo environmental factors can be satisfactorily addressed. Subject to these the site is considered **potentially suitable**.

Availability: The site is promoted by a land promotion company on behalf the landowner, there are no known legal or ownership issues. It is considered that the site is **available**.

Achievability: There are no known physical constraints or viability issues. The site is considered **potentially achievable**.

The site capacity refers to the remaining part of the site.

Site Capacity:

Total Site Area Available for Development (hectares)	4.77
Gross to net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	89
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	n/a

H4 – Coalfield West, Heather

Site Description: The site is located to the north of Normanton Road and to the west of Ravenstone Road. The site is agricultural land and is of Grade 2 agricultural land quality (Natural England regional records). The adjacent uses include a football ground to the north, residential to the east and agricultural land to the south and west. The site is within the National Forest.

Suitability: The part of the site fronting Ravenstone Road had planning permission (ref: 15/01049/FUL) granted for the development of 5 dwellings. At April 2021 all 5 dwellings were complete.

A further outline application was submitted (ref: 17/00089/OUT) on the part of the site directly to the rear where the above 5 new dwellings had been built. This application was for the development of 'phase two' of the site and was for the development of 4 dwellings. This application was refused.

- **Planning Policy:** The part of the site that has been developed is within the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The remainder of the site is outside the Limits to Development. The adopted Local Plan identifies Heather as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The site is within a Coal Mining Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Minerals:** The site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the minerals resource.
- **Highways:** Heather has no bus services and therefore residents would rely heavily on car travel. It is therefore not appropriate for the Highway Authority to comment further.
- **Ecology:** There are no designated ecological sites within the site boundary and no potential Biodiversity Action Plan habitats have been identified. A Great Crested Newt Survey or entry into the Great Crested Newt District Level Licensing Scheme would be required. Development should include a 5m buffer zone along significant hedges, as part of open space, to ensure habitat continuity and retain connectivity.

The site is outside the Limits to Development. Part of the remainder of the site has had planning permission for residential development refused. Therefore, this part of the site is considered **potentially suitable** in the longer term. This is reflected in the sites timeframe for development acknowledging that there would need to be a change in policy as well as a change in the Limits to Development for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to minerals/geo environmental factors can be satisfactorily addressed.

Availability: The site is promoted by planning consultants on behalf of the landowner; there are no known ownership issues. It is considered that the site is **potentially available**.

Achievability: There are no known physical constraints or viability issues. The site is considered **potentially achievable**.

Site Capacity:

This information relates to the undeveloped part of the site.

Total Site Area Available for Development (hectares)	1.53
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	38
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

H6 – Land at Swebstone Road, Heather

Site Description: The site is a flat parcel of land located to the south of Swebstone Road. The site is of Grade 2 agricultural land quality (Natural England regional records). The site is bound by mature hedgerows and trees. There is a residential dwelling adjoining the site boundary to the north-west corner. Beyond the site boundary to the south and the west is agricultural land. To the east of the site is Dawsons Yard and associated employment uses. Although the site adjoins a residential dwelling the site itself is some distance from the main built up area of Heather. There is a pond within the site boundary. The site adjoins (along the western boundary) the boundary of the adjacent Grade II Listed Buildings including Heather Hall and associated outbuildings. The Listing also includes several trees subject to TPOs. The site is within the National Forest

Suitability: The site has been subject to two previous planning applications (ref: 16/00617/OUTM and 17/00340/OUTM). The initial application was for the development of up to 40 residential dwellings on the site. This application was withdrawn. The second application was for the development of up to 38 dwellings on the site, the application was refused due to the sites location outside the Limits to Development.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies map (2017). The adopted Local Plan identifies Heather as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The site is within a Coal Mining Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development. The site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the minerals resource
- **Highways:** In response to application 17/00340/OUT the County Highways Authority (CHA) were satisfied the impact of the proposed development on the highway network could be mitigated as long as conditions were imposed. The CHA also required that they be consulted at reserved matters stage to assess the issues that were highlighted at outline stage and to assess the suitability of the internal road layout for adoption.
- **Ecology:** Potential for badgers to be on site. The land to the south is a Local Wildlife Site. The trees, wetland, stream/ditch, hedges and possible grassland are all potential BAP habitats. Surveyed for planning application (pond infilled and site damaged) but had potential to regenerate; updated survey needed. Potential for significant impacts on wildlife, but which may be accommodated through mitigation and avoidance of harm. Further surveys are needed including a Great Crested Newt (GCN) survey or entry into the GCN District Level Licensing Scheme would be required.

The site is outside the Limits to Development and is located some distance from the main settlement of Heather and its associated services and facilities. Although a previous planning application for residential development on the site has been refused, the site is considered **potentially suitable** in the longer term. This is reflected in the sites timeframe for development acknowledging that there would need to be a change in policy as well as a change in the Limits to Development for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to minerals/geo environmental factors can be satisfactorily addressed.

Availability: The site is promoted by an agent on behalf of the landowner. There are no known ownership issues. The site has been subject to two previous planning applications therefore the site is considered **potentially available**.

Achievability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	2.01
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	38
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

H7 - Land rear of 55 Mill Lane, Heather

Site Description: The site is located to the north of Mill Lane and is a mix of agricultural and vacant land. The site is of Grade 3 agricultural land quality (Natural England regional records). There is a small building and area of hardstanding in the southern part of the site. The site is bound on all but the very southern boundary by mature trees and hedgerows. Beyond the northern boundary is Pisca Lane, to the east is a site currently used largely for storage purposes. To the south of the site is a residential property. To the south west boundary is The Old Mill residential dwelling and adjoining the boundary at the north west corner is a further residential dwelling, the remainder of the western boundary are mature trees and hedgerows. The Old Mill and environs are Grade 2 Listed. The Old Mill is also a site of archaeological interest due to Heather Watermill. A public bridleway runs along the western boundary of the site. The site is within the National Forest.

Suitability: The southern part of the site to the rear of number 55 Mill Lane has planning permission (ref: 19/00384/FUL for the demolition of the existing dwelling, associated garages and workshop and the development of a detached dwelling. At April 2021 the dwelling had been demolished but no further work was underway on site.

There have been several other applications on an area almost in the centre of the site that would be accessed via long driveway off Pisca Lane. Applications (ref: 15/00737/FUL and 17/01059/FUL) both applications were for the erection of four detached two storey dwellings. Both applications were refused due to the greenfield nature of the site, it's location outside of the Limits to Development and its distance from the main settlement of Heather. A further outline application (ref: 19/01441/OUT) has been submitted for the development of two dwellings on the same part of the site. This application is yet to be determined.

- **Planning Policy:** The site is located outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Heather as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The site is within a Coal Mining Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Minerals:** The site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the minerals resource.
- **Highways:** The County Highways Authority (CHA), in their response to application 17/01059/FUL, had no objection to the application and its access off Pisca Lane provided a number of conditions were imposed. There would be no access to the site from Mill Lane. The CHA also noted that the street lighting column directly outside the proposed access would need to be relocated. The CHA noted that given the size of the potential new access road it would not be adoptable and would remain a private road.
- **Ecology:** In response to application 17/01059FUL the county ecologist observed that as no trees or hedges were proposed to be removed along the access driveway that were no objections to the application but a condition should be included that ensured the trees and hedgerows were retained. A Great Crested Newt Survey or entry into the Great Crested Newt District Level Licensing Scheme would be required.

The site is outside the Limits to Development and some distance from the settlement of Heather. Although a previous planning application for residential development on the site has been refused, the site is considered **potentially suitable** in the longer term. This is reflected in the sites timeframe for development acknowledging that there would need to be a change in policy as well as a change

in the Limits to Development for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to minerals/geo environmental factors can be satisfactorily addressed.

Availability: There are no known ownership issues, the site is being promoted by an agent on behalf of the landowner. It is considered that the site is **potentially available**.

Achievability: There are no known achievability or viability issues. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.2
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	30
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

H8 – Heather Brickworks, Mill Lane, Heather

Site Description: The site is to the south of Mill Lane to the rear of Station Terrace. The site comprises the former brickworks which is situated midway between Heather and Ibstock. There are residential properties to the north and commercial uses to the north east. There are a couple of large lakes to the north/west of the site and agricultural uses to the south. The River Sence runs along the western boundary of the site. The site is currently part utilised as open storage, the majority of the former brickworks buildings have now been demolished. The site is within the National Forest. A public footpath runs along the southern boundary of the site.

Site is also considered in the ELAA part of the document, please see site Emp56.

Suitability: The site has outline planning permission (ref: 19/01721/OUTM) for employment use. If this application is implemented the site will need to be removed from the housing part of subsequent SHELAAAs.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Heather as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The site is within a Coal Mining Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development. The site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the minerals resource.
- **Flooding:** As the River Sence runs along the western boundary of the site a small part of the site falls within Flood Zones 2 and 3 where the construction of housing should be avoided/is inappropriate respectively, unless by means of the sequential and exceptions tests (NPPF paragraphs 157-163) it can be demonstrated to be acceptable to the satisfaction of the Environment Agency. Around 0.51Ha of the site is within FZ 3b (flood plain), the site capacity excludes the part of the site that falls within FZ 3b.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, more detailed consideration, as part of the usual Development Control process, may lead to the site being viewed less favourably.
- **Ecology:** The majority of the site is hardstanding and of no ecological value. However, the building in south east corner of the site may be suitable for bats. There is the potential for badgers to be on site as well as the presence of water vole, otter and white-clawed crayfish in the River Sence. The ponds to north and west are historic Local Wildlife Sites, and the River Sence along the western edge is a Local Wildlife Site. The scrub, grassland, small river and trees are all potential BAP habitats. The strip of land along river, land in the north east corner and adjacent to the off-site lakes is an important habitat that should be retained. It would be necessary to demonstrate that a more up-to-date survey demonstrates a change in habitat value, or significant harm can be avoided through appropriate mitigation or compensation A Great Crested Newt Survey or entry into the Great Crested Newt District Level Licensing Scheme would be required.

The site is outside the Limits to Development; the site is considered **potentially suitable** (for housing use). A change in the limits to development would be required for the site to be considered suitable. The site has relatively poor transport links and is not particularly well related to either Heather or Ibstock. It would also be necessary to demonstrate that issues relating to minerals/geo environmental factors can be satisfactorily addressed.

Availability: The site is being promoted for development. The site has outline planning permission for employment use. If this permission is implemented the site would no longer be considered available for housing development and would therefore be removed from the housing part of the SHELAA. The site is considered to be **potentially available**.

Achievability: There are no known viability or achievability issues. There are a number of policy constraints that would need to be overcome. The site is considered to be **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	4.6
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	86
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

H9 - Land at Heather Hall, Swebstone Road, Heather

Site Description: The site, which is broadly square shaped, is located to the west of Heather and to the south of Swebstone Road. The site's northern boundary is formed by Swebstone Road and roadside hedgerow/tree cover. The site's eastern boundary adjoins a tree lined access road to Heather Hall. The site's western boundary adjoins an access road to Hall Farm, which is located to the south-west of the site. The site's southern boundary is open to Heather Hall to the south. The site is covered by a Tree Preservation Order Area (T246). The site is Grade 2 agricultural land and located in the National Forest (Natural England regional records). The south-western corner of the site (approximately 0.01ha) is situated in the catchment for the River Mease Special Area of Conservation.

Suitability:

- **Planning Policy:** The site is located outside the Limits to Development for Heather and is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). Heather is identified in the Local Plan as a Sustainable Village (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** In order to achieve a safe and suitable access, the track to the south of the site, which is adopted highway, would need to be re-constructed to full carriageway construction. Further assessment would be required dependant on the scale of development in order to ensure that the junction of this track and Newton Road and the Newton Road/Church Street junction would safely interact. The only local amenity within 800m appears to be a church and there are no serviced bus stops within 800m. The site would therefore be heavily reliant on private motor vehicles.
- **Minerals:** The site is in a Minerals Consultation Area for the potential presence of brick clay resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. The site is also in a Coal Development Low Risk Area meaning the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **Heritage Assets:** The site is located in the curtilage of Heather Hall, a Grade II Listed Building to the south of the site. To the east is Hollybush Lodge, a Grade II Listed Building historically associated with Heather Hall. The impact of any development on the significance of these designated heritage assets would need to be considered.
- **Ecology:** The site has been identified as a Local Wildlife Site (Heather Meadow, comprising mesotrophic grassland). Potential BAP habitats on site include hedges, trees and grassland (hay meadow). The site is considered to have potential for badgers. The whole site is known to have high ecology value. As a result it would be necessary to demonstrate that a more up-to-date survey demonstrates a change in habitat value, or significant harm can be avoided through appropriate mitigation or compensation.

The site is outside the Limits to Development and whilst the Limits to Development could be amended there would remain the issue that the site itself is removed from the existing built-up edge of the village. It would also be necessary to demonstrate that issues relating to highways, minerals, heritage impact and ecology could be satisfactorily addressed. The site is considered to be **potentially suitable**.

Availability: The site has been submitted by an agent on behalf of the landowner. There are no known ownership constraints and all owners of the site are stated to support its development. There is no known developer interest in the site at present. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.62
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	40
Timeframe for Development	11-20 Years
Estimated Build Rate (dwellings per year)	n/a

H10 – Land south west of Heather Hall, Heather

Site Description: The site is located to the south-west of Heather, approximately 250m south of Swebstone Road. It lies directly to the south of SHELAA Site H6. A public right of way (Q61) runs parallel with (but outside of) the site's southern boundary. Open countryside adjoins the site to the south and the east. The site is Grade 2 agricultural land and is in the National Forest.

Suitability:

- **Planning Policy:** The site is located outside the Limits to Development for Heather and is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). Heather is identified in the Local Plan as a Sustainable Village (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** The site does not share a common boundary with adopted highway and therefore safe and suitable access would not appear to be achievable. The nearest adopted highway is Swebstone Road, which is a C classified road in the vicinity of the site. Heather has a pub, primary school and bus stops all of which are within 1km of the site, although the bus stops are not currently served.
- **Minerals:** The site is in a Minerals Consultation Area for the potential presence of brick clay resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. The site is also in a Coal Development Low Risk Area meaning the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **Heritage:** Approximately 160m to the north-west is Heather Hall, a Grade II Listed Building. The site's western boundary directly adjoins parkland within the curtilage of Heather Hall. The impact of any development on the significance of these designated heritage assets would need to be considered.
- **Ecology:** The site is a Local Wildlife Site (Heather Hall Grassland 1 and Heather Grassland, both comprising mesotrophic grassland). Potential BAP habitats on site include hedges, trees, woodland, parkland and species-rich grassland. The site is considered to have potential for badgers, bats in trees and birds. As a result it would be necessary to demonstrate that a more up-to-date survey demonstrates a change in habitat value, or significant harm can be avoided through appropriate mitigation or compensation.

The site is located outside of the Limits to Development. Whilst the Limits to Development could be amended there would remain the issue that the site is removed from the existing built-up edge of the village. The development of site H6 is likely to be required to accommodate a suitable access to the site. It would also be necessary to demonstrate that issues relating to heritage impact and ecology could be satisfactorily addressed. The site is considered to be **potentially suitable**.

Availability: The site has been submitted by an agent on behalf of the landowner. There are no known ownership constraints and the owners(s) of the site are stated to support its development. There is no known developer interest in the site at present. The site is considered to be **potentially available**.

Achievability/Viability: The site does not adjoin the public highway and would need to be accessed via land to the north (SHELAA site H6). It is **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.89
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	47
Timeframe for Development	11-20 Years
Estimated Build Rate (dwellings per year)	n/a

H11– Land at Heather Hall 3, Swebstone Road, Heather

Site Description: The site is located to the west of Heather and to the south of Swebstone Road. It is located between 111 Swebstone Road (to the east) and Hollybush Lodge (to the west). The site's northern, eastern and southern boundaries are formed by hedgerows/trees. The western boundary is open and is not defined by any such geographical features. The site is Grade 2 agricultural land (Natural England regional records) and is in the National Forest.

Suitability:

- **Planning Policy:** The site is located outside the Limits to Development for Heather and is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). Heather is identified in the Local Plan as a Sustainable Village (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** The northern end of the site shares a common boundary with the adopted highway formed by the C classified Swebstone Road over a distance of approximately 20m. Swebstone Road is subject to the National Speed Limit at this location. However, appropriate visibility may not be achievable if the recorded design speed of vehicles approaching from the west is around the speed limit of 60mph. Additionally, the site frontage with Swebstone Road does not have sufficient junction spacing to the access to Heather Hall. On the basis of these points, safe and suitable access is unlikely to be achievable. Heather has a pub, primary school and bus stops all of which are within 1.2km of the site, although the bus stops are not currently served.
- **Minerals:** The site is in a Minerals Consultation Area for the potential presence of brick clay resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. The site is also in a Coal Development Low Risk Area meaning the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **Heritage Assets:** The site is adjacent to Hollybush Lodge which is associated with Heather Hall and is a Grade II Listed Building. Heather Hall itself is located to the south-west and is also a Grade II Listed Building. The site is located in the curtilage of Heather Hall. The impact of any development on the significance of these designated heritage assets would need to be considered.
- **Ecology:** The site is not an ecological designation but is located in close proximity of several Local Wildlife Sites (all mesotrophic grassland). Potential BAP habitats on site include hedgerows, trees and potential species-rich grassland. The site is considered to have potential for badgers. Further surveys would be required to assess the ecological potential of the site, although it is recommended that trees and hedgerows are retained with a 5m buffer of natural vegetation (outside of gardens).

The site is outside the Limits to Development and whilst the Limits to Development could be amended there would remain the issue that the site itself is removed from the existing built-up edge of the village. It would also be necessary to demonstrate that issues relating to highways, minerals, heritage impact and ecology could be satisfactorily addressed. The site is considered to be **potentially suitable**.

Availability: The site has been submitted by an agent on behalf of the landowner. There are no known ownership constraints and all owners of the site are stated to support its development. There is no known developer interest in the site at present. The site is considered to be **potentially available**.

Achievability/Viability: Further information on how a safe and suitable access could be achieved would be required; the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.43
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	11
Timeframe for Development	11-20 Years
Estimated Build Rate (dwellings per year)	n/a

H12 – Land at Corner Farm, No.2 Main Street, Heather

Site Description: The site is located on the north-eastern side of Heather and comprises agricultural land to the rear of Corner Farm (which forms the site's eastern boundary). Main Street is further to the east. To the north, the site adjoins Normanton Lane. To the south the site adjoins the rear gardens of properties on St John's Close. Agricultural land is to the west. A public right of way (Q65) is situated to the west of the site and at its closest point is less than 10m from the site's western boundary. The Church of St John the Baptist, a Grade II* Listed Building, is located approximately 100m from the site's southern boundary but is separated by existing residential development. The site is Grade 2 agricultural land (Natural England regional records) and is in the National Forest.

Suitability:

- **Planning Policy:** The site is located outside of, but adjoining, the Limits to Development for Heather and is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). Heather is identified in the Local Plan as a Sustainable Village (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** The site shares a common boundary with adopted highway formed by the C classified Normanton Lane. Normanton Lane is subject to the National Speed Limit (NSL) along much of the site frontage, reducing to 30mph a short distance before the eastern end of the site. Due to the curvature of Normanton Lane to the west within the NSL section, it will not be possible to achieve suitable visibility if the recorded speeds of vehicles approaching the site are around 60mph. Safe and suitable access is therefore unlikely to be achievable, as approaching vehicles would need to be travelling at speeds significantly lower than the speed limit. Heather has a pub, primary school and bus stops all of which are within 400m of the site, although the bus stops are not currently served.
- **Minerals:** The site is in a Minerals Consultation Area for the potential presence of brick clay resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. The site is also in a Coal Development Low Risk Area meaning the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **Ecology:** The site is not an ecological designation. Potential BAP habitats on site include hedgerows, trees and possibly grassland in the southern part of the site. The site is considered to have potential for badgers. Further surveys would be required to assess the ecological potential of the site, although it is recommended that trees and hedgerows are retained with a 5m buffer of natural vegetation (outside of gardens).

Although the site adjoins the Limits to Development of Heather it is outside the defined settlement boundary. A change in the limits to development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to highways, minerals and ecology could be satisfactorily addressed. The site is considered **potentially suitable**.

Availability: The site has been submitted by an agent on behalf of the landowner. There are no known ownership constraints and all owners of the site are stated to support its development. There is no known developer interest in the site at present. The site is considered to be **potentially available**.

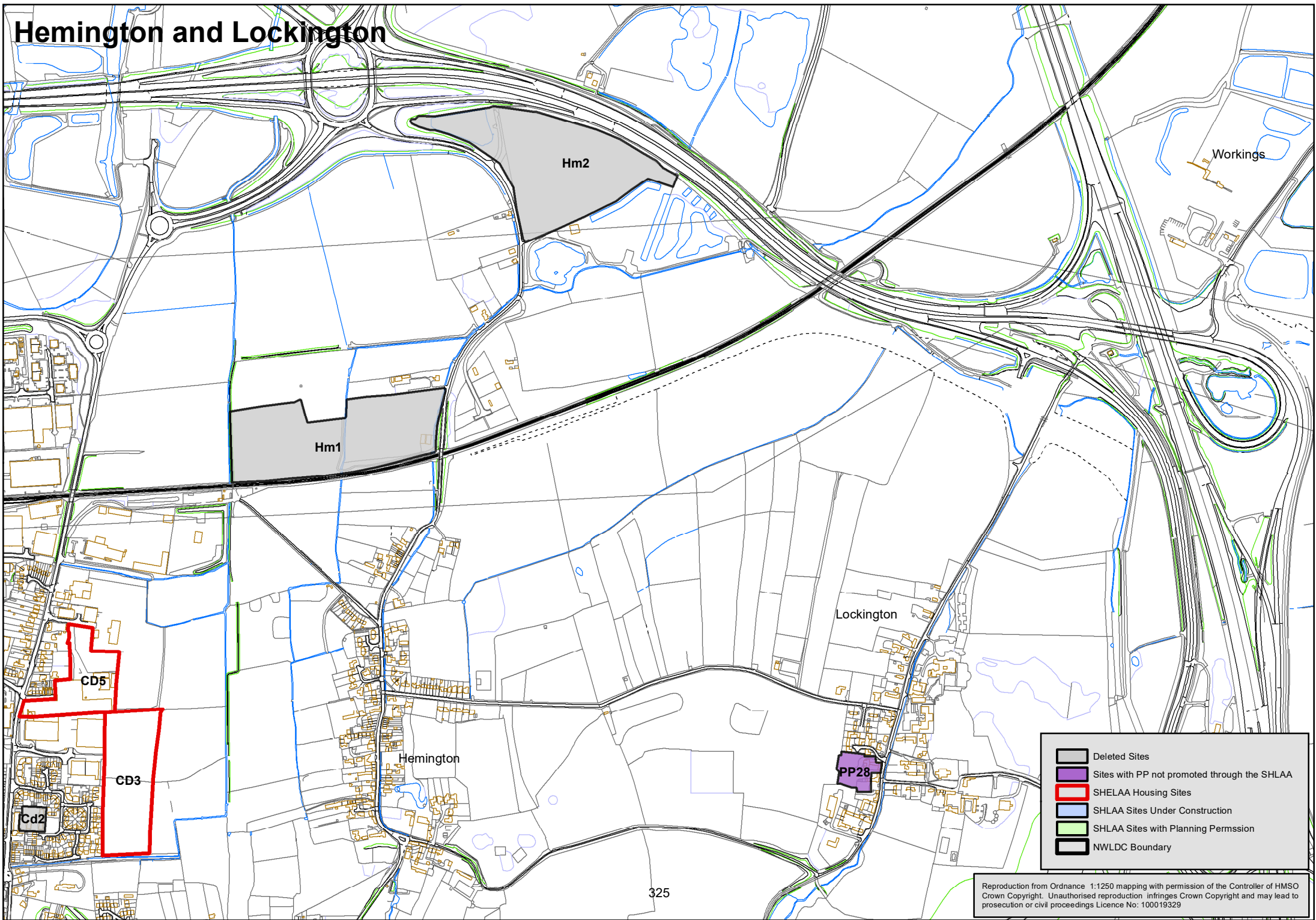
Achievability/Viability: It would need to demonstrated that a safe and suitable access could be achieved; the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.75
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	19
Timeframe for Development	11-20 Years
Estimated Build Rate (dwellings per year)	n/a

Hemington and Lockington

Hemington and Lockington

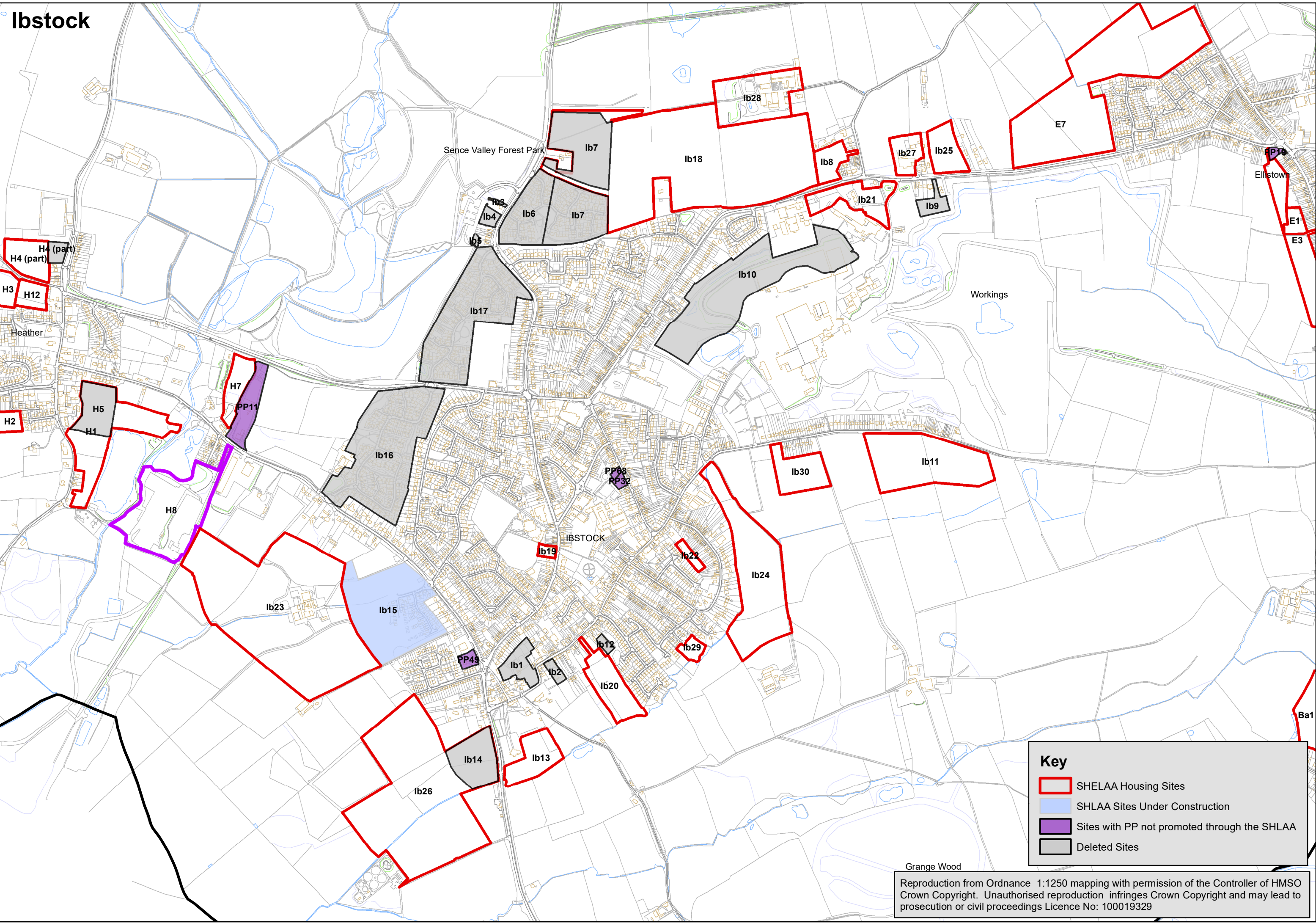


- Deleted Sites
- Sites with PP not promoted through the SHLAA
- SHLAA Housing Sites
- SHLAA Sites Under Construction
- SHLAA Sites with Planning Permission
- NWLDC Boundary

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IBSTOCK

Ibstock



Key

- SHELAA Housing Sites
- SHLAA Sites Under Construction
- Sites with PP not promoted through the SHLAA
- Deleted Sites

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Ib8 – Land at Leicester Road, Ibstock

Site Description: The site is greenfield land located to the north of Leicester Road. The site is Grade currently used for agricultural purposes and is Grade 3 agricultural land. There are residential properties to the east of the site which front onto Richmond Road. There is also a cluster of dwellings to the south east corner of the site which are accessed off Leicester Road. There is agricultural land to the north and west of the site. There is industrial land to the south (Ibstock Brick) of the site on the opposite side of Leicester Road. A public right of way (N64) crosses the site in a north-east/south-westerly direction. The site is in the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development for Ibstock and is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ibstock as a Local Service Centre (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Ground conditions:** The site is located within 250m of an authorised landfill site, which could result in the nearby community being exposed to impacts including odour, noise, dust and pests. The severity of these impacts will depend on the size of the landfill, the nature of the waste it takes and prevailing weather conditions.
- **Highways:** There are no apparent highway fundamental reasons for this site to be excluded from consideration at this stage.
- **Minerals:** The very western edge of the site is within the Minerals Consultation Area for the potential presence of sand and gravel resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. The site is also within a Coal Development Low Risk Area meaning the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **Ecology:** The site has been identified as a candidate Local Wildlife Site and the species rich grassland and hedgerows within the site represent potential Biodiversity Action Plan habitats. As a result it would be necessary to demonstrate that a more up-to-date survey demonstrates a change in habitat value, or significant harm can be avoided through appropriate mitigation or compensation.

Although the site is adjacent to a small row of existing housing; the site is itself is some distance from the main built-up area of Ibstock. The site is outside the Limits to development and change in the boundary of the Limits to Development would be required for the site to be considered suitable. Due to the site's status as a Candidate Local Wildlife Site, an up-to-date survey to prove a change in habitat value would also be required. It would also need to be demonstrated that issues relating to minerals/geo-environmental factors and amenity factors can be satisfactorily addressed. The site is **potentially suitable**.

Availability: The site is promoted by the landowner. There are no known ownership constraints and all owners of the site are stated to support its development. It is considered that the site is **potentially available**.

Achievability: There are no known achievability or viability issues therefore the site is considered **potentially achievable.**

Site Capacity:

Total Site Area Available for Development (hectares)	0.98
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	24
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Ib11 – Pretoria Road, Ibstock

Site Description: The site is greenfield land located to the south of Pretoria Road. The site is currently in agricultural use and is Grade 3 agricultural land. The site slopes gently downwards away from Pretoria Road. There are residential properties to the north of the site, on the opposite side of Pretoria Road and there is agriculture land to the east, south and west of the site. The site is in the National Forest.

Suitability:

- **Planning Policy:** The site is outside of, but adjacent to, the Limits to Development for Ibstock and is identified as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ibstock as a Local Service Centre (Policy S2). The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The site is within 20m of a Historic Landfill Site (Ibstock Claypit/Brickworks) and in close proximity of an active quarry/authorised landfill, which could result in the nearby community being exposed to impacts including odour, noise, dust and pests. The severity of these impacts will depend on the size of the landfill, the nature of the waste it takes and prevailing weather conditions.
- **Highways:** The nearest bus stops are some 1200m to the west of the site in Ibstock centre and therefore the site is not considered sustainable. Local roads are unsuitable to cater for the traffic likely to be generated, therefore in highway terms this development may not be acceptable.
- **Minerals:** The site is within the Minerals Consultation Area for the potential presence of below surface brick clay resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. The site is also within a Coal Development Low Risk Area meaning the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **Ecology:** 5m buffer zones should be retained along hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. There are opportunities for enhancement. The site is considered acceptable with mitigation.

The site is outside of, but adjacent to, the Limits to Development for Ibstock. A change in the Limits to Development would be required for the site to be considered suitable but it would still remain some distance from the main built-up area of Ibstock. It would also need to be demonstrated that issues relating to highways/access, minerals/geo-environmental factors and amenity factors can be satisfactorily addressed. The site is considered **potentially suitable**.

Availability: The site is promoted by the landowner although there is no known developer interest; therefore the site is considered **potentially available**.

Achievability: Access is a potential issue. There are no other known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	5.45
Gross to net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	102
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Ib13 – Hinckley Road, Ibstock (east)

Site Description: The site is located to the east of Hinckley Road. The site is Grade 3 Agricultural Land and currently comprises farmland and an old kitchen garden. The site is bound by mature hedgerows and trees. The site is adjacent to the Parish Church of St Deny's (Grade II* Listed). A watercourse runs along the southern boundary of the site. The site is located in the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and identified as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ibstock as a Local Service Centre (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably. Hinckley Road is subject to a 50mph speed limit so measures to reduce speeds would be required. The pedestrian walkway would require bringing up to standard.
- **Flooding:** The southern half of the site (0.8ha) is within Flood Zone 3b. This equates to 45% of the total site area. This part of the site has been excluded from the site capacity calculations below. However, it should be noted that the site access would need to be developed in Flood Zone 3b and would be subject to an exception test, as required by national planning policy.
- **Minerals:** The northern part of the site (to the east of St Deny's Church) falls within the Minerals Consultation Area for the potential presence of below surface brick clay resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. The whole site is also within a Coal Development Low Risk Area meaning the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **Heritage Assets:** The site is located in the Ibstock Conservation Area. Adjacent to the site is the Parish Church of St Deny's which is a Grade II* Listed Building. The impact of any development on the significance of these designated heritage assets requires further consideration.
- **Ecology:** There is the potential for badgers to inhabit the site and Great Crested Newts could potentially inhabit the pond nearby. The hedges, grassland and trees on site are potential Biodiversity Action Plan habitats. A Phase 1 habitat survey would be required as would a GCN survey and on-site mitigation or entry into the GCN District Level Licensing Scheme. 5m buffer zones should be retained along hedges/watercourse, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is outside the Limits to Development. For the site to be considered suitable, there would need to be a change in the Limits to Development although there would still be segregation between the site and existing built-up edge of Ibstock. It would also need to be demonstrated that safe and suitable access could be achieved (and the exceptions test satisfied) as well as that issues regarding highways/access, flood risk, minerals/geo-environmental factors, heritage assets and ecology could

be satisfactorily addressed. The site is considered **potentially suitable** although there are clearly a number of technical constraints that would need to be overcome.

Availability: The site is promoted on behalf of the landowner. There is no known developer interest, and therefore the site is considered **potentially available**.

Achievability: Almost half of the site is within Flood Zone 3b. Whilst residential development could take place in Flood Zone 1, access to the site would have to be taken through Flood Zone 3b and would need to satisfy the requirements of an exceptions test. There may be additional costs associated with mitigation. The site is **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.94
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(Total site area is 1.74ha, the site area has been reduced as part of the site is within Flood Zone 3b)

Gross to net Development Ratio	82.5%
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Density Applied (dwellings per hectare)	30
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Estimated capacity	23
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Timeframe for Development	11-20
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Estimated Build Rate (dwellings per year)	n/a
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Ib15 – Land at Station Road (Clare Farm), Ibstock

Site Description: The site is a Greenfield site to the south west of Station Road. The site is in agricultural use and is a mixture of Grade 2 and 3 Agricultural Land. The site is undulating with a number of mature hedgerows and trees across the site. The site is within the National Forest and 230m away from Ibstock Conservation Area. There are residential properties to the south and east of the site and agricultural land to the west and allotments to the north. There is a pumping station on edge of the site (adjoining Station Road) adjacent to the existing access to the farm. The site is within the Minerals Consultation Area for the potential presence of below surface sand and gravel and/or brick clay resources as well as for the potential of at or near surface coal resources.

Suitability: The site is **suitable** for residential development. It has planning permission (16/01104/REM) for the residential development of 142 dwellings. The site is currently under construction As at April 2021 98 dwellings had been completed, 26 dwellings were under construction and 18 had not been started.

Availability: The site has planning permission and is under construction. It has therefore been demonstrated that the site is **available**.

Achievability: The site has planning permission and is under construction. It has therefore been demonstrated that the site is **achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	6.63
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	34.5
Estimated capacity	142
Timeframe for Development	Years 0-5
Estimated Build Rate (dwellings per year)	24

Ib18 – Land off Leicester Road, Ibstock

Site Description: The site is a large parcel of land adjoining the northern edge of Ibstock. The eastern part of the site lies to the north of Leicester Road and the western boundary adjoins Melbourne Road. The site comprises a series of four agricultural fields separated by hedgerows. The site is a mixture of Grade 2 and 3 Agricultural Land (Natural England regional records). The land falls relatively gently from the south-east corner of the site to a low point in the centre, before rising to the west. There are residential properties to the south and west of the site and an existing farm to the north east of the site. There is agricultural land to the north of the site. A public footpath (Q93) runs north/south through the western part of the site. The site is in the National Forest.

Suitability:

- **Planning Policy:** The site is outside of, but adjoining, the Limits to Development for Ibstock. It is identified as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ibstock as a Local Service Centre (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Ground Conditions:** The south eastern part is within 250m of a historic/closed landfill site. The site is potentially suitable, subject to the completion of further geo-environmental investigation.
- **Highways:** There are no apparent fundamental highway reasons for this site to be excluded from consideration at this stage.
- **Minerals:** The whole site is within the Minerals Consultation Area for the potential presence of sand and gravel resources. All but a small part of the eastern part of the site is also within the Minerals Consultation Area for the potential presence of brick clay resources and at or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. The site is in a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Ecology:** There are no designated ecological sites within the site boundary. The hedgerows around the site represent potential Biodiversity Action Plan habitats. There is potential for badgers and Great Crested Newts (GCN) to inhabit the site. A GCN survey or entry into the GCN District Level Licensing Scheme would be required. The retention of a 5m buffer zone should be provided along significant hedges and managed as part of open space to ensure habitat continuity and retail connectivity.

The site is outside of, but adjoining, the Limits to Development. A change in the boundary of the Limits to Development would be needed for the site to be considered suitable. It would also need to be demonstrated that issues regarding minerals/geo-environmental factors and ecology could be satisfactorily addressed. The site is considered **potentially suitable**.

Availability: A small part of the site is owned by Davidsons Developments Ltd and they have an option on the majority of the site. It is considered that the site is **available**.

Availability: There are no known achievability or viability issues therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	22.6
Gross to net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	424
Timeframe for Development	6-10
Estimated Build Rate (dwellings per year)	n/a

Ib19 – 112-128 Melbourne Road, Ibstock

Site Description: The site is located to the west of Melbourne Road. The site is a former petrol filling station and car sales forecourt. There are residential properties to the north and south of the site. There is a sports ground to the west of the site and a play area to the east on the opposite side of Melbourne Road. Also opposite the site is No. 111 Melbourne Road which is a Grade II Listed Building. In 2008 outline planning permission was granted for the development of 12 dwellings (ref: 07/01200/OUT). However, this lapsed as no reserved matters were submitted within the required time period. More recently, permission was granted in November 2020 for the change of use of the garage to a D2 gymnasium (ref: 20/00596/FUL). The applicant applied to discharge pre-commencement conditions in January 2021.

Suitability:

- **Planning Policy:** The site is within the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ibstock as a Local Service Centre (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** There were no highways objections to the proposed layout and access of the lapsed residential permission, although the imposition of conditions was recommended.
- **Minerals:** The site is within the Minerals Consultation Area for the potential presence of below surface sand and gravel resources and/or potential at or near surface coal resources. The site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Ecology:** In response to the 2007 application the Ecology response stated that bats, grass snake and lizards have been recorded in the vicinity of the site. Trees that will be affected by the proposal provide potential bat roosts and sites for nesting birds. It was recommended that the the site developer should replace lost habitats by planting trees and shrubs on site.

The site is within the Limits to Development and has previously been granted planning permission for residential development. The site is considered **suitable**.

Availability: Given that the site has planning permission for a gymnasium and that the applicant has recently applied to discharge the pre-commencement condition pertaining to that permission, the site is **not currently available**.

Achievability: There are no known viability or achievability issues, therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.21
Gross to net Development Ratio	100%
Density Applied (dwellings per hectare)	57.2

(A higher density was considered appropriate in regards to the previous application given the sites location and surrounding development (i.e terraced housing).

Estimated capacity	12 (as per previous application)
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Ib20 – Land to rear of 111a High Street, Ibstock

Site Description: The site is a greenfield site to the south east of High Street. The site is predominantly Grade 3 agricultural land (Natural England regional records) and is currently used for agricultural purposes. In order to gain access from High Street, the site incorporates garden land/outbuildings at 111 High Street. The site is bound by mature trees and hedgerows and also includes several trees within the main body of the site. There is a stream running along the site's southern boundary. There are residential properties to the north and east and further agricultural land to the south of the site. The site is located in the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and identified as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ibstock as a Local Service Centre (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** A safe and suitable site access may be achievable. However, due to the lack of off-street parking provision for existing dwellings, there is a proliferation of on-street parking within the visibility splay to the southwest. Speed surveys would need to be undertaken and in order to achieve suitable visibility splays it is anticipated that amendments to existing on-street parking controls would be necessary. Such amendments would be subject to public consultation and additional parking controls, without mitigation for existing residents, may well be met with objection. The nearest bus stop is located within 35m of the site and is served by half-hourly services to Ibstock. Additional bus stops are located within suitable walking distance of the site offering infrequent services to Hinckley. The site is located in the centre of Ibstock, therefore there are a number of local amenities within suitable walking distance, including a nursery school, post office and convenience stores. In addition, Ibstock Junior School and St Denys Infant School are both located within approximately 650m from the site.
- **Flooding:** Approximately 0.15ha of the site is within Flood Zone 3b (along the southern boundary). This part of the site has been excluded from the site capacity calculations below.
- **Minerals:** The northern half of the site is within the Minerals Consultation Area for the potential presence of sand and gravel resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. The whole of the site is in a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development
- **Heritage Assets:** The site access and the western part of the site is within the Ibstock Conservation Area. The site is adjacent to the curtilage of two Grade II Listed Buildings; No. 119 and No. 121 High Street. The impact of any development on the significance of these designated heritage assets requires further assessment.
- **Ecology:** There are no designated ecological sites within the site boundary but the hedgerows around the site represent potential Biodiversity Action Plan habitats. There is potential for badgers and Great Crested Newts (GCN) to inhabit the site. A GCN survey and on-site mitigation or entry into the GCN District Level Licensing Scheme would be required. The retention of a 5m buffer zone should be provided along significant hedges and managed as part of open space to ensure habitat continuity and retain connectivity.

Ib21 – Land at Redlands House, Leicester Road, Ibstock

Site Description: The site is a mix of greenfield and brownfield land. Although mostly greenfield there is an old large dwelling on site that has been converted and extended for use as an office building, as well as associated car park. The office building is located in the centre of the site. A public right of way (N64) crosses the western part of the site in a north-south direction. The site is Grade 3 Agricultural Land (Natural England regional records). There is a Candidate Local Wildlife Site (Blackberry Lane Pasture) to the north, on the opposite side of Leicester Road. To the south of the site is a substantial industrial unit and storage for a concrete product supplier. The site is in the National Forest.

Suitability:

- **Planning Policy:** The site is outside of, but adjoining, the Limits to Development and is identified as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ibstock as a Local Service Centre (Policy S2). The affordable housing requirements are set out in Appendix one of this document.
- **Ground conditions:** The south-eastern boundary of the site is less than 10 metres from a historic landfill site. The site is potentially suitable, subject to the completion of further geo-environmental investigation.
- **Highways:** There are no apparent fundamental Highway reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably. The site is outside the built-up area of Ibstock and distances to services within the village centre are over 1km making walking trips less likely.
- **Minerals:** A small area of the north-western part of the site has the potential for sand and gravel resources and a small area of the south-eastern part of the site has the potential for brick clay resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. The whole site is in a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **Ecology:** The site is considered acceptable with mitigation namely the retention of 5m buffer zones along significant hedges; not to be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is outside of (but adjoining) the Limits to Development and a change in the boundary of the Limits to Development would be needed for the site to be considered suitable. It would also need to be demonstrated that that issues regarding minerals/geo-environmental factors could be satisfactorily addressed. The site is considered to be **potentially suitable**.

Availability: The site is being promoted by the landowner who states that there is market interest in the site. The site is considered **potentially available**.

Achievability: No physical or viability constraints have been identified to make the site undevelopable. The site is considered **potentially developable**.

Site Capacity:

Total Site Area Available for Development (hectares)	2.04
Gross to net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	38
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Ib22 – Land adjoining 8 Curzon Street, Ibstock

Site Description: The site is a narrow strip of Greenfield land between the rear gardens of properties fronting onto Copson Street and Fairfield. The site is an unused field that is occasionally cut for hay. The site is surrounded by residential development. The site is in the National Forest.

Suitability:

- **Planning Policy:** The site is within the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ibstock as a Local Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** This site does not appear to have any connection to the road network and it is not therefore clear how access would be achieved.
- **Minerals:** The whole site is in a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development
- **Ecology:** There are no ecology objections to development on the site.

The site is within the Limits to Development and is considered **suitable** for residential development.

Availability: The site is promoted by the landowner. There is no known developer interest. The site is considered **potentially available**.

Achievability: In terms of achievability the site is currently landlocked and an appropriate access would need to be sought which could potentially require third party land. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.39
Gross to net Development Ratio	100%
Density Applied (dwellings per hectare)	30
Estimated capacity	12
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Ib23 – Land at Station Road, Ibstock

Site Description: The site is a large area to the south west of Station Road (to the rear of SHELAA site Ib15). The site comprises Valley Farm, Clare Farm and the surrounding agricultural land. SHELAA site Ib15 has planning permission for the development of up to 142 dwellings and is currently under construction. There is agricultural land to the south and west of the site and an employment site (Caetano UK) beyond the northern boundary of the site. A public footpath runs along the south and south western boundaries of the site. The northern part of the site is Grade 3 agricultural land and the southern part of the site is Grade 2 agricultural land (Natural England regional records). The site is in the National Forest.

Suitability:

- **Planning Policy:** The site is outside (but adjoining) the Limits to Development and is identified as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ibstock as a Local Service Centre (Policy S2). The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, more detailed consideration, as part of the usual Development Control process, may lead to the site being view less favourably.
- **Minerals:** The whole site is within the Minerals Consultation area for the potential presence of below ground brick clay and sand and gravel resources. Land to the east of Valley Farm and Clare Farm is within the Minerals Consultation area for the potential of near or at surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resources. The whole site is in a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Ecology:** There is badger (known setts) on site; there is the potential for bat roosts in the farm buildings and for bat foraging. There is the potential for Great Crested Newts. The hedges, trees, ponds, watercourse, and potential species-rich grassland near the farm may be potential BAP habitats. A phase 1 habitat, badger, bat and Great Crested Newt surveys (or entry into the GCN District Licencing Scheme) would be required. The hedges should be retained with buffer zones. There are no designated sites within the site boundary and overall the site is considered acceptable with mitigation.

The site is outside of, but adjoining, the Limits to Development. A change in the boundary of the Limits to Development would be required for the site to be considered suitable. It would also need to be demonstrated issues regarding ecology and minerals/geo-environmental factors could be satisfactorily addressed. The site is considered **potentially suitable**.

Availability: The site is in the single ownership of Leicestershire County Council. The land is let on a farm business tenancy with a resumption of possession clause to facilitate development on receipt of planning consent. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues. With regards to access the site promoter states that this could be achieved via the adjacent site that is currently being developed. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	18.4
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	345
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Ib24 – Land south of Curzon Street, Ibstock

Site Description: The site is a greenfield site located to the east of Ibstock; to the east of Copson Street and south of Curzon Street/Pretoria Road. To the west of the site is established housing development consisting predominantly of two storey properties. To the east of the site there are allotments, agricultural fields and woodland (part of the national Forest). A right of way (Q80) runs alongside the eastern boundary of the site and bisects the southern parts of the site. To the south of the site is agricultural land. There are mature hedgerows along the majority of the site's boundaries as well as a hedgerow running east to west across the southern part of the site. Where the site adjoins Curzon Street there is an agricultural operation that adjoins the north west boundary of the site and includes two large barns. A small watercourse runs along the eastern edge of the site. The site is Grade 3 agricultural land (Natural England regional records) and is in the National Forest.

Suitability:

- **Planning Policy:** The site is outside of, but adjoining, the Limits to Development and is identified as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ibstock as a Local Service Centre (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.
- **Flooding:** An area of land in the eastern part of the site is within Flood Zone 3b. The area (c. 0.62ha) equates to around 9% of the total site area and has been excluded from the site capacity calculations below.
- **Minerals:** A small part of the northern part of the site is within the Mineral Consultation Area due to the potential presence of brick clay. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. The whole site is in a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Ecology:** There is the potential for badger to be on site as well as the ground being used for bat foraging. There are no designated ecology sites within the site boundary but there is a candidate Local Wildlife site (grassland) to the south west. The hedges, trees and potential species-rich grassland (ridge and furrow) represent potential BAP habitats. A phase 1 habitat survey and a badger survey would be required. A 10m buffer zone should be retained to the woodland to the south east and the hedges and trees should be retained with 5m buffers.

The site is outside of, but adjoining, the Limits to Development. A change in the boundary of the Limits to Development would be required for the site to be considered suitable. It would also need to be demonstrated issues regarding flooding, ecology and minerals/geo-environmental factors could be satisfactorily addressed. The site is considered **potentially suitable**.

Availability: There are no known ownership issues. The site is in the control of the site promoters; Rosconn Strategic Land. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares) 6.13

(Total site area is 6.75ha, the site area has been reduced as part of the site is within Flood Zone 3b)

Gross to Net Development Ratio 62.5%

Density Applied (dwellings per hectare) 30

Estimated capacity 115

Timeframe for Development Years 11-20

Estimated Build Rate (dwellings per year) n/a

Ib25 – Sycamores, Leicester Road, Ibstock

Site Description: The site is a fairly flat parcel of land located to the north of Leicester Road. The site is currently used for agricultural purposes. The site is bound of three sides by mature hedgerows. To the north of the site is further agricultural land, to the east is a small yard and storage area and to the west is a small number of residential properties and Sunnyside Garden Centre. There are overhead cables running along the sites boundary with Leicester Road. The site is Grade 3 Agricultural Land (Natural England regional records) and is in the National Forest.

Suitability:

- **Planning Policy:** The site is outside of the Limits to Development and is identified as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The site is also defined as countryside in the made Ellistown and Battleflat Neighbourhood Plan. The adopted Local Plan identifies Ibstock as a Local Service Centre (Policy S2). The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** Despite the proximity to frequent bus services, the site is somewhat detached from local services such as shops, schools etc. which limits the opportunities for sustainable travel. Apart from this, there are no other apparent fundamental reasons for this site to be excluded from consideration at this stage. However, more detailed consideration, as part of the usual Development Control process, may lead to the site being viewed less favourably.
- **Minerals:** The site is in a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Ecology:** There is a pond off-site to the north. There is the potential for badgers to be on site. The hedges are potential BAP habitats. The arable nature of the site is a poor environment for wildlife. The presence of Great Crested Newts in the off-site pond would require mitigation and may impact upon the developable area. The site is considered acceptable with mitigation.

The site is outside the Limits to Development and is located some distance from the main built-up area of Ibstock and its associated services and facilities. The site is considered **potentially suitable**. A change in the Limits to Development would be required although this would not resolve the issue of the site's location in relation to the existing settlement. Further information would also be required to demonstrate that issues relating to ecology can be satisfactorily addressed.

Availability: There are no known ownership issues. The site is considered to be **potentially available**.

Achievability: There are no known viability or achievability issues; the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.37
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	34

Timeframe for Development

Years 11-20

Estimated Build Rate (dwellings per year)

n/a

Ib26 – Land west of A447, Ibstock

Site Description: The site comprises several fields which lie to the south west of Ibstock, adjoining the A447 and is a mixture of Grade 2 and 3 Agricultural Land (Natural England regional records). There are additional fields to the south, west and north. Residential properties border to the north east of the site and St Denys Church (Grade II* Listed) and the Ibstock Conservation Area lie on the other side of the A447. A brook runs through the central part of the site (east to west). A public footpath runs along the site's northern boundary (Q73). The site is in the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and is identified as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ibstock as a Local Service Centre (Policy S2). The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site links with the adopted highway on the A447 Hinckley Road and Church View. Where the site adjoins the A447, a 50mph speed limit is in operation and thus, without the introduction of appropriate speed reduction measures to effectively extend the settlement boundary, the creation of new accesses would likely be considered contrary to highways guidance. A small quantum of development could be acceptable off Church View but should not create a through route to the A447.
- **Flooding:** Part of the site (in proximity to the brook) is in Flood Zone 3b. The area (c. 2.74ha) equates to around 17% of the total site area and has been excluded from the site capacity calculations below.
- **Minerals:** The majority of the site falls within the Minerals Consultation Area for the potential presence of below surface brick clay resources. A smaller part of the site is within a Minerals Consultation Area for the potential presence of sand and gravel resources. The County Council would need to be contacted regarding the potential sterilisation of these mineral resources. The whole site is in a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Heritage Assets:** The impact of any development on the significance of St Deny's Church and the Ibstock Conservation Area requires further consideration.
- **Ecology:** There is the potential for badgers and water vole to be on site. The hedges, stream and grassland are potential BAP habitats. A large part of the site is arable, but some grassland. Development is probably ok in part, with avoidance of the grassland and mitigation. A Phase 1 habitat survey will be needed to identify the quality of the grassland. Buffer zones will be required to the stream and hedges and the hedges will need to be retained.

The site is outside the Limits to Development for Ibstock. Whilst the site adjoins the Limits to Development at points, it does not run contiguous with the existing settlement edge. A change in the boundary of the Limits to Development would be required for the site to be considered suitable. It would also need to be demonstrated that issues relating to highways/access, flooding, heritage, ecological and minerals/geo-environmental factors can be satisfactorily addressed. The site is considered **potentially suitable**.

Availability: The site is in multiple ownership. The site is considered to be **potentially available**.

Achievability: The site is effectively divided in half by Flood Zone 3b which could impact development. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares) 13.56

(Total site area is 16.3ha, the site area has been reduced as part of the site is within Flood Zone 3b)

Gross to Net Development Ratio 62.5%

Density Applied (dwellings per hectare) 30

Estimated capacity 254 (Agent suggests 110)

Timeframe for Development Years 11-20

Estimated Build Rate (dwellings per year) n/a

Ib27 – Sunnyside Garden Centre, Ibstock

Site Description: The site is currently occupied by an existing garden centre and lies on the north side of Leicester Road between Ibstock and Ellistown. It is surrounded to the north, east and west by fields and to the south by a short row of residential properties and a quarry. The site is within the National Forest and is Grade 3 Agricultural Land (Natural England regional resource) and is in the National Forest. The site has permission for an indoor soft play centre along with an extension to the existing car park (ref: 18/00505/FUL). The facility is anticipated to open in autumn 2021 (www.sunnysidegardencentre.co.uk).

Suitability:

- **Planning Policy:** The site is outside of the Limits to Development and is identified as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The site is also defined as countryside in the made Ellistown and Battleflat Neighbourhood Plan. The adopted Local Plan identifies Ibstock as a Local Service Centre (Policy S2). The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The site is within the 250m threshold of authorised and historic landfill sites. This could result in the nearby community being exposed to impacts including odour, noise, dust and pests. The severity of these impacts will depend on the size of the landfill, the nature of the waste it takes and prevailing weather conditions.
- **Highways:** The site is accessed off Leicester Road where there is a 40mph speed limit in operation between Ellistown and Ibstock. Any future site access should be designed in accordance with standards required for the scale of development set out in the LHDG for agreement with the Highway Authority to serve the development, along with appropriate parking and turning facilities. There is existing footway provision on the southern side of Leicester Road.
- **Minerals:** The whole site is in a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Ecology:** There is a low risk to protected species from development on the site. Development is unlikely to impact upon ecology.

The site is outside the Limits to Development and is located some distance from the main built up area of Ibstock and its associated services and facilities. A change in the Limits to Development would be required although this would not resolve the issue of the site's location in relation to the existing settlement. It would also need to be demonstrated that potential issues relating to highways and ground conditions/amenity could be satisfactorily resolved. The site is considered **potentially suitable**.

Availability: The site has been submitted by the owner, although at the present time it is still in use as a garden centre (with new facilities anticipated to open later in 2021). The site is considered to be **potentially available**.

Achievability: There are no known viability or achievability issues; the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)

1.21

Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	30
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Ib28 – Land off Blackberry Lane, Ibstock

Site Description: The site is located to the north of Ibstock and accessed off Blackberry Lane. The site is in agricultural use and on the site are a number of very large agricultural buildings mainly contained to the eastern half of the site. In the western part of the site is a pond and agricultural land. The western extent of the site is bound by hedgerows and there are more trees contained within and along the boundary of the western part of the site. The residential dwelling associated with the farm is outside the site boundary but does adjoin the site to the south eastern corner. The remainder of the site is surrounded by agricultural land. There is a site of archaeological interest to the north east of the site that has been identified for the presence of crop marks. There is a gas pipeline that runs just beyond the eastern boundary of the site. The site is Grade 3 agricultural land and is within the National Forest.

Planning History – In March 2020 the Council gave consent for the erection of a new agricultural building on the site (20/00356/AGP).

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside (Policy S3) as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ibstock as a Local Service Centre (Policy S2). The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The Local Highway Authority has previously been consulted on a planning application for agricultural development on this site and did not offer an objection. The site benefits from extant access onto Blackberry Lane which is an adopted, unclassified, derestricted road. Whilst the quantum of development is unknown at this stage, owing to the rural nature of the road, the speed limit and potential for increased use of the traffic, the Highway Authority would need to be satisfied that safe and suitable access could be achieved in line with standards of the LHDG if minded to support development.
- **Minerals:** The western half of the site is within the Minerals Consultation area for the potential presence of brick/clay resources. The western third of the site is within the Minerals Consultation area for the potential presence of near or at surface coal resources and the whole site is within the Minerals Consultation area for the potential presence of sand and gravel resources. The County Council would need to be contacted regarding the potential sterilisation of these mineral resources. The whole site is in a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Ecology:** Whilst the buildings don't appear to be very suitable for bats, a scoping report and possibly some surveys would be required. The onsite pond does not appear to be suitable Great Crested Newts (GCN); this would need to be confirmed via a scoping survey. There is a good pond to the west, so this would need GCN surveys as it is within 75m of the site boundary. Any bats are likely to be dealt with through mitigation, but presence of GCN may affect amount of developable land present (bearing in mind the SHELAA to the south, this could result in trapping GCNs between 2 sites, if they're present). A Barn Owl and nesting bird survey is needed. The surveys requested above would be required before a decision on the suitability of the site from an ecology perspective could be made.

The site is outside the Limits to Development and is located some distance from the main built up area of Ibstock and its associated services and facilities. A change in the Limits to Development would be required although this would not resolve the issue of the site's location in relation to the existing settlement. It would also need to be demonstrated that issues relating to highways, ecology and minerals/geo-environmental factors could be satisfactorily addressed. The site is considered **potentially suitable**.

Availability: The site is promoted by an agent. The owner of the site supports the development of the site. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	3.66
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	68
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Ib29 – Land off New Row, Ibstock

Site Description: The site is located at the end of New Row and is currently a recreation area. There is a children's play area on the same site but it is outside of the site boundary. The site is fairly flat and there is an area of dense planting along the south eastern and south western boundary. Just beyond the site boundary is a watercourse. An overhead electricity pylon runs across the south eastern extent of the site. There are residential dwellings to the north and west of the site and countryside to the east and partly to the south. A public footpath runs along the north eastern boundary of the site, there is a further footpath that runs just beyond the south eastern boundary. Adjoining the south eastern boundary of the site is a candidate Local Wildlife Site (Ibstock Pasture 1 + Stream). The site is in the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and identified as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ibstock as a Local Service Centre (Policy S2). The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site is adjacent to the adopted highway at New Row, which is an unclassified road subject to a 30mph speed limit. Public Rights of Way Q80 and Q81 abut the site. Suitable site access appears achievable subject to it being designed in accordance with standards required for the scale of development set out in the LHDG for agreement with the Local Highway Authority.
- **Flooding:** The south-eastern part of the site is located in Flood Zone 3b. This part of the site (0.039ha) has been removed from the site capacity calculations below.
- **Minerals:** The site is in a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Ecology:** A buffer zone of at least 5m of natural open space should be retained between the edge of any development and the stream/hedge/Local Wildlife Site to the south, the buffers should not include gardens. There would be no objection in ecology terms with the caveat that a badger survey of the south east boundary is done; presence of badger would require mitigation. The site is considered acceptable with mitigation.

The site is located outside of, but adjoining, the Limits to Development. A change in the Limits to Development would be required for the site to be considered suitable. The loss of the site for recreation would need to be justified in line with Policy IF3 of the Local Plan. It would also need to be demonstrated that issues relating to flooding and ecology could be satisfactorily addressed. The site is considered **potentially suitable**.

Availability: There are no known ownership issues, the site is promoted by the landowner. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares) 0.37

(Total Site Area is 0.41ha, the site area has been reduced as part of the site is in Flood Zone 3b)

Density Applied (dwellings per hectare) 30

Gross to Net Development Ratio 82.5%

Estimated capacity 9

Timeframe for Development Years 11-20

Estimated Build Rate (dwellings per year) n/a

Ib30 – Land south of 74 to 96 Pretoria Road, Ibstock

Site Description: The site is located to the east of Ibstock, to the south of Pretoria Road. Pretoria Road is characterised by linear residential development and the site sits to the rear of nos.74-96. The site is L-shaped and comprises agricultural land, currently used for grazing. It adjoins residential development to the north and east and allotments to the west. It adjoins agricultural land to the east and south. Ibstock cemetery is to the north-west. The site is bound by hedgerows on its southern and western sides. Its eastern boundary adjoins a track which serves Ibstock Grange to the south. It comprises Grade 3 agricultural land (Natural England regional records) and is in the National Forest.

Suitability:

- **Planning Policy:** The site is located outside of, but adjoining, the Limits to Development for Ibstock and is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). Ibstock is identified in the Local Plan as a Local Service Centre (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Ground conditions:** The site is located within 250m of an authorised landfill site, which could result in the nearby community being exposed to impacts including odour, noise, dust and pests. The severity of these impacts will depend on the size of the landfill, the nature of the waste it takes and prevailing weather conditions.
- **Highways:** it is likely that safe and suitable access could be provided subject to recorded vehicle design speeds being broadly in accordance with the speed limit. The southernmost footway on Pretoria Road would need to be extended across the site frontage, which is achievable within highway land. There is a pub within 400m, bus stops within 800m and a secondary school within approximately 1km walk of the site, all of which can be reached by footways.
- **Minerals:** The site is in a Minerals Consultation Area for the potential presence of brick clay resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. It is also within a Coal Development Low Risk Area meaning the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **Ecology:** The site is not an ecological designation. Potential BAP habitats on site include hedgerows. The site is considered to have potential for badgers. It is recommended that hedgerows are retained with a 5m buffer of natural vegetation (outside of gardens). Subject to this mitigation, the site is considered suitable in ecological terms.

Although the site adjoins the Limits to Development of Ibstock it is outside the defined settlement boundary. A change in the limits to development would be required for the site to be considered suitable. It would also need to be demonstrated that issues relating to minerals/geo-environmental factors and amenity factors can be satisfactorily addressed. The site is considered **potentially suitable**.

Availability: The site is in the ownership of and is being promoted for affordable housing by North West Leicestershire District Council. There is an agricultural tenancy on the site. The site is considered to be **potentially available**.

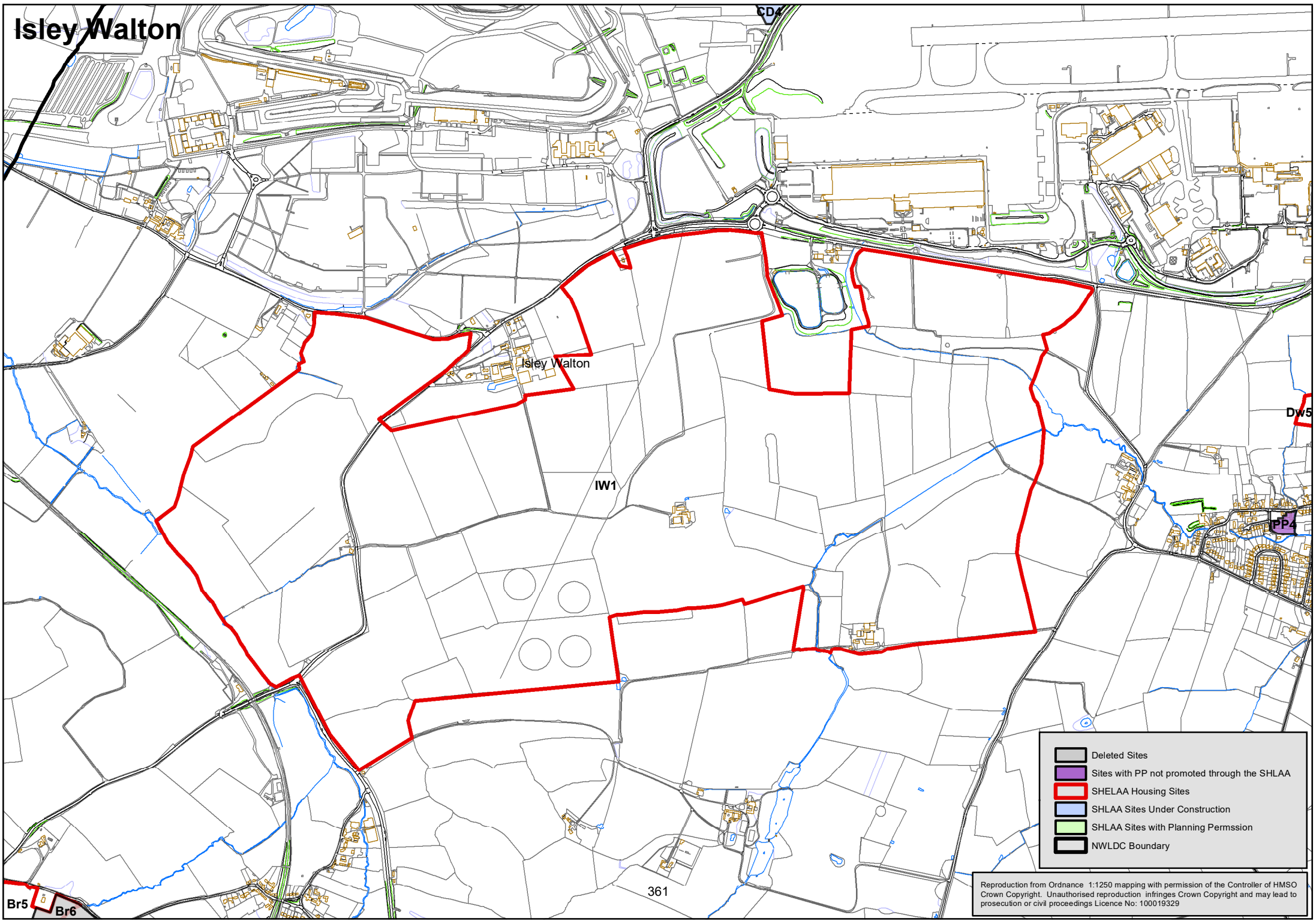
Achievability/Viability: There are no known achievability or viability issues, the site is considered potentially achievable.

Site Capacity:

Total Site Area Available for Development (hectares)	1.83
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	45
Timeframe for Development	11-20 Years
Estimated Build Rate (dwellings per year)	n/a

ISLEY WALTON

Isley Walton



- Deleted Sites
- Sites with PP not promoted through the SHLAA
- SHLAA Housing Sites
- SHLAA Sites Under Construction
- SHLAA Sites with Planning Permission
- NWLDC Boundary

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IW1 – Isley Woodhouse, Isley Walton

Site Description: The site is a large tract of land located to the south of the A453 and the western extent of East Midlands Airport. The site extends to the east, south and west of Isley Walton. The site is agricultural land and is divided into numerous different fields; there are mature hedgerows and trees throughout the site. There is a residential property, The White House, located to the east of the A453, whilst the property is outside the site boundary, the site does surround the property on all sides. There are two farms within the site boundary; High Barn Farm and Woodhouse Farm. In the south part of the site are four notable circular areas of dense mature trees, these are known as The Dumps Plantation. There is a small area of woodland, Long Wood, outside the site boundary to the east of The Dumps Plantation. There are two small ponds adjoining the corner of the site to the south east of The Dumps Plantation. There are two known badger setts just outside the site boundary to the north of Melbourne Road.

A watercourse runs along the western boundary of the site and as such the very western edge of the site is within Flood Zone 2. A watercourse runs along part of the eastern boundary of the site, this then travels diagonally across the site and runs to the west of Woodhouse Farm.

Several public footpaths cross the site and provide links north from the A453 to just west of Woodhouse Farm in the south of the site. There are also footpath links east to west across the site.

The land is of Grade 3 agricultural land quality (Natural England regional records).

The site is being promoted for development as a new mixed-use village to include a local centre, primary school, and a mixed residential development. See employment site EMP70.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The affordable housing requirements are set out in Appendix one of this document.
- **Flooding:** The western boundary of the site falls within FZ2 and the construction of housing on this part should be avoided unless, by means of the sequential and exceptions tests (NPPF paragraphs 157-163), it can be demonstrated as acceptable to the satisfaction of the Environment Agency.
- **Highways:** Giving due consideration to the existing nature of Isley Walton (i.e. a small hamlet), any significant development in this location would effectively be a new settlement, and an understanding of the likely scale and onsite facilities etc. will be essential to understanding its potential transport implications, including the relationship with nearby key settlements and attractors (such as EMA and the Rail Freight Interchange). Any new access onto the A453 which impacts its primary function is likely to be viewed unfavourably, and as such should be of suitable scale and limited in number. Given its scale, this site would benefit from a coordinated masterplan and assessments to secure required mitigation
- **Ecology:** There is the potential for badgers and Great Crested Newts (GCN) to be on site. There are water vole known from the brook in the south. The trees, grassland, ponds, stream and hedgerows may be potential BAP habitats. It is also possible that the grassland

(ridge and furrow) may be a potential BAP habitat. Some of the hedges are Local Wildlife Sites. There would need to be ecological survey undertaken; a Phase 1 habitat survey, also surveys for badger, water vole, GCN and a hedge survey. There are significant areas of grassland within the site boundary. Hedgerows should be retained with 5m buffer zones of natural vegetation. The stream/ditches should be retained with 5-10m buffer zones. The stream to the west is an important feature and habitat for water voles. A 5m buffer should be retained to off-site woodland.

The site is considered **potentially suitable**. As well as a change in the boundary of the Limits to Development there would also need to be a change in the development strategy to enable this site to be considered suitable. The site is a large tract of land outside the Limits to Development. Should the site be considered suitable for residential development, then it could be appropriate to include a local centre with facilities that would serve the local population. It would also be necessary to demonstrate that issues relating to flooding and geo environmental factors can be satisfactorily addressed.

Availability: The site has been submitted agents whose represent in part the landowner and the option holder. The landowner has indicated support for the development if the site. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

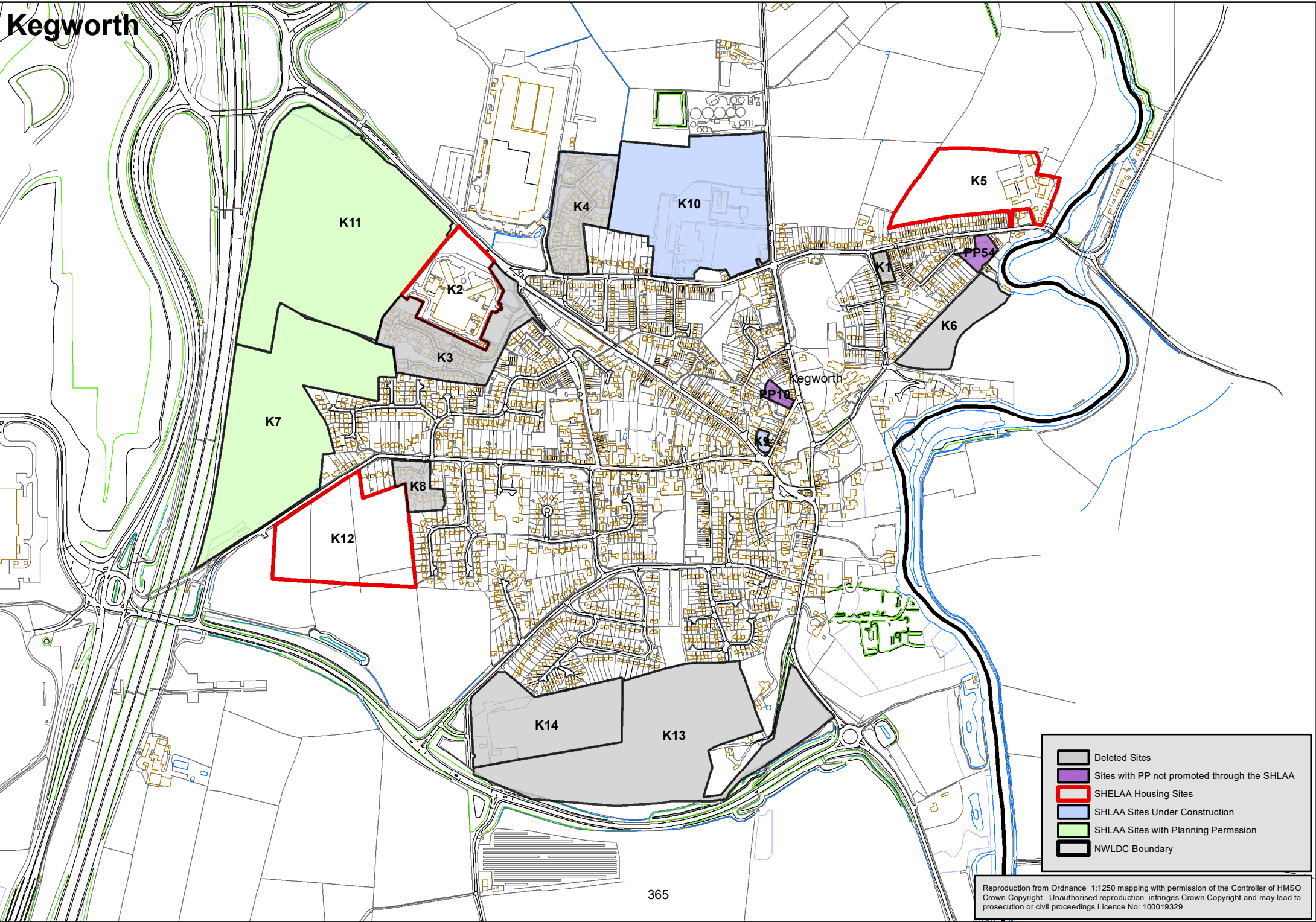
Total Site Area Available for Development (hectares)	316
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	50%

As the site is included in the employment part of the SHELAA and the potential employment/housing split on the site is not known therefore a range of capacity figures have been calculated.

Estimated capacity at 100% housing	4,740
Estimated capacity at 90% housing	4,266
Estimated capacity at 80% housing	3,792
Estimated capacity at 70% housing	3,318
Estimated capacity at 60% housing	2,844
Estimated capacity at 50% housing	2,370
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

KEGWORTH

Kegworth



- Deleted Sites
- Sites with PP not promoted through the SHLAA
- SHLAA Housing Sites
- SHLAA Sites Under Construction
- SHLAA Sites with Planning Permission
- NWLDC Boundary

K2 – The Computer Centre, Derby Road, Kegworth

Site Description: The site is located to the south west of Derby Road. The site is currently in use as offices/data centre. The western tip of the site is within 1000 metres of East Midlands Airport. There is open countryside to the west and employment land to the north on the opposite side of Derby Road. To the south and east of the site are residential dwellings.

Suitability:

- **Planning Policy:** The site is brownfield land and is within the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The site is also identified on the Policies Map as a Primary Employment Area and as such is subject to Local Plan Policy Ec3. Policy Ec3 requires that existing employment areas be retained for employment generating uses within the B1, B2 and B8 Use Classes. Other uses would only be permitted within the Primary Employment Areas where they were small in scale or ancillary to the above use classes or they would maximise job outputs and were compatible with the character and function of the area, with other nearby uses and policies in the Local Plan. The adopted Local Plan identifies Kegworth as a Local Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Minerals:** The Site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Highways:** There are no apparent fundamental highway reasons for this site to be excluded from consideration at this stage.
- **Ecology:** There are no designated ecological sites and no potential Biodiversity Action Plan habitats located within the site boundary. A Great Crested Newt (GCN) survey or entry into the GCN District Level Licensing Scheme would be required.

The site is brownfield land within the Limits to Development. The site is currently in employment use and is identified as an existing employment area on the adopted Local Plan Policies Map. As such, the site is subject to Local Plan Policy Ec3 which requires that existing employment sites be retained for employment generating uses within the B1, B2 and B8 Use Classes. The site is considered **not currently suitable**. There would need to be a change in the boundary of Local Plan Policy Ec3 for the site to be considered suitable. As per the requirements of the NPPF any proposal to redevelop the site would need to demonstrate that there were no strong economic reasons why such development would be inappropriate.

Availability: The site is promoted by the landowner for development although there is no known developer interest, the site is considered **potentially available**.

Achievability: There are no known achievability or viability issues. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	3.16
Gross to net Development Ratio	62.5%

Density Applied (dwellings per hectare)	30
Estimated capacity	59
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	79
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

K7 – Land North of Ashby Road, Kegworth

Site Description: The site is Greenfield land to the north of Ashby Road. The site is of Grade 3 agricultural land quality (Natural England regional records) and is utilised as agricultural land. There is a small area of hardstanding in the bottom south west corner of the site. The site is within 900 metres of East Midlands Airport Limits. There are existing residential properties located to the east of the site. The M1 Motorway runs along the western boundary of the site. There is agricultural land to the north and south of the site. There are 4 trees which bound the site to the east that are protected by Tree Preservation Orders.

Suitability: The site has planning permission for 110 dwellings (ref: 16/00394/REMM). At April 2020 no dwellings had been built although a material start had been made on the development site as a site access has been constructed.

- **Planning Policy:** The site is within the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Kegworth as a Local Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Minerals:** Minerals: The northern part of the site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Highways:** There were no highways objections to planning permission being granted on this site for up to 110 dwellings.
- **Ecology:** There are no designated ecological sites within the site boundary however the hedges and small amount of grassland in the southern edge represent potential Biodiversity Action Plan habitat. Development should include a 5m buffer zone along significant hedges, as part of open space, to ensure habitat continuity and retain connectivity. Species surveys may be required.

The site is within the Limits to Development and has outline planning permission for residential development. The site is considered to be **suitable**.

Availability: There are no known availability issues. As the site has planning permission for development the site is considered **available**.

Achievability: The latest published route of HS2 goes straight through the centre (north to south) of the site. It is unclear at this stage as to whether any development could be achieved on the site. The site is considered **not currently achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	10.89
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	16.25 (based on 110 dwellings)
Estimated capacity	Up to 110 (as per permission)
Timeframe for Development	Years 11-20

Estimated Build Rate (dwellings per year)

n/a

K9, Brookes Machine Tools, Derby Road, Kegworth

Site Description: The site is located on the corner of Derby Road (A6) and Dragwell. Although the Dragwell slopes downwards the site has been built up as such the site is flat and is raised above road level along Dragwell. The north east corner of the site is within an area of Archaeological Interest in relation to number 7 Dragwell. The site is within the Kegworth Conservation Area.

Suitability: The site was granted planning permission in 2007 at appeal for the development of 16 flats. Whilst this development has been started none of the dwellings have been completed. There has been a further application submitted for an extension of time to implement the scheme (ref: 12/00425/EXT) - this application was withdrawn. A more recent application (ref: 20/00034/FUL) has been permitted for the change of use of first floor and stores to a residential flat. At April 2021 this had not started.

- **Planning Policy:** The site is within the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The site is also within the Kegworth Town Centre Boundary and Primary Shopping Area. The adopted Local Plan identifies Kegworth as a Local Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Minerals:** The Site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Highways:** The previous application proposed access onto Dragwell via an "undercroft" arrangement, close to the junction of Dragwell with Derby Road. There was no objection raised by the County Highway Authority to this arrangement.
- **Ecology:** There is the potential for bats to be roosting in some buildings on site; a bat survey would be required. The treatment of buildings would be dependent on the results of a bat survey. The site is considered acceptable with mitigation.

The site is within the Limits to Development and planning permission has previously been granted at appeal for residential development. Although development has commenced no dwellings have been completed on site. The site is considered **suitable**.

Availability: The previous applications were submitted by the owners of Brookes Machine Tools. There has been a start on site. The site is considered **available**.

Achievability: There are no known viability or achievability issues. Although development has commenced on site no dwellings have been completed; the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.11
Gross to Net Development Ratio	100%
Density Applied (dwellings per hectare)	145 (as per permission)
Estimated capacity	16 (as per permission)
Timeframe for Development	Years 11-20

Estimated Build Rate (dwellings per year)

16

K10 – Slack and Parr, Long Lane, Kegworth

Site Description: The site is located to the north west of the junction of Side Ley and Long Lane.

The site has planning permission (ref: 14/01132/FULM) for the demolition of the existing works and the development of 188 dwellings and a new B2 manufacturing unit (a smaller premises for the existing business on site). At April 2021 17 dwellings had been built, 9 dwellings were under construction and 162 not started.

Site Capacity:

Total Site Area Available for Development (hectares)	6.03
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	50
Estimated capacity	188
Timeframe for Development	Years 0-5 onwards
Estimated Build Rate (dwellings per year)	35

Estimated capacity	150 (as per application)
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

K12 – Land at Molehill Farm, Kegworth

Site Description: The site is located to the south of Ashby Road on land at Molehill Farm. The site is agricultural land and is of Grade 3 agricultural land quality (Natural England regional records). To the east of the site is residential development. Further residential development has planning permission to the north of the site on the opposite side of Ashby Road. To the west is the M1 Motorway and to the south of the site is open countryside and the Kegworth by-pass. East Midlands Airport is on the opposite side of the M1, to the north of which is the East Midlands Rail Freight Interchange. A gas pipeline runs almost north to south through the site. Part of the site is within the Airport Public safety Zone where new housing development would not be permitted, but where potentially low-intensity open space could be situated.

Suitability:

- **Planning Policy:** The site is within Countryside on the adopted Local Plan Policies Map (2017). The site is however identified as an alternative housing site (allocation H2d) where development will be supported when the Government confirms the line of HS2 in the vicinity of Kegworth and the confirmed route passes through sites north of Ashby Road, Kegworth (SHELAA site K7) and/or South of Derby Road, Kegworth (SHELAA site K11) and either of the two sites is not able of being developed in their entirety as a result of the alignment of HS2. The adopted Local Plan identifies Kegworth as a Local Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, more detailed consideration, as part of the usual Development Control process, may lead to the site being viewed less favourably.
- **Ecology:** There is the possibility of Great Crested Newts to be on site as there is a pond to the south. There is also the potential for badgers and bats to be on site. There is possible species-rich grassland which could be a potential BAP habitat. A phase 1 habitat survey, Great Crested Newt survey, badger survey, bat activity and bird surveys would be required. Grassland may be species-rich and conservation of this in-situ may affect the layout but it is likely this could be accommodated. The hedges should be retained with a buffer zone. The site is considered acceptable with mitigation.

The site is outside the Limits to Development, but is identified as an alternative housing site (allocation H2d on the adopted Local Plan Policies Map) therefore the site is considered **potentially suitable**.

Availability: The land is within single ownership and a strategic land promotion company are involved with the site. The site is considered to be **available**.

Achievability/Viability: There are no known viability issues. The site is considered **potentially achievable**.

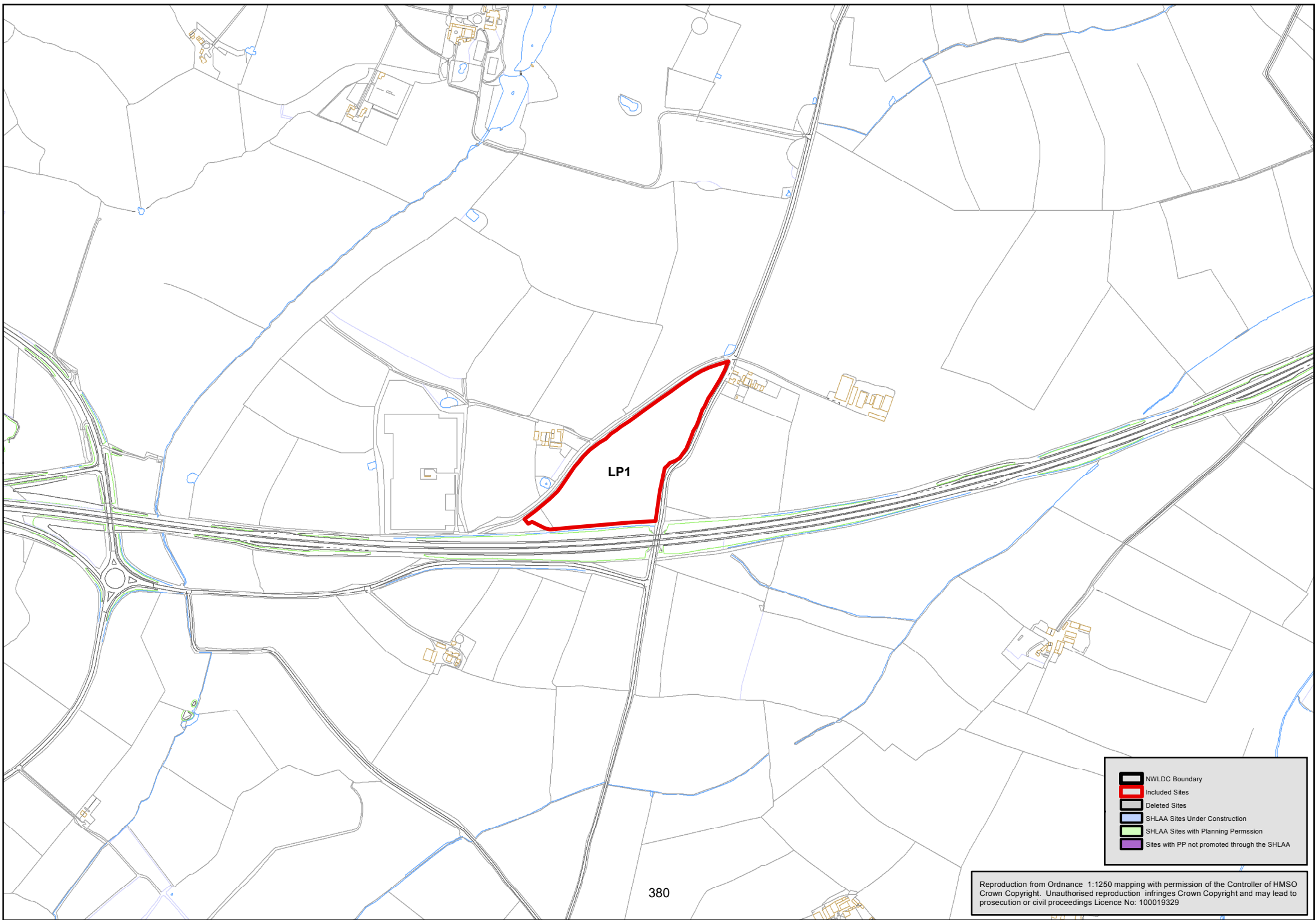
Site Capacity:

The site area and capacity reflect the allocation in the Local Plan.

Total Site Area Available for Development (hectares) 5.69

Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	31
Estimated capacity	110
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	n/a

LANGLEY PRIORY



LP1

380

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Lp1 – Land at Langley Priory Estate

Site Description: The site is a flat open parcel of agricultural land. The site is bound by mature hedgerows and sporadically located mature trees. The site is predominately surrounding by agricultural land however, there is a small collection of business units (The Walnut Yard) to the north west of the site and a storage business to the south west corner of the site. There is a small number of residential dwellings and outbuildings to the east of the site. The A42 runs to the south of the site beyond a strip of densely planted woodland.

The land is of Grade 3 agricultural land quality (Natural England regional records).

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The site is fairly isolated and some distance from a nearby settlement and services and facilities. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The County Highways Authority consider the opportunities for sustainable travel at this site are limited. There are no village amenities or bus stops within 1km and therefore residents would rely heavily on car travel.
- **Ecology:** There is the potential for badgers to be on site. There are known Great Crested Newts (GCNs) nearby. The hedges are historic Local Wildlife Sites (LWS) as was the field but this appears to have been ploughed and lost value. The hedges are potential Bap habitats. The arable nature of the site is a poor environment for wildlife. Updated GCN surveys of ponds within 500m would be needed and it is likely that mitigation for the GCNs could be extensive. All boundary hedges should be retained with a 5m buffer of natural vegetation alongside. Further survey work is needed before a decision can be made.

The site is outside the Limits to Development in a fairly isolated location, some distance from services and facilities. Therefore the site is considered **potentially suitable**. There would need to be a change in the boundary of the Limits to Development for the site to be considered suitable.

Availability: There are no known ownership issues, the site is being promoted by an agent on behalf of the landowner. It is considered that the site is **potentially available**.

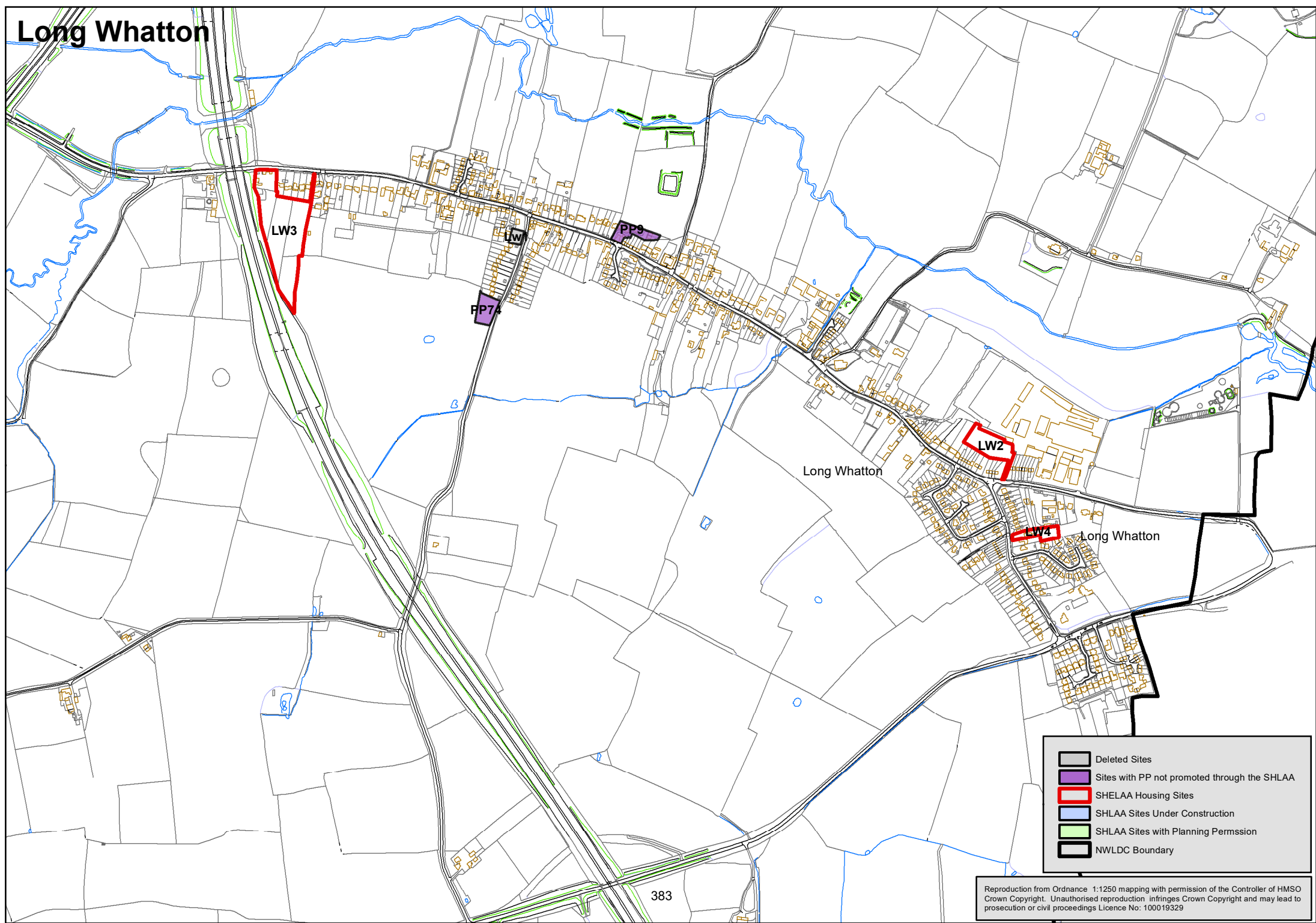
Achievability: There are no known viability or achievability issues, therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	5.46
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	102
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

LONG WHATTON

Long Whatton



- Deleted Sites
- Sites with PP not promoted through the SHLAA
- SHLAA Housing Sites
- SHLAA Sites Under Construction
- SHLAA Sites with Planning Permission
- NWLDC Boundary

Lw2 – Land rear of The Green, Long Whatton

Site Description: The site is located to the north of The Green to the rear of the properties that front onto The Green and to the south of the premises of Harlow Bros Ltd (timber merchants). The site is greenfield and is currently used as a paddock for grazing livestock. The site is bound by a post and rail fence. There are residential properties to the south, east and west and the timber merchants to the north. There are a row of dense, mature trees and hedgerows planted to the northern boundary of the site.

Suitability:

- **Planning Policy:** The site is within the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Long Whatton as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.
- **Ecology:** There is the potential for badger to be on site. The possible species-rich grassland and hedge to the north are potential BAP habitats. A Phase 1 habitat survey and badger survey would be required. A buffer should be retained to the tree belt to the north.

The site is within the Limits to Development. Further information is required to demonstrate that the site is suitable in ecological terms. The site is **potentially suitable**.

Availability: There are no known ownership issues. There is not currently any developer interest in the site. The site is considered to be **potentially available**.

Achievability/Viability: There are no known viability issues. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.49
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	12
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Lw3 – West End, Long Whatton

Site Description: The site is to the rear of 67 West End. The site is a mix of residential curtilage and Greenfield land. There are some agricultural related structures on site. The site is made up of a number of fields each with their own boundaries consisting of mature hedgerows and trees. To the north of the site are properties fronting West End. The western boundary is densely planted with 2 rows of mature trees, beyond which is the M1 motorway. There is a public right of way (L52) running inside part of the site's eastern boundary.

Suitability:

- **Planning Policy:** The part of the site adjoining West End is within the Limits to Development, the remainder of the site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Long Whatton as a Sustainable Village (Policy S2). The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site appears to be land locked unless property 67 West End is demolished. If this can be overcome, there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.
- **Ecology:** There is the potential for badger to be on site as well as potential bat roosts in buildings and for bats foraging. There is a possible Great Crested Newt pond within 300 metres of the site, but no habitat connectivity between the site and the pond. The site is a former Parish-level Local Wildlife Site; several veteran trees are candidate Local Wildlife Sites. The hedges, trees, grassland (ridge and furrow which is known to have been species-rich in the past) all represent potential BAP habitats. A Phase 1 habitat survey, hedgerow survey, badger survey and bat survey would all be required.

Part of the site that is within the Limits to Development. A change in the Limits to Development would be required for this whole of the site to be considered suitable. It would also need to be demonstrated issues relating to highways/access and ecology could be satisfactorily addressed. The site is **potentially suitable**.

Availability: The site is within single ownership. There is no known developer interest in the site; it is therefore considered to be **potentially available**.

Achievability/Viability: There are no known viability issues. Further detail is required on how the site would be accessed. The site is **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	2.5
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	47
Timeframe for Development	Years 11-20

Estimated Build Rate (dwellings per year)

n/a

LW4 – 11 Turvey Lane, Long Whatton

Site Description: The site is located to the east of Turvey Lane and includes the residential property and garden/land to the rear of 11 Turvey Lane. Number 11 Turvey Lane is a detached bungalow set back from the road, the site is flat. The eastern extent of the site (end of the garden) is densely planted. To the north of the site is part residential and part commercial development. There is residential development to the south, east and west of the site. The site is grade 3 agricultural land (Natural England regional records).

Suitability:

- **Planning Policy:** The site is within the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Long Whatton as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** This site benefits from a shared boundary with Turvey Lane, at which point is a 7.5t weight restricted, C Class road with a speed limit of 30 mph. Vehicular access to the site appears achievable subject to designing an access in accordance with the standards set out in the Leicestershire Highways Design Guide. There is a footpath on the development side.
- **Ecology:** There is low possibility that there would be any protected species on site. Overall the site is considered acceptable in ecology terms, there is the potential for incorporating swift boxes.

The site is within the Limits to Development and is therefore considered **suitable**.

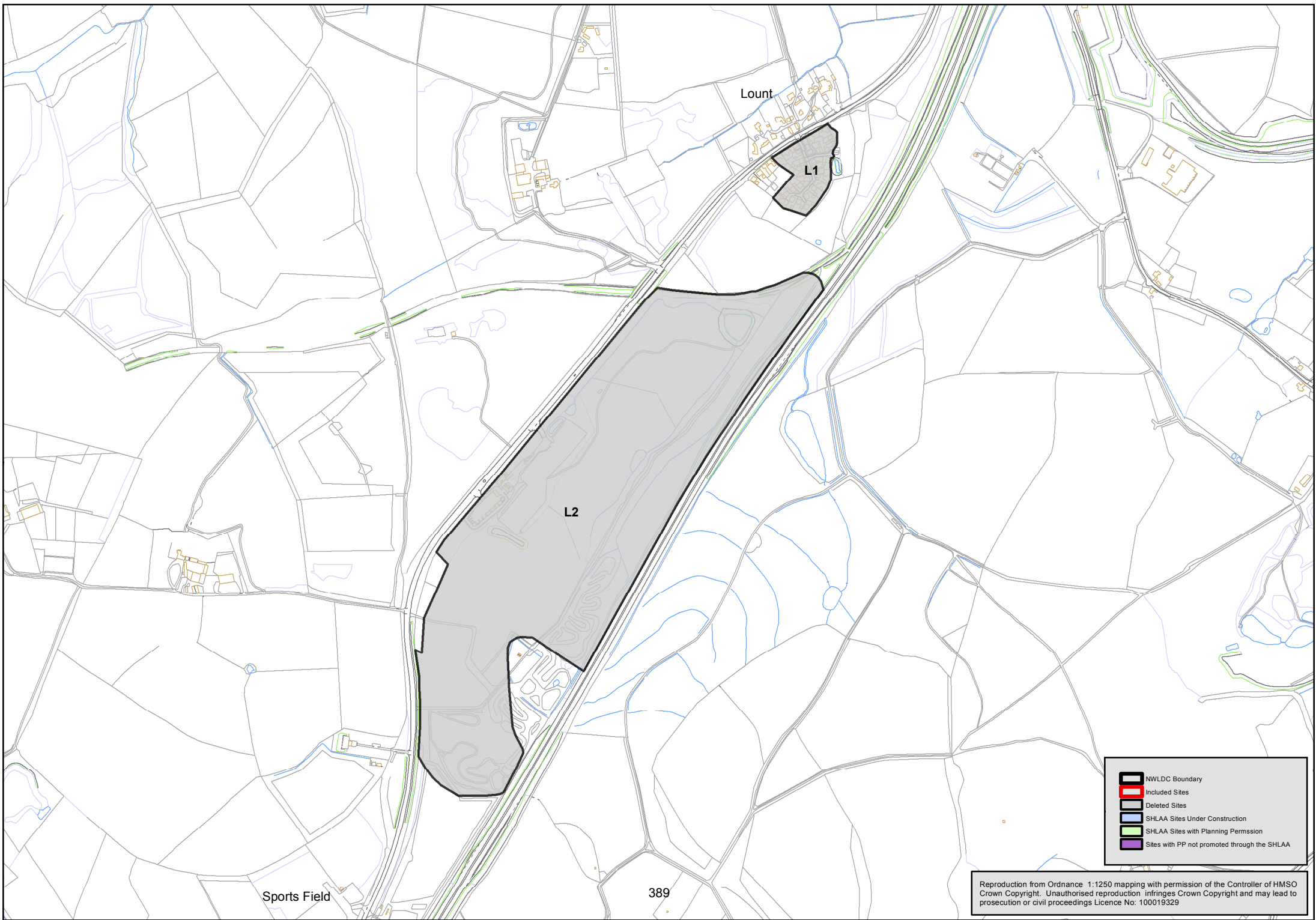
Availability: The site is jointly owned and both landowners support the development of the site. There is no known developer interest. The site is considered **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.25
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	100%
Estimated capacity	8
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

LOUNT









Lount

L1

L2

Sports Field

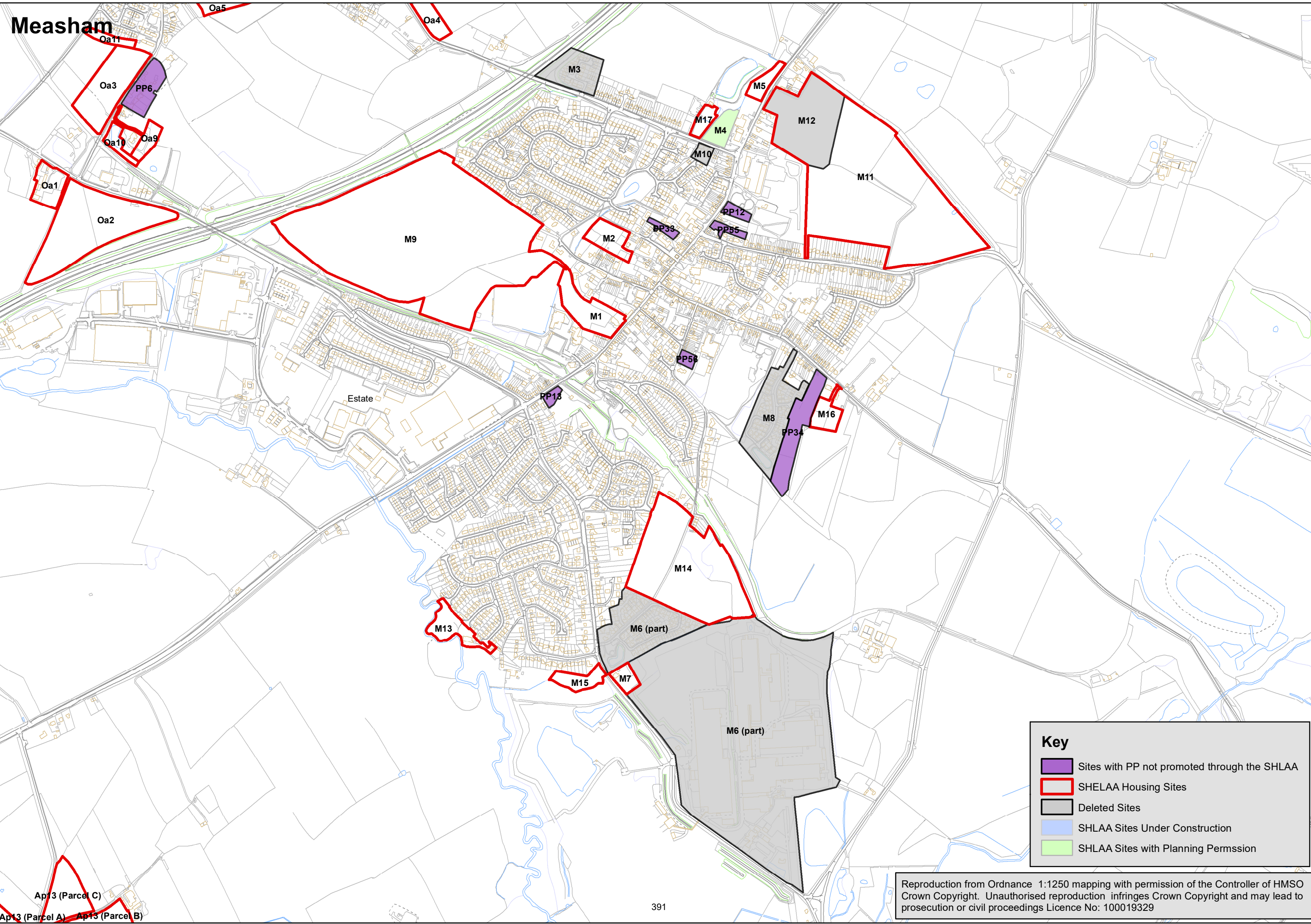
389

	NWLDC Boundary
	Included Sites
	Deleted Sites
	SHLAA Sites Under Construction
	SHLAA Sites with Planning Permission
	Sites with PP not promoted through the SHLAA

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MEASHAM

Measham



Key

- Sites with PP not promoted through the SHLAA
- SHELAA Housing Sites
- Deleted Sites
- SHLAA Sites Under Construction
- SHLAA Sites with Planning Permission

Ap13 (Parcel C)
Ap13 (Parcel A) Ap13 (Parcel B)

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M1 – Former Youth club and Land West of High Street, Measham

Site Description: The site is in the centre of Measham, to the west of High Street. The site is mainly Greenfield but includes an element of Brownfield land currently occupied by the Picture Bar Youth Club. There is a sports ground to the west of the site, housing to the north and east and Measham Leisure Centre to the south. The eastern extent of site (c15% of site) lies within the Measham Conservation Area. The site adjoins (to the north fronting High Street) a Grade 2 Listed Building. The site is within the catchment area of the River Mease SAC and within the National Forest.

Suitability: Part of this site falls within the boundary of a wider application site that includes land to the west of the site, known as Measham Waterside. The site has planning permission (ref: 19/02381/REMM) for the development of 426 dwellings as well as the reinstatement of 1.1KM of associated canal. As part of the Waterside development, this site would be subject to a separate planning application and would form part of the wider regeneration scheme of the Ashby Canal with this site becoming Measham Wharf.

- **Planning Policy:** The site is within the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the site as being part of the route of the Ashby Canal which is subject to Local plan Policy IF6 which seeks to protect the route of the Canal. The adopted Local Plan identifies Measham as a Local Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** There are no objections subject to conditions and planning obligations.
- **Ecology:** There are no designated ecological sites within the site boundary although there is potential for badgers to inhabit the site. The hedgerows within the site represent potential Biodiversity Action Plan habitats. The site would require mitigation, namely the retention of a 5m buffer zone along significant hedges; not to be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.
- **Minerals:** The site is within the Minerals Consultation Zone for the potential presence of at or near surface coal resources and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.

The site is part brownfield land within the Limits to Development. The site is considered **suitable**. There is current uncertainty regarding the potential development of the Measham Waterside site; given that the published route of HS2 runs through the western extent of the site. Therefore, it is unclear if this site will come forward for development as part of the Ashby Canal regeneration scheme.

Availability: The site is promoted by the landowners as part of the wider site that has outline planning permission for residential development. It is considered that the site is **potentially available**.

Achievability: There are no known ownership or viability constraints, therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.37
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Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	40
Estimated capacity	34
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

M2 – Land at Chapel Street, Measham

Site Description: The site is to the north of Chapel Street and the south of Queens Street. The site is Greenfield land which slopes significantly from east to west. There are residential properties to the north, south and east of the site. Part of the southern extent of the site adjoins the Measham Conservation Area. The site is Grade 3 Agricultural Land is within the National Forest. The site is also within the catchment area of the River Mease SAC. The site is within the Minerals Consultation Area for the potential presence of at surface or near surface coal resources.

Suitability: The northern part of the site (to the west of ‘Greenfields’) had outline planning permission granted (ref: 15/00627/OUT) for the demolition of existing outbuildings and the development of 9 dwellings. This application has now expired.

- **Planning Policy:** The site is within the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Measham as a Local Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site does not appear to have a suitable access to the highway network; a suitable access would need to be provided to address concerns from the Highway Authority.
- **Ecology:** There are no designated sites of ecological interest within the site boundary although there is potential for badgers to inhabit the site. The hedgerows within the site represent potential Biodiversity Action Plan habitats. If development was to take place some mitigation would be required, namely the retention of a 5m buffer zone along significant hedges; not to be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is within the Limits to Development within a primarily residential area. The site is considered **suitable**.

Availability: There are no known ownership issues. It is considered that the site is **potentially available**.

Achievability: There are no known viability issues. In terms of achievability a suitable access would need to be sought for the site to be achievable. The site is therefore considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.77
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	19
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

M4 – Land at Pot Kiln Farm, New Street, Measham

Site Description: The site is located to the north of New Street and west of Ashby Road, Measham. The site is Greenfield land currently used for agricultural purposes. The site is on the northern edge of the settlement with housing to the south and a petrol filling station to the east.

The site has planning permission (ref: 14/00444/FUL) for the development of 9 dwellings which were under construction at March 2021.

Site Capacity:

Total Site Area Available for Development (hectares)	0.49
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	22.5
Estimated capacity	9
Timeframe for Development	Years 0-5
Estimated Build Rate (dwellings per year)	9

M5 – Land at Ashby Road, Measham

Site Description: The site is located to the west of Ashby Road, Measham. The site is Greenfield land currently in agricultural use. The site is on the northern edge of the settlement and there are some residential dwellings to the east of the site. The site slopes towards a stream to the east. There is further agricultural land to the north and west of the site and a petrol filling station to the south. The site Grade 3 Agricultural Land (Natural England regional records) and is located within the National Forest. The site is within the River Mease SAC catchment.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Measham as a Local Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** Ashby Road is subject to a 50mph speed limit along some of the frontage to the site so measures to reduce speeds may be required.
- **Ecology:** There is potential for badgers, water voles and otter to occupy the site, and Great Crested Newts (GCN) could potentially be found within 250m of the site. A Great Crested Newt survey or entry into the Great Crested Newt District Level Licensing Scheme would be required. There are no locally designated wildlife sites within the site boundary, although the woodland represents a potential Biodiversity Action Plan habitat within the site boundary. The site is considered acceptable subject to the retention of the more significant trees and hedges with buffer zones; buffer zones to woodland should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. Additional mitigation may be required pending results of surveys.
- **Minerals:** The site is within the Minerals Consultation Zone for the potential presence of at or near surface coal resources and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.

The site is considered **potentially suitable**; a change to the existing Limits to Development would be required for the site to be considered suitable.

Availability: There are no known ownership issues therefore the site is considered **potentially available**.

Achievability: There are no known achieveability or viability issues. The site is **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.40
Gross to net Development Ratio	100%
Density Applied (dwellings per hectare)	30
Estimated capacity	12
Timeframe for Development	Years 11-20

Estimated Build Rate (dwellings per year)

n/a

M7 – Land at Oaktree House, Atherstone Road, Measham

Site Description: The site is situated adjacent to the existing Measham Brickworks site. The site is outside the Limits to Development and a short distance from the southern edge of Measham. The site is Grade 3 Agricultural Land (Natural England regional records) and is within the National Forest. The site is within the catchment area of the River Mease SAC.

Suitability: The most recent application on the site was for the development of a detached dwelling and garage (ref: 09/00069/FUL). The application was refused due to the sites location in the countryside, inappropriate scale and massing of the proposed development and highway safety.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Measham as a Local Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** There was a highway objection to the previous planning application (09/00069/FUL). The proposed access was considered inadequate which would result in an adverse impact on highway safety.
- **Ecology:** There are no designated ecological sites and no Biodiversity Action Plan habitats identified within the site boundary. There is potential for bats to roost in buildings on site, therefore, a bat survey would be required and if bats are found, mitigation measures would be required.

The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map. Although a previous planning application for residential development on the site has been refused, the site is considered **potentially suitable** in the longer term. This is reflected in the sites timeframe for development acknowledging that there would need to be a change in policy as well as a change in the Limits to Development and the previous highway objection would need to be addressed for the site to be considered suitable.

Availability: The site is promoted by the land owner. It is considered that the site is **potentially available**.

Achievability: There are no known viability issues. In terms of achievability, issues relating to highway access and safety would need to be addressed before the site was considered achievable. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.40
Gross to Net Development Ratio	100%
Density Applied (dwellings per hectare)	30
Estimated capacity	12
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

M9 – Land adjacent A42/Canal Basin, Measham

Site Description: The site is located between the Sports Ground and the A42, Measham. The site is Greenfield land, currently maintained as agricultural land. The site is located to the west of the town centre, with existing housing located to the north and south of the site. The A42 runs along the north western boundary. The site is Grade 3 Agricultural Land (Natural England regional records) and within the National Forest. The site is within the catchment area of the River Mease SAC. The former Ashby Canal runs through the site.

Suitability: The site has planning permission (ref: 19/02381/REMM) for the development of 426 residential dwellings and the reinstatement of 1.1km of associated canal, provision of public open space and vehicular, emergency and footpath access. At April 2021 development had not started.

- **Planning Policy:** The site is within the Limits to Development on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Measham as a Local Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** There were no objections to development, as per planning application 13/00141/OUTM, subject to conditions and planning obligations.
- **Ecology:** There are two candidate Local Wildlife Sites within the site boundary as well as the potential for badgers to inhabit the site. If development was to take place mitigation would be required, namely the retention of a 5m buffer zone along significant hedges; not to be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.
- **Minerals:** The majority of the site is within the Minerals Consultation Zone for the potential presence of at or near surface coal resources and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.

The site is within the Limits to Development and has outline planning permission for residential development. The site is considered **suitable**.

Availability: The site is promoted by The Measham Land Company Consortium, there is no known developer involved. The site is considered to be **available**.

Achievability: The current published route of HS2 runs through the western extent of the site. Whilst planning permission has been granted if the current published route of HS2 is implemented it would reduce the developable area of the site. The Consortium has identified that a reduced developable area would impact on the viability of the site and would render the reinstatement of the canal unviable. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	20.26
Gross to net Development Ratio	62.5%
Density Applied (dwellings per hectare)	22.2
Estimated capacity	Up to 450 (as per permission)

Timeframe for Development

Years 6-10 onwards

Estimated Build Rate (dwellings per year)

40-50

M11 – Land at Leicester Road/Ashby Road, Measham

Site Description: The site is located between Leicester Road and Ashby Road. The site is Greenfield land, currently used for agricultural purposes. The site is bound by mature trees and hedgerows, there are also a number of mature hedgerows within the site boundary. The site is located to the northeast of the settlement of Measham and there is existing housing located to the south of the site. To the west of the site is Rose Bank Nursery, to the north and east of the site is open countryside. The site is partly Grade 3 Agricultural Land and partly Grade 4 Agricultural Land (Natural England regional records) and is within the National Forest. A public footpath runs across the centre of the site from Leicester Road to Gallows Lane. The site is within the River Mease SAC catchment.

This site includes SHELAA site M12 therefore this site has now be deleted.

Suitability: There is a current outline planning application (ref: 18/00498/OUTM) awaiting determination for the development of 300 dwellings on the site. The application proposes access into the site from Leicester Road and Ashby Road as well as new areas of public open space, landscaping and drainage.

- **Planning Policy:** The site is outside the Limits to Development on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the site as a reserve housing allocation should development of the Measham Waterside site (SHELAA site M9) be prohibited by the route of HS2 (when the route is confirmed). The adopted Local Plan identifies Measham as a Local Service Centre. The affordable housing requirement is set out in Appendix one of this document.
- **Highways:** The part of Leicester road which bounds the site is subject to national speed limit, meaning measures to reduce speed would be necessary.
- **Ecology:** There is the potential for badgers to inhabit the site and the potential for Great Crested Newts to inhabit ponds nearby. The hedges on site represent potential Biodiversity Action plan habitats. Badger and Great Crested Newt surveys would be required. 5m buffer zones should be retained along hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. Depending on results of Great Crested Newt survey of the nearby ponds, there may be a need for mitigation.
- **Minerals:** The site is within the Minerals Consultation Zone for the potential presence of at or near surface coal resources and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.

The site is outside the Limits to Development but is identified as a reserve housing allocation. The site is considered **potentially suitable**. A change in the boundary of the Limits to Development would be required for the site to be considered suitable.

Availability: The site is promoted by planning consultants on behalf of clients who have an option/conditional contract on the site. The landowners of all parts of the site support its development. and there are no known ownership issues, it is considered that the site is **available**.

Achievability: There are no known viability or achievability issues. The timing of any development on this site would be dependent on what happens with SHELAA site M9 in respect of the route of HS2. The site is **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	14.90
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	279
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	n/a

M13 – Land at 39 Browning Drive, Measham

Site Description: The site and an irregular shaped parcel of land adjacent to 39 Browning Drive. The site also extends along the end of Masefield Close and Burns Close. The site is Greenfield land, although there are some agricultural buildings in the southern part of the site. Along the north eastern boundary of the site are residential dwellings. The River Mease (SAC) runs along the south western boundary of the site and is primarily surrounded by mature trees and hedgerows. Beyond the Rover Mease is agricultural land. The majority of the site is within Flood Zone 2 + 3, apart from a linear section of the site running from the rear of Burns Close along to Browning Drive. The site is Grade 3 agricultural land (Natural England regional records). The site is within the National Forest and within the River Mease Catchment Area.

Suitability: The Leicester and Leicestershire Joint SHELAA Methodology identifies The Functional Floodplain (Flood Zone 3b) as a Red Constraint, as such the part of the site that falls within Flood Zone 3b is considered undevelopable and is not considered further in this assessment.

The site adjoining No.16 Browning Drive has planning permission (ref: 18/00225/FUL) for a detached two storey dwelling and detached garage (ref: 18/00225/FUL). At April 2020 this dwelling had been completed.

Part of the site adjoining No.13 Masefield Close has planning permission (ref: 17/01210/FUL) for the development of one detached dwelling. At April 2020 this dwelling had been completed.

- **Planning Policy:** The adopted Local Plan Policies Map (2017) identifies the southern part of the site (where the agricultural buildings are located) as being within the Limits to Development. The remainder of the site is outside the Limits to Development. The adopted Local Plan identifies Measham as a Local Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.
- **Ecology:** There is the potential for badgers on the site; it is unlikely that bats would be in the buildings. The River Mease runs along the western boundary and is a designated Special Area of Conservation. The watercourse and grassland (which appears improved) are potential BAP habitats. A badger survey would be required. A substantial buffer would need to be retained along the River Mease (to West); further advice from Natural England would be required. The site would be acceptable with mitigation and avoidance of any impacts on the River Mease.

The part of the site that is within the Limits to Development is considered **suitable**. The part of the site that is outside the Limits to Development is considered **potentially suitable**; a change in the Limits to Development would be required for this part of the site to be considered suitable.

Availability: The site is in single ownership. The site is considered to be **available**.

Achievability/Viability: The majority of the site is within Flood Zone 3b, this is identified as a red constraint in the Joint SHELAA Methodology. The part of the site within Flood Zone 3b is not

considered achievable. There are no known achievability or viability issues on the remainder of the site.

Site Capacity:

Total Site Area Available for Development (hectares)	0.44Ha (area outside Flood Zone 3b)
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	11
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

M14 – Land at Abney Drive, Measham

Site Description: The site is agricultural land bound by mature hedgerows. To the north east of the site is an area of mature trees, a number of which are subject to TPOs. The trees extend along the eastern extent of the site. The site has previously been included as part of a larger site (SHELAA site M6) which included Measham Brickworks which is located to the south of the site. To the south west of the site is a recently built new housing development. Along the western boundary is more established residential development and there are residential dwellings to the north of the site and in the north-western corner of the site which are accessed via Horses Lane. The site slopes gently downwards from north to south. There are overhead pylons running diagonally east to west across the very northern extent of the site. A public footpath runs north to centre across the centre of the site. There is a mature Ash tree to one side of the public footpath that is subject to a TPO. The south eastern boundary of the sites adjoins the former route of the Ashby Canal. The site is within the national Forest and also within the catchment of the river Mease SAC. The site is Grade 3 Agricultural Land (Natural England regional records).

Suitability: The site, as part of a larger site (including the adjacent Brickworks), has been subject to a previous outline planning application (ref: 01/01152/OUT) for residential and industrial development on the site. The application was withdrawn.

There is a current application on the site that is yet to be determined. Application reference 18/01842/FULM is for the development of 150 dwellings on the site.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The site adjoins the Limits along the northern, south western and western boundaries. The adopted Local Plan identifies Measham as a Local Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, more detailed consideration, as part of the usual Development Control process, may lead to the site being viewed less favourably.
- **Ecology:** There is the potential for Badgers to be on site, ponds with potential for Great Crested Newts (GCN) close by (known population on brickworks site). A Great Crested Newt survey or entry into the Great Crested Newt District Level Licensing Scheme would be required. The veteran trees make up a Local Wildlife Site (LWS) veteran tree and the railway line to the east is also a LWS. The grassland, scrub (small part to south east), hedge and veteran trees are all potential BAP habitats. The site would be acceptable with mitigation/avoidance. The veteran trees should be retained and a buffer to the railway line and adjacent parkland. The hedges should also be retained with a 5m buffer of natural vegetation. Site otherwise arable, and poor for wildlife, apart from small area to south east, which needs surveying.
- **Minerals:** The eastern extent of the site is within the Minerals Consultation Zone for the potential presence of brick clay and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.

The site is outside the Limits to Development. The site is considered **potentially suitable**. There would need to be change in the boundaries of the Limits to Development for the site to be considered suitable.

Availability: There are no known ownership issues. The site has been submitted by a volume housebuilder who has an option on the land. The landowner supports the development of the land.

The site is currently tenanted for agricultural use, a 3 month notice period is required. It is considered that the site is **available**.

Achievability: There are no known viability of achievability issues; the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	6.54
(Site promoter identifies that the net developable area would be approximately 4Ha)	
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	122
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

M15 – Land at Atherstone Road, Measham

Site Description: The site is an irregular shaped parcel of flat land located to the west of Atherstone Road. There are residential dwellings along the northern boundary of the site which front onto Byron Crescent. To the south of the site is a dense area of tree planting beyond which is quarry works associated with the nearby Measham Brickworks. Along the site boundary with Atherstone Road there is a mature hedgerow and a line of mature trees. This line of mature trees also extends along part of the northern boundary. An overhead cable runs along part of the western boundary of the site along Atherstone Road. The site is within the National Forest. The site is within the catchment of the river Mease SAC. The site is Grade 3 Agricultural Land (Natural England regional records).

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The site adjoins Limits along the northern boundary. The adopted Local Plan identifies Measham as a Local Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, more detailed consideration, as part of the usual Development Control process, may lead to the site being viewed less favourably.
- **Ecology:** There is the potential for Badgers to be on site. Ponds with the potential for Great Crested Newts (GCNs) close by (known population on brickworks site). A Great Crested Newt survey or entry into the Great Crested Newt District Level Licensing Scheme would be required. The grassland and trees are potential Bap habitats. A buffer to plantation to south should be retained. The grassland is of unknown quality and would need surveying. The site needs further survey work done before a decision can be made.

The site is outside the Limits to Development; the site is considered **potentially suitable**. There would need to be a change in the Limits to Development for the site to be considered suitable.

Availability: There are no known ownership issues, the site is being promoted by an agent on behalf of the landowner. It is considered that the site is **potentially available**.

Achievability: There are no known viability or achievability issues; the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.51
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	13
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

M16 – South of Bosworth Road, Measham

Site Description: The site is located to the south of Bosworth Road, partly to the rear of two residential properties: Greenacres and 121 Bosworth Road. The site is currently in agricultural use and is Grade 3 Agricultural land (Natural England regional records). The site slopes downwards slightly from Bosworth Road. The site is bound to the east, south and west by mature hedgerows and trees. There is agricultural land to the east and south of the site. The site to the west has planning permission for the development of 27 dwellings. The site is within the National Forest and also within the catchment of the river Mease SAC.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development although both Greenacres and number 121 Bosworth Road are both within the Limits to Development as identified on the adopted Local Plan Policies Maps (2017). The adopted Local Plan identifies Measham as a Local Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, more detailed consideration, as part of the usual Development Control process, may lead to the site being viewed less favourably.
- **Ecology:** No comments received.
- **Minerals:** The site is within the Minerals Consultation Zone for the potential presence of at or near surface coal resources and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.

The site is outside the Limits to Development; the site is considered **potentially suitable**. There would need to be a change in the Limits to Development for the site to be considered suitable.

Availability: The site is being promoted by agents on behalf of the two landowners who have indicated support for the development of the site. The site is considered **available**.

Achievability: There are no known viability of achievability issues. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.5
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	12
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

M17 – The Pot Kilns, New Street, Measham

Site Description: The site is located to the north of New Street. There is a children’s play area and car parking to the west of the site. To the north of the site is Pot Kilns Café beyond which is the Pot Kiln Fishing Pond. The site to the east has planning permission (ref: 14/00444/FUL) for the development of 9 dwellings, which as at April 2021 was being built. The site boundaries are a mixture of hedgerows and fences. The site is grade 4 agricultural land (Natural England regional records). The site is within the catchment of the River Mease SAC and is also within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Measham as a Local Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** This site benefits from a shared boundary with New Street, at which point is a 7.5t weight restricted, C class road with a speed limit of 30 mph. Vehicular access to the site appears achievable subject to designing an access in accordance with the standards set out in the Leicestershire Highways Design Guide. There is a footpath on the development side.
- **Ecology:** There is the potential for badgers to be on the site. The trees, grassland and hedgerows may be potential BAP habitats. The acceptability of the site in ecology terms would be dependent on the results of a tree and Phase 1 habitat survey.
- **Minerals:** The site is within the Mineral Consultation Area for the potential presence of near or at surface coal resources. The site is within the Minerals Consultation Zone for the potential presence of at or near surface coal resources and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.

The site is located outside the Limits to Development and is therefore considered **potentially suitable**. A change in the boundary of the Limits to Development would be needed to enable the site to be considered suitable.

Availability: The site is promoted by an agent on behalf of the landowner. The landowner supports the development of the site. The site is considered to be **available**.

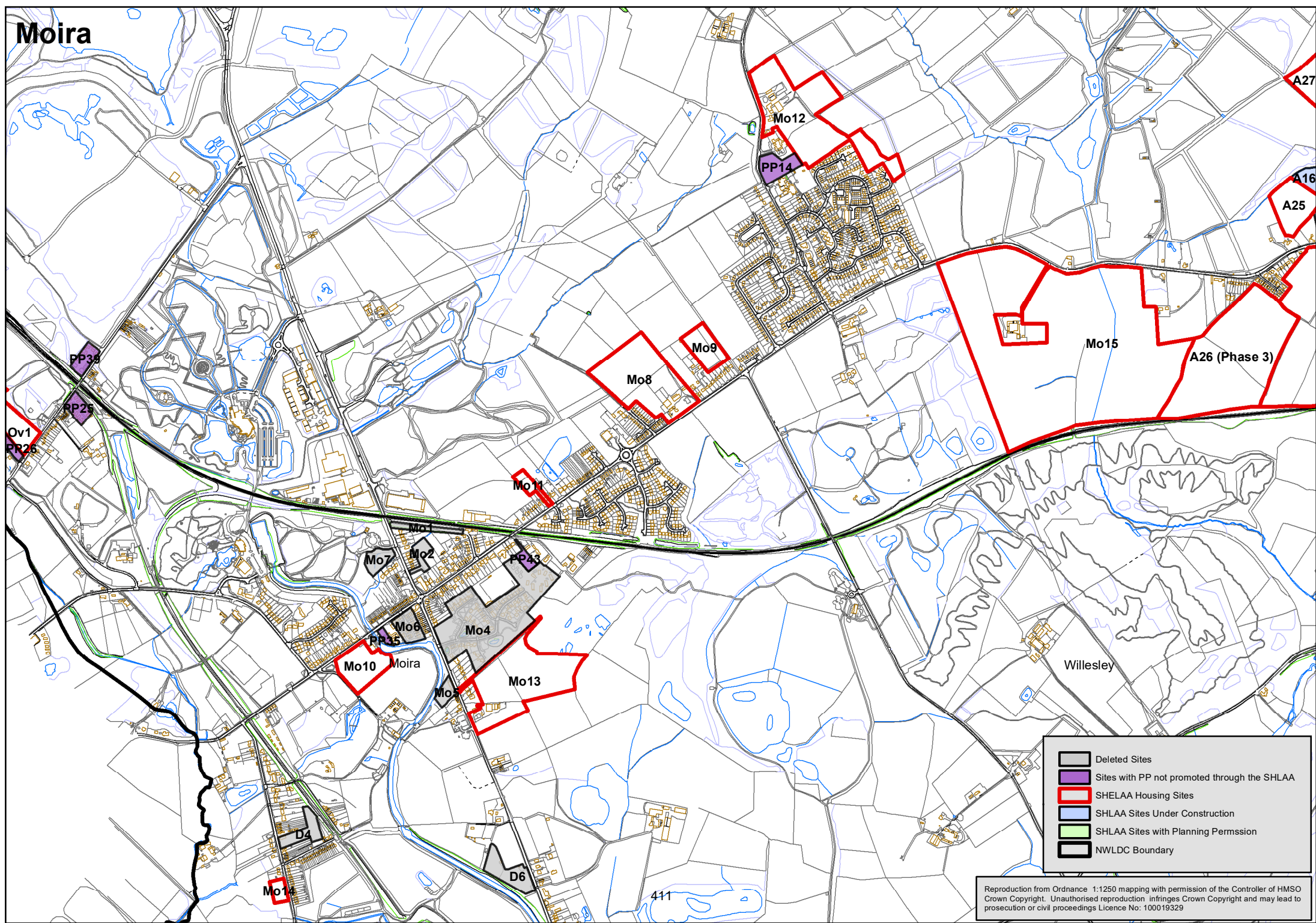
Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.33
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	100%
Estimated capacity	10
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

MOIRA

Moira



- Deleted Sites
- Sites with PP not promoted through the SHLAA
- SHLAA Housing Sites
- SHLAA Sites Under Construction
- SHLAA Sites with Planning Permission
- NWLDC Boundary

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Mo8 – Sweethill Lodge Farm, Ashby Road, Moira

Site Description: The site is located to the north of Ashby Road, Moira. The site is agricultural land and comprises a mix of fields/paddocks, agricultural buildings (including a two-storey farmhouse) and areas of hardstanding. The site rises to the north east and south east. There are existing residential properties on Ashby Road located to the east and west of the site. There is further residential development to the west of the site at Sweethill and Yates Close. The site is Grade 3 Agricultural Land (Natural England regional records) and is in the National Forest.

Suitability: A previous application was submitted (ref: 14/00363/OUTM) on the site for the demolition of the dilapidated farm buildings and residential development of up to 49 dwellings. The application was never determined.

- **Planning Policy:** The frontage of the site (where the farmhouse and outbuildings are located) is within the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The remainder of the site is outside the Limits to Development and within countryside (Policy S3). The adopted Local Plan identifies Moira as a Sustainable Village (Policy S2). The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The south-western part of the site is within 250m of a closed/historic landfill site. The site is potentially suitable, subject to the completion of further geo-environmental investigation.
- **Highways:** There are no apparent fundamental Highways reasons for this site to be excluded from consideration. There is a limited bus service within 800m of the site although it is considered that non-car travel would be unlikely.
- **Minerals:** The site is within the Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. It is in a Coal Development Low Risk Area meaning the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ecology:** There are no designated ecological sites within the site boundary and no potential Biodiversity Action Plan habitats have been identified. The existing buildings on the site represent potential bat roosting sites, therefore a bat survey would be required and if bats are found, mitigation would be needed. The site is considered acceptable with mitigation, namely the retention of a 5m buffer zone along significant hedges, not to be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is partly within, but mostly adjoining the Limits to Development. There would need to be a change in the boundary of the Limits to Development for the whole of the site to be considered suitable. It would also need to be demonstrated that issues regarding the River Mease, ecology and

minerals/geo-environmental factors could be satisfactorily addressed. The site is **potentially suitable**.

Availability: The site is promoted by an agent on behalf of the landowner who supports the development of the site. There is no known developer interest; the site is considered to be **potentially available**.

Achievability: There are minor agriculture-related land contamination issues, however a Contamination Report has been undertaken and identifies that this can be overcome by mitigation. Due to the potential River Mease constraints described above, the site is considered to be **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	4.96
Gross to net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	93
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Mo9 – Land rear of 179-189 Ashby Road, Moira

Site Description: The site is located to the north of Ashby Road, Moira, situated to the rear of properties which front Ashby Road. The site is Greenfield land used for agricultural purposes, the site rises to the North West with boundary treatment consisting of hedgerows and fencing. There are residential properties located to the south of the site. The site is Grade 3 Agricultural Land (Natural England regional records) and in the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Moira as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site has no frontage onto an adopted highway. Providing this can be overcome there are no apparent fundamental reasons for this site to be excluded from consideration. There is a limited bus service within 800m of the site although it is considered that non-car travel is unlikely.
- **Minerals:** The site is within the Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. It is partly in a Coal Development High Risk Area and a Coal Mining Risk Assessment would be required.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ecology:** There are no designated ecological sites within the site boundary and no potential Biodiversity Action Plan habitats have been identified. The site is considered acceptable with mitigation.

The site is outside, but adjoining, the Limits to Development. A change in the boundary of the Limits to Development would be required for the site to be considered suitable. It would also need to be demonstrated that the issues relating to the River Mease and minerals/geo-environmental factors could be suitably addressed. The site is **potentially suitable**.

Availability: The site is promoted by an agent on behalf of the landowner. The site is in single ownership and the landowner supports the development of the site. There is no known developer interest. The site is considered **potentially available**.

Achievability: There are no known viability issues. Further information is required on how the site would be accessed. Due to the potential River Mease constraints described above, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares) 1.17

Gross to net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	29
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Mo10 – Land adjacent Fire Station, Shortheath Road, Moira

Site Description: The site is located to the south of Shortheath Road, Moira. The site is Greenfield land and consists of gently sloping grassland with a hedgerow along the boundary with Shortheath Road. The site is adjacent to a newly constructed retail unit; there are residential properties to the north of the site along the opposite side of Shortheath Road. The site is Grade 3 Agricultural Land and within the National Forest.

Suitability:

- **Planning Policy:** The site is located outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Moira as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** There are no apparent fundamental Highway reasons for this site to be excluded from consideration. Pedestrian access onto Shortheath Road adjacent to the site this may be required. There is a limited bus service within 800m of the site although it is considered that non-car travel is unlikely.
- **Minerals:** The site is within the Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. The whole site is also within a Coal Development Low Risk Area meaning the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Heritage Assets:** The site is a short distance from Moira Furnace, a Scheduled Ancient Monument and a Grade II Listed Building. The impact of any development on the significance of these designated heritage assets requires further consideration, but it may be that a linear development along the road frontage is more suitable and would be more in keeping with the surrounding built form.
- **Ecology:** The site is considered acceptable in ecology terms.

The site is outside the Limits to Development; a change in the boundary of the Limits to Development would be required for the site to be considered suitable. It would also need to be demonstrated that issues relating to heritage impact, the River Mease and minerals/geo-environmental factors could be satisfactorily addressed. The site is **potentially suitable**.

Availability: The site is promoted by an agent on behalf of the landowner. The landowner supports the development of the site. It is considered that the site is **potentially available**.

Achievability: Due to potential constraints associated with the River Mease, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.71
Gross to net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	42
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Mo11 – Land to the rear of 59-63 Ashby Road, Moira

Site Description: The site is primarily greenfield and located to the rear of numbers 59-63 Ashby Road. The site includes number 63 Ashby Road which would be demolished for access. The site is predominantly Grade 4 Agricultural Land (Natural England regional records). It is situated in the National Forest.

Suitability:

- **Planning Policy:** With the exception of no. 63 Ashby Road, the site is outside the Limits to Development and is identified as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Moira as a Sustainable Village (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** The site is remote from services and non-car travel is unlikely despite a limited bus service within 800m of the site. There are no apparent fundamental highway reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.
- **Minerals:** The site is within a Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. It is in a Coal Development Low Risk Area meaning the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ecology:** There is the potential for Great Crested Newts to inhabit the ponds close by; GCN surveys or entry into the GCN District Licensing Scheme would be required. The site is considered acceptable with mitigation namely the retention of 5m buffer zones along significant hedges; not to be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

A change in the boundary of the Limits to Development would be required for the whole site to be considered suitable. It would also need to be demonstrated that issues relating to minerals/geo-environmental factors and the River Mease could be satisfactorily addressed. The site is considered to be **potentially suitable**.

Availability: The site being promoted for development and there are no known ownership issues. There is no known developer interest. The site is **potentially available**.

Achievability: Due to the potential River Mease constraints described above, the site is considered to be **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.3
Gross to net Development Ratio	100%
Density Applied (dwellings per hectare)	30
Estimated capacity	9
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Mo12 – Land at Blackfordby Lane, Norris Hill, Moira

Site Description: The site comprises fairly flat agricultural land on the northern edge of Norris Hill, to the east of Blackfordby Lane. It is made up of five distinct but adjoining parcels of land each bound by mature hedgerows. Drift Farm, which includes a farmhouse as well as several large agricultural buildings, is in the site boundary. To the west of the site, outside of the site boundary, is a large residential dwelling known as Drift House. There have been two separate residential dwellings granted planning permissions (13/00951/OUT and 14/00671/FUL) in the grounds of Drift House. The parcel of land to the south of Drift House (between Drift House and Moira Primary School) has outline planning permission (ref: 14/00175/OUTM) for the development of up to 18 dwellings. A reserved matters application at the site has yet to be determined (ref: 18/01831/REM). Further agricultural land lies to the north of the site. To the south are residential dwellings and to the south west is Moira Primary School. To the east of the site are large areas of dense woodland planting. The site is Grade 3 Agricultural Land (Natural England regional records) and is in the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and is identified as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The site does adjoin Limits along parts of the western boundary and where the site adjoins Elm Grove and Holly Close. The adopted Local Plan identifies Moira (including Norris Hill) as a Sustainable Village (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, more detailed consideration, as part of the usual Development Control process, may lead to the site being viewed less favourably.
- **Minerals:** The site is in the Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. The site covered by both Low and High Risk Coal Development Areas, meaning a Coal Mining Risk Assessment would be required.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ecology:** There is the potential for badgers to be on site and the farm buildings may have bats. The trees are potential BAP habitats. The grassland is of unknown quality and therefore a survey would be needed. The hedges should be retained with a 5m buffer of natural vegetation alongside. A badger survey would also be needed. Further survey work needs to be undertaken before a decision can be made.

The site is outside the Limits to Development. There would need to be a change in the Limits to Development for the site to be considered suitable. It would also need to be demonstrated that issues relating to the River Mease, ecology and minerals/geo-environmental factors could be satisfactorily addressed. The site is **potentially suitable**.

Availability: The site is being promoted by a land promotion company on behalf of the small number of landowners that own various parts of the site. The landowners have indicated support for the development of the site. The site is considered to be **available**.

Achievability: Due to the potential River Mease constraints described above, the site is considered to be **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	6.72
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	126
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	n/a

Mo13 – Warren House Farm, Measham Road, Moira

Site Description: The site is located to the east of Measham Road. The site includes a residential dwelling at No.67 Measham Road as well as a range of agricultural outbuildings which are located close to the residential dwelling in the south westerly extent of the site. The site is bound by mature hedgerows. To the north of the site is existing and new residential development. Along the north eastern boundary of the site is an area of densely planted woodland which is protected by a Tree Preservation Order and also forms part of the Newfield Colliery Local Wildlife Site. On the opposite side of Measham Road is a recreation ground with car parking and pavilion. To the south and south east of the site is agricultural land. A public right of way (part of the Ivanhoe Way) runs along the north western boundary of the site. The site is in the National Forest. There are four mobile homes on the site; three used for residential accommodation and one being used as a rest room in connection with people visiting horses at the site (ref: 19/01029/FUL).

Suitability:

- **Planning Policy:** The part of the site that includes 67 Measham Road and the adjoining agricultural buildings is within the Limits to Development. The remainder of the site is outside the Limits to Development and within countryside (Policy S3) as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Moira as a sustainable village (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** This site benefits from a shared boundary with Measham Road, at which point is a 7.5t weight restricted, 30mph C Class road with an existing footway on the development side of the carriageway. Vehicular access to the site appears achievable subject to designing an access in accordance with the standards set out in the Leicestershire Highways Design Guide. The site abuts two Public Rights of Way (P35 & 108) and careful consideration will need to be given to this.
- **Minerals:** The site is in the Minerals Consultation Area for the potential presence of near or at surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. It is in a Coal Development Low Risk Area meaning the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ecology:** There is the potential for bats, badgers and Great Crested Newts to be on the site. An important Local Wildlife Site (Newfield Colliery) is adjacent to the site. The grassland and hedgerows may be potential BAP habitats. A Grassland Phase 1 survey would be required. A 10m buffer would be required adjoining Newfield Colliery. Hedgerows should be retained with a 5m buffer.

The part of the site that is within the Limits to Development would be considered **suitable**. The majority of the site is outside the Limits to Development. A change in the boundary of the Limits to

Development would be needed to enable this part of the site to be considered suitable. It would also need to be demonstrated that issues relating to the River Mease, ecology and minerals/geo-environmental factors could be satisfactorily addressed. The site is considered **potentially suitable**.

Availability: The site is promoted by a strategic land promotion company who have an option/conditional contract on the site. The land is in joint ownership and both landowners support the development of the site. The site is considered to be **available**.

Achievability/Viability: Due to the potential River Mease constraints described above, the site is considered to be **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	5.98
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	112
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	n/a

Mo14 – Land Adjoining 100 Donisthorpe Lane, Moira

Site Description: The site is located to the south of Moira, to the west of Donisthorpe Lane. Its current use is agricultural land. To the east of the site, on the opposite side of Donisthorpe Lane, is ribbon housing development. Further to the east is Donsithorpe Woodland Park. To the north, the site adjoins no. 100 Donsithorpe Lane. To the south and west the site is bounded by woodland. Approximately 50m to the southern boundary is in the Limits to Development for Donisthorpe. The site is Grade 3/4 agricultural land (Natural England regional records) and is in the National Forest. An outline application for the erection of 8 dwellings was refused in August 2018 on the basis that it conflicted with Local Plan Policies S2 and S3 (17/00823/OUT).

Suitability:

- **Planning Policy:** The site is located outside of, but adjoining, the Limits to Development for Moira and is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). Moira is identified in the Local Plan as a Sustainable Village (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** It appears that a safe and suitable site access is achievable. Local amenities within recommended walking distances are limited, however there is a church and day nursery. The site is connected by existing footways and Demand Responsive Transport is operating in the area.
- **Minerals:** The site is in a Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. The site is in a Coal Development Low Risk Area and may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ecology:** The site is not an ecological designation. Potential BAP habitats on site include hedges, trees, woodland to the west and grassland (which may be species-rich). The site is considered to have potential for badgers. Further surveys would be required to assess the ecological potential of the site. It is recommended that trees and hedgerows are retained within a 5m buffer of natural vegetation and there is a 10m buffer to offsite-woodland on the western boundary (buffers should be outside of gardens).

Although the site adjoins the Limits to Development to Moira it is (predominantly) outside the defined settlement boundary. A change in the limits to development would be required for the site to be considered suitable. It would also need to be demonstrated that issues regarding to minerals/geo-environmental factors, the River Mease and ecology could be satisfactorily addressed. The site is considered **potentially suitable**.

Availability: The site has been submitted by an agent on behalf of an option holder and there is developer interest in the site. There are no known ownership constraints and all owners of the site are stated to support its development. The site is considered to be **available**.

Achievability/Viability: Due to the potential River Mease constraints described above, the site is considered to be **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.33
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	100%
Estimated capacity	10
Timeframe for Development	6-10 Years
Estimated Build Rate (dwellings per year)	n/a

Mo15 – Land at Shellbrook Farm, Norris Hill

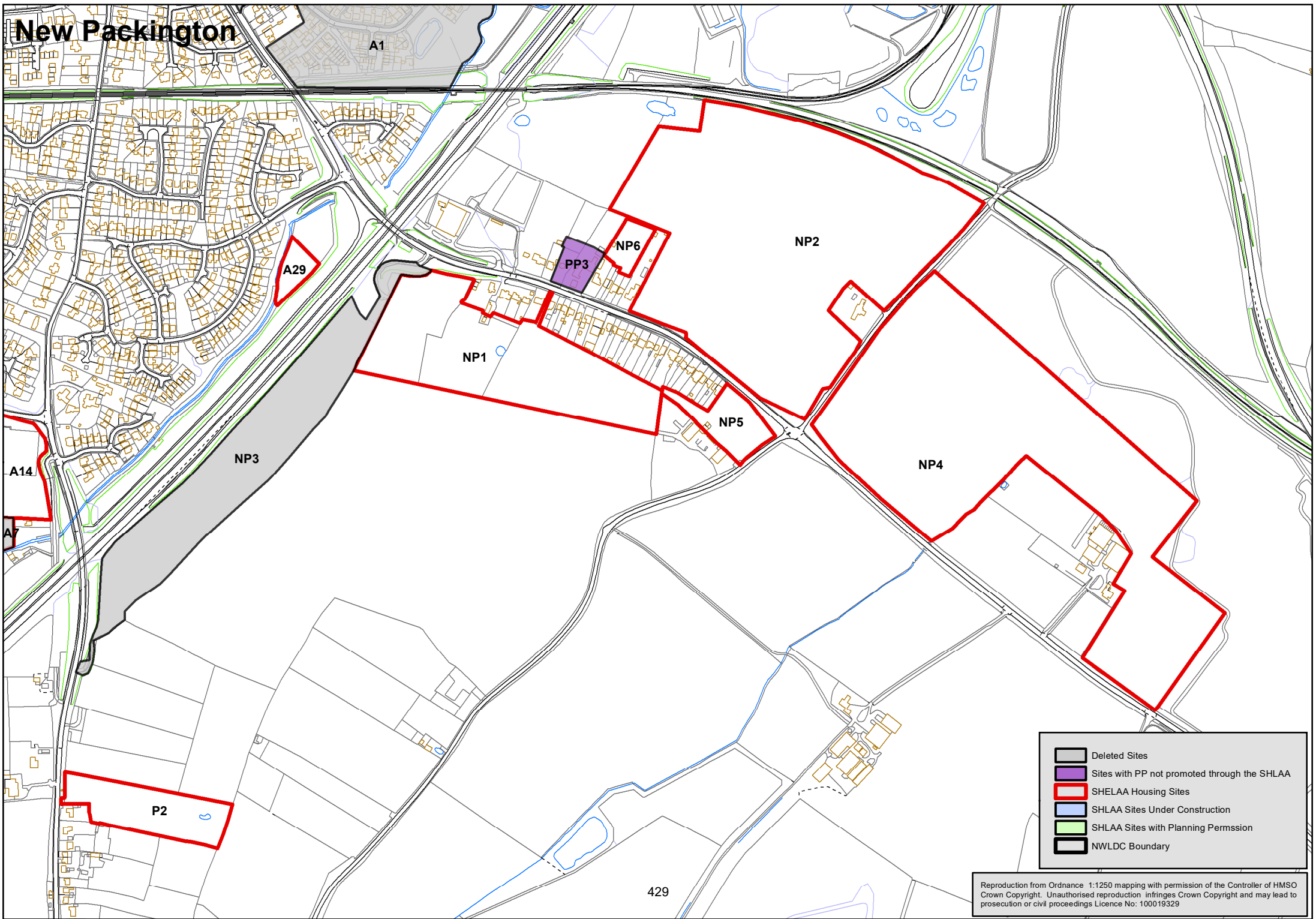
Site Description: The site comprises arable land surrounding (but not including) Shellbrook Farm. It is bound by trees and hedgerows with several trees and hedgerows dispersed throughout the body of the site. The site lies to the south-east of Norris Hill, to the south of Moira Road. Shellbrook is located to the east. To the north is woodland and a solar farm. The site adjoins woodland and Hicks Lodge (country park) to the south and west. A public right of way (P3, Ivanhoe Way long distance footpath) crosses the centre of the site in an east-west direction. A further PROW (P6) runs parallel with (but outside of) the site's western boundary. A watercourse crosses through the centre of the site, in a north-south direction. The site is Grade 3/4 agricultural land (Natural England regional records).

Suitability:

- **Planning Policy:** The site is located outside of the Limits to Development for Moira and is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). Moira is identified in the Local Plan as a Sustainable Village (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** A site and suitable site access could be achieved, most likely towards the north-western corner of the site. There are a few local amenities within the maximum recommended walking distance, including a convenience store, chip shop and takeaway. The local primary school is located approximately 850m from the site. All are connected by existing footways, albeit narrow in places. The nearest bus stops are located within 100m of the site and are served by regular services operating between Swadlincote and Coalville.
- **Flooding:** The area around the watercourse (totalling around 1.85ha/6% of the total site area) is located in Flood Zone 3b. This part of the site has been excluded from the site capacity calculations below.
- **Minerals:** Land to the west of Shellbrook Farm (approximately 7ha) is in a Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. The whole site is in a Coal Development Low Risk Area and may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ecology:** The majority of the site is not an ecological designation, however a hedgerow running along part of the western boundary is Local Wildlife Site. Potential BAP habitats on site include hedgerows, trees and a ditch. The site is considered to have potential for badgers and Great Crested Newt. A GCN survey and on-site mitigation or entry into the GCN District Level Licensing Scheme would be required. It is recommended that the hedgerows and ditch are retained within a 5m buffer of natural vegetation outside of gardens. With mitigation, the site is considered to be suitable in ecological terms.

NEW PACKINGTON

New Packington



	Deleted Sites
	Sites with PP not promoted through the SHLAA
	SHLAA Housing Sites
	SHLAA Sites Under Construction
	SHLAA Sites with Planning Permission
	NWLDC Boundary

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NP1 – Land off Leicester Road, New Packington

Site Description: The site is located to the south of Leicester Road, New Packington. The site is of Grade 3 agricultural land quality (Natural England regional records) and is currently used for agricultural purposes. The site is located to the rear of existing residential properties along Leicester Road beyond which is open countryside to the south. The A42 is a short distance from the western boundary of the site. The site is located within the National Forest.

Suitability:

- **Planning Policy:** The site is located outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). In terms of the settlement hierarchy contained within the adopted Local Plan New Packington would be identified as a hamlet. The affordable housing requirements are set out in Appendix one of this document.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ground Conditions:** The site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Highways:** The site is poorly located for cycling and walking to local services, although there is presently a bus service that goes past the site. Measures to reduce speed along Leicester Road would be required. There appears to be a significant level difference between the road and the site making a satisfactory access difficult to achieve.
- **Ecology:** There are no designated ecological sites within the site boundary although there is potential for Badgers to inhabit parts of the site. The hedgerows represent potential Biodiversity Action Plan habitats. The site would require mitigation/enhancement, namely the retention of a 5m buffer zone along significant hedges, not to be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. In addition, a Great Crested Newt Survey or entry into the Great Crested Newt District Level Licensing Scheme would be required.

The site is outside Limits to Development and a change in the existing boundary of the limits to development as well as a reclassification of New Packington up the settlement would be required for this site to be considered suitable. It would also be necessary to demonstrate that issues relating to the River Mease, Highways and minerals/geo environmental factors can be satisfactorily addressed. Subject to these the site is considered **potentially suitable**.

Availability: The site is promoted by the landowner although there is no known developer interest. The site is considered **potentially available**.

Achievability: The current published route of HS2 travels through the western extent of the site and could therefore restrict the capacity of development achievable on the site. There are no other known viability or achievability issues, site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	5.68
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	107
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Np2 – Land North of Leicester Road and West of Corkscrew Lane, New Packington

Site Description: The site is located to the north east of New Packington, on the corner of Leicester Road and Corkscrew Lane. It comprises an irregular shaped field, currently in use for agricultural purposes. The site is of Grade 3 agricultural land quality (Natural England regional records). The site is surrounded to the south and south west by residential dwellings, to the north west and east by agriculture and to the north by the former Lounge Disposal site. The site is within the National Forest. The latest published route of HS2 identifies the route running to the west of the site.

Just over half of the eastern part of the site is within the Minerals Consultation Area for the potential presence of at or near surface coal resources.

Site is also considered in the ELAA part of the document, please see site Emp57.

Suitability: The site is being promoted for mixed use; residential and employment.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The regards to the adopted Local Plan settlement hierarchy New Packington would be considered to be a hamlet. The affordable housing requirements are set out in Appendix one of this document.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ground Conditions:** A small part of the north western corner of the site is within the Coal Development High Risk Area and a Coal Mining Risk Assessment will be required. The remainder of the site is within the Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Minerals:** Approximately half of the site is within the Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the mineral resource.
- **Highways:** Despite the frequent bus service along Leicester Road, the site is somewhat detached from local services such as schools, shops etc. which limits the opportunities for sustainable travel. Apart from this, there are no other apparent fundamental reasons for this site to be excluded from consideration at this stage. However, more detailed consideration, as part of the usual Development Control process, may lead to the site being viewed less favourably.
- **Ecology:** There is a very large nationally important Great Crested Newt (GCN) colony immediately adjacent the site and the potential for badgers to be on the site. Land to north (Lounge Site) is a Local Wildlife Site. The hedges and trees are potential BAP habitats. The site is arable and of low ecological value, apart from GCNs in marginal habitats and in the nearby by pond (off-site in north west corner). The presence of GCN in this pond will affect developable area. A GCN survey would be required as well as extensive mitigation, including the retention of marginal habitats.

The site is outside Limits to Development and a change in the existing boundary of the limits to development as well as a reclassification of New Packington up the settlement would be required for this site to be considered suitable. It would also be necessary to demonstrate that issues relating to the River Mease, Ecology and minerals/geo environmental factors can be satisfactorily addressed. Subject to these the site is considered **potentially suitable**.

NP4 – Breach Farm, Leicester Road, New Packington

Site Description: The site is located to the north of Leicester Road and comprises a large swathe of land surrounding Breach Farm. The site does not include Breach farm the adjacent outbuildings or two fields between Leicester Road and the frontage of the farm. The site is of Grade 3 agricultural land quality (Natural England Regional Records) and there is further agricultural land to the south and west of the site. There are areas of woodland to the north and east of the site. The site is located some distance from a settlement. The site is within the National Forest.

the Minerals Consultation Area for the potential presence of at or near surface coal resources.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The affordable housing requirements are set out in Appendix one of this document.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ground Conditions:** The site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Minerals:** The site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilization of the mineral resource.
- **Highways:** The site shares a boundary with Leicester Road, which is a C Class road with a 50mph speed limit and a 7.5t weight restriction. Leicester Road does not benefit from pedestrian facilities in this location. There is a vertical curve along Leicester Road; this would need to be taken into consideration. Suitable site access would need to be designed in accordance with standards required for the scale of development set out in the Leicestershire Highways Design Guide for agreement with the Highway Authority to serve the development, along with appropriate parking and turning facilities.
- **Ecology:** It is unlikely that there are any protected species on the site, but the hedgerows may be potential BAP habitats. A Great Crested Newt Survey or entry into the Great Crested Newt District Level Licensing Scheme would be required. Overall, the site is considered acceptable in ecology terms provided the hedgerows are retained with 5m buffers and a buffer is included along the northern boundary of the site with the woodland are beyond the boundary. There is potential for ecology enhancements.

The site is outside Limits to Development and a change in the existing boundary of the limits to development as well as a reclassification of New Packington up the settlement would be required for this site to be considered suitable. It would also be necessary to demonstrate that issues relating to the River Mease and minerals/geo environmental factors can be satisfactorily addressed. Subject to these the site is considered **potentially suitable**.

Availability: The site promoted by an agent on behalf of the landowner. The landowner supports the development of the land. There are no known ownership issues. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	15.4
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	289
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

NP5 – Leicester Road and Coleorton Lane, New Packington

Site Description: The site is located to the south of Leicester Road and to the north west of Coleorton Lane. The site is vacant/agricultural land and is of Grade 3 agricultural land quality (Natural England regional records). The site is almost rectangular however a small part of the site extends behind the rear gardens of a number of properties that front onto Leicester Road. There is agricultural land to the north and east of the site, residential dwellings to the west and there are a number of agricultural buildings to the south of the site. A candidate Local Wildlife Site (Packington, Coleorton Lane Hedges) runs along the south eastern boundary of the site. The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies New Packington as a Hamlet. The affordable housing requirements are set out in Appendix one of this document.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ground Conditions:** The site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Highways:** The site shares a boundary with Coleorton Lane, at which point is a derestricted C Class road. It is unclear whether appropriate visibility could be achieved. Pedestrian movements to and from the local community would also be restricted due to the absence of an adjacent footway linkage. It is unclear whether the site also shares a boundary with Leicester Road, which is a 40mph C Class road. Subject to this being confirmed, preference would be for access to be taken from Leicester Road. Vehicular access to the site from Leicester Road appears to be achievable subject to designing an access in accordance with the standards set out in the Leicestershire Highway Design Guide. Southbound visibility may be constrained due to the presence of a vertical curve on Leicester Road. Due consideration should be given to the creation of a footway along the site frontage to link to the existing provision on Leicester Road.
- **Ecology:** A badger and habitat survey would be needed before any decisions could be made. Possibility that a bat survey would be needed as the buildings on site may be suitable for bats. A Great Crested Newt Survey or entry into the Great Crested Newt District Level Licensing Scheme would be required. The hedges along Coleorton Lane are designated as Wildlife sites and are species-rich and would need to be protected with a 5m buffer of natural open space alongside.

The site is outside Limits to Development and a change in the existing boundary of the limits to development as well as a reclassification of New Packington up the settlement would be required for this site to be considered suitable. It would also be necessary to demonstrate that issues relating to the River Mease and minerals/geo environmental factors can be satisfactorily addressed. Subject to these the site is considered **potentially suitable**.

Availability: The site is in single ownership and is promoted by the landowner. The landowner supports the development of the site. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.89
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	22
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

NP6 – 177 Leicester Road, New Packington

Site Description: The site land to the rear of nos.177 to 185 Leicester Road. It is a broadly rectangular site enclosed by hedgerows on all sides. The site is currently used as an equestrian paddock. New Packington predominantly comprises linear development off Leicester Road; the site adjoins residential development to the south and countryside to the north and east. To the west, the site adjoins land associated with the recent Tudor Garage development which is committed for National Forest planting (17/00542/FUL). The A42 and Ashby are located to the north-west of the site. A major employment development comprising B8 units is committed to the north-east (land at Former Lounge Disposal Point). It is Grade 3 agricultural land (Natural England regional records) and is in the National Forest.

Suitability:

- **Planning Policy:** The site is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). New Packington is a hamlet in line with the definition in Policy S2. The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** The site does not form a common boundary with the highway. There do not appear to be any local amenities or bus stops within the maximum recommended walking distance of 800m.
- **Minerals:** The site is in a Coal Development Low Risk Area meaning the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ecology:** The site is not an ecological designation. Potential BAP habitats on site include hedgerows and potential grassland). The site is considered to have potential for badgers. There are great crested newts in offsite ponds to the north. As the site is in a Red GCN Risk Zone, the GCN District Licensing Scheme cannot be entered into and onsite mitigation would be required. Further surveys would be required to assess the ecological potential of the site, although it is recommended that trees and hedgerows are retained with a 5m buffer of natural vegetation to the retained hedgerows and that there is a 10m buffer to the proposed adjacent National Forest planting (buffers should be outside of gardens).

The site is outside the Limits to Development. In order for the site to be considered suitable, there would need to be a change in the Limits to Development as well as a reclassification of New Packington higher up the settlement hierarchy. It would also need to be demonstrated that issues regarding to highways/access, the River Mease and ecology could be satisfactorily addressed. The site is considered **potentially suitable**.

Availability: The site has been submitted by an agent on behalf of the landowner. There are no known ownership constraints and all owners of the site are stated to support its development.

There is no known developer interest in the site at present. The site is considered **potentially available**.

Achievability/Viability: Due to the potential River Mease constraints described above, the site is considered to be **potentially achievable**. In order to be achievable it would also need to be demonstrated how a safe and suitable access to the site would be achieved.

Site Capacity:

Total Site Area Available for Development (hectares)	0.5
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	12
Timeframe for Development	11-20 Years
Estimated Build Rate (dwellings per year)	n/a

OAKTHORPE

D11

Oakthorpe

Wood

Oa7

PP57

PP36

Oakthorpe

PP50

Oa5

PP7

Oa4

Oa11

Oa3

PP6

Oa10

Oa9







Oa1

Oa2

M3

Oa8

441

	Deleted Sites
	Sites with PP not promoted through the SHLAA
	SHLAA Housing Sites
	SHLAA Sites Under Construction
	SHLAA Sites with Planning Permission
	NWLDC Boundary

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Oa1 – Oakfield House, Burton Road, Oakthorpe

Site Description: The site is located to the south of Burton Road. Within the site boundary is one residential dwelling that fronts onto Burton Road as well as a number of buildings and outbuildings. The site is Grade 4 agricultural land quality (Natural England regional records). There is agricultural land to the east and south of the site. The residential curtilage to the neighbouring property is to the west of the site. The site is within the National Forest.

Suitability: The site has planning permission for various uses, recent permitted applications include 19/01391/FUL, for the retention of a timber-clad structure for use as holiday accommodation, retention of ancillary hard surfacing, garage, shed, bar and kennels. Application 19/01342/FUL for the continued siting of mobile home for residential use and retention of vehicular access and 19/01392/FUL permitted the continued use of the land and buildings for B8 (storage), including, three aggregate bays, five storage containers, two site cabins, one caravan for use as a site security cabin and alterations to an existing outbuilding.

- **Planning Policy:** The site is outside the Limits to Development and within countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Oakthorpe as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The majority of the site is within a Coal Development High Risk Area and a Coal Mining Risk Assessment will be required.
- **Minerals:** The site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Highways:** There is a post office/local store and a bus stop with an hourly service within 800m of the site. However, Burton Road is currently subject to a 50mph speed limit, there isn't any footway provision along the site frontage or along the route to the post office. The site is therefore unlikely to be acceptable to the highway authority.
- **Ecology:** There is the potential for badgers to inhabit the site and possibly bat roosts in the buildings on road frontage. The hedges on site are potential Biodiversity Action Plan habitats. Badger and possibly a bat survey would be required. A Great Crested Newt (GCN) survey or entry into the GCN District Level Licensing Scheme would be required. 5m buffer zones should be retained along eastern hedge/scrub, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. The site is considered acceptable with mitigation.

The site is not particularly well related to Oakthorpe or Measham. The site is outside the Limits to Development and some distance from the nearest Limits to Development boundary. A change in the Limits to Development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to ground conditions, the River Mease, Highways and minerals/geo environmental factors can be satisfactorily addressed. Subject to these factors being addressed the site is considered **potentially suitable**

Availability: The site is promoted by the landowner. There is no known developer interest. The site permissions the site is considered **potentially available**.

Achievability: There are no known achievability or viability issues; therefore, the site is considered **potentially achievable.**

Site Capacity:

Total Site Area Available for Development (hectares)	0.79
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	20
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Oa2 – Land at Burton Road, Oakthorpe

Site Description: The site is to the south of Measham Road and to the north of the A42. The site is a greenfield site, currently used for agricultural purposes. The site is of Grade 4 agricultural land quality (Natural England regional records). There are some residential dwellings to the north of the site on the opposite side of Burton Road. The A42 is to the south of the site and there is agricultural land to the west. The site is within the National Forest.

Site is also considered in the ELAA part of the document, see site Emp60.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Oakthorpe as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** A small part of the site is within a Coal Development High Risk Area and a Coal Mining Risk Assessment will be required. The remainder of the site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Minerals:** The site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Highways:** The site severed from Measham by the A42 and so is poorly located for cycling and walking to local services, although there is presently a bus service past the site. Burton Road is a high speed (50mph speed limit) road with minimal pedestrian walkways. Creating a new access onto this road is contrary to policy IN5 in the 6CsDG.
- **Ecology:** There is the potential for badgers to inhabit the site. The site is a former Parish-level designated site. The hedges and grassland on site represent potential Biodiversity Action Plan habitats. The site is part arable and part grassland - known to have been species rich in the past. A Phase 1 habitat survey of the grassland would be required as would a badger survey. A Great Crested Newt (GCN) survey or entry into the GCN District Level Licensing Scheme would be required. 5m buffer zones should be retained along hedges/watercourse, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is not particularly well related to Oakthorpe or Measham. The site is outside the Limits to Development and some distance from the nearest Limits to Development boundary. A change in the Limits to Development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to ground conditions, the River Mease, Highways and minerals/geo environmental factors can be satisfactorily addressed. Subject to these factors being addressed the site is considered **potentially suitable**

Availability: The site is promoted on behalf of the landowner, Leicestershire County Council. There is no known developer interest. The site is considered **potentially available**.

Achievability: There are no known achievability or viability issues; the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	4.48
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	84
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Oa3 – Land at Chapel Street, Oakthorpe

Site Description: The site is an almost rectangular parcel of land located to the west of Chapel Street. The site is arable agricultural land. The site is of Grade 3 agricultural land quality (Natural England regional records). The site slopes slightly downwards from north to south. The site is bound on three sides by mature hedgerows and trees. In the southern part of the site there is a hedgerow running east to west across the site. Just beyond the site boundary to the north are residential dwellings and a dismantled railway line runs along the south west boundary of the site. To the east of the site, on the opposite side of Chapel Street there has been a recently constructed development of 9 residential dwellings. To the west of the site is agricultural land. The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Oakthorpe as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** Part of the site is within a Coal Development High Risk Area and a Coal Mining Risk Assessment will be required. The remainder of the site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Minerals:** The site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, more detailed consideration, as part of the usual Development Control process, may lead to the site being viewed less favourably.
- **Ecology:** There is the potential for badgers and bat foraging on site. There is the potential for Great Crested Newts in ponds close by (known pond within 175m). The dismantled railway along south west boundary is a Parish level Local Wildlife Site. The hedges and trees are potential BAP habitats. A badger, Great Crested Newt and hedgerow survey would be required. The hedges should be retention of hedges along with buffer zones and specifically a 5m buffer along the railway line to the south west. There would be the potential need for a lighting condition regarding the railway corridor for bat foraging. Overall, the site is considered acceptable with mitigation.

The site is outside the Limits to Development and a change in the Limits to Development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to ground conditions, the River Mease and minerals/geo environmental factors can be satisfactorily addressed. Subject to these factors being addressed the site is considered **potentially suitable**

Availability: The site is promoted by an agent on behalf of the landowner. There are no known ownership issues. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered potentially achievable.

Site Capacity:

Total Site Area Available for Development (hectares)	1.5
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	37
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Oa4 – Land adjacent Measham Road, Oakthorpe

Site Description: The site is a rectangular parcel of land adjoining Measham Road. The site is arable agricultural land. The site is of Grade 4 agricultural land quality (Natural England regional records). The site slopes slightly upwards from north west to south east. The site is very open and is fenced along the road frontage. There are residential dwellings to the north of the site and the site is bound along the south eastern boundary by mature hedgerow and trees. The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Oakthorpe as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The site is within a Coal Development High Risk Area and a Coal Mining Risk Assessment will be required.
- **Minerals:** The site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. Details to show a suitable access in accordance with the 6C's Design Guide would need to be demonstrated due to the bend in the road. However, more detailed consideration, as part of the usual Development Control process, may lead to the site being viewed less favourably.
- **Ecology:** The hedgerow may be a potential BAP habitat. A hedgerow survey would be required. A Great Crested Newt (GCN) survey or entry into the GCN District Level Licensing Scheme would be required. The roadside hedgerow should be retained with a 5m buffer zone. Overall, the site is considered acceptable with mitigation.

The site is outside the Limits to Development and a change in the Limits to Development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to ground conditions, the River Mease and minerals/geo environmental factors can be satisfactorily addressed. Subject to these factors being addressed the site is considered **potentially suitable**

Availability: The site is being promoted by agents on behalf of the landowner. There are no known ownership issues. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares) 1.57

Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	39
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Oa5 – Land at School Lane, Oakthorpe

Site Description: The site is an open parcel of agricultural land. The site is of Grade 4 agricultural land quality (Natural England regional records). The site slopes upwards from south to north. There is a hedgerow along the southern boundary beyond which is further agricultural land. There are residential dwellings to the east and west and a public house to the north-eastern boundary of the site. There are a number of footpaths on the site, there are two from School Street which join and continue across the site and join up with another footpath that exits the site onto Silver Street. The site is within the National Forest.

The site adjoining the northern boundary of the site (Home Farm – PP7) has planning permission for the development of 28 dwellings.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Oakthorpe as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The site is within a Coal Development High Risk Area and a Coal Mining Risk Assessment will be required.
- **Minerals:** The site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, more detailed consideration, as part of the usual Development Control process, may lead to the site being viewed less favourably.
- **Ecology:** There is the potential for badgers to be on site. The main field has an historic wildlife designation. The hedges and species-rich grassland are potential BAP habitats. A Great Crested Newt (GCN) survey or entry into the GCN District Level Licensing Scheme would be required. A Phase 1 habitat survey would be required. Presence of species-rich grassland will affect developable area and require mitigation. Potential for significant impacts on wildlife, but which may be accommodated through mitigation and avoidance of harm; this would be dependent on the results of surveys.

The site is outside the Limits to Development and there would need to be a change in the boundary of the Limits to Development for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to ground conditions, the River Mease and minerals/geo environmental factors can be satisfactorily addressed. Subject to these factors being addressed the site is considered **potentially suitable**

Availability: There are no known ownership issues, the site is being promoted by an agent on behalf of a client that has an option/conditional contract on the site. It is considered that the site is **available**.

Achievability: There are no known viability or achievability issues; the site is considered to be **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.88
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	47
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	n/a

Oa6 – Former Holly Bush Inn, Main Street, Oakthorpe

Site Description: The site is a former public house and associated car parking and garden area. The site is relatively flat. The site boundary with Main Street is heavily planted with mature dense vegetation, there are mature hedgerows and trees to some of the other boundaries of the site. To the north, east and south-east of the site are residential dwellings. The site to the south west (Home Farm) has planning permission for the development of 29 dwellings. To the south of the site is agricultural land. A public footpath runs from Main Street, through the site and onwards across land to the south west of the site. The site is within the National Forest.

Suitability: The site has planning permission (ref: 19/00763/FUL) for the change of use and partial demolition and alteration of the pub building to form two dwellings and development of three dwellings. At April 2021 development had not started.

- **Planning Policy:** The site is within the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Oakthorpe as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Minerals:** The site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, more detailed consideration, as part of the usual Development Control process, may lead to the site being viewed less favourably.
- **Ecology:** It was not considered necessary to consult the county ecologist on the outline application given that the site is brownfield land.

The site is previously developed land within the Limits to Development. In addition, the site has planning permission for residential development. The site is considered **suitable**.

Availability: There are no known ownership issues, the site is being marketed. The site is considered to be **available**.

Achievability: There are no known viability or achievability issues. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.18
Gross to Net Development Ratio	100%
Density Applied (dwellings per hectare)	30
Estimated capacity	5
Timeframe for Development	Years 0-5

Estimated Build Rate (dwellings per year)

5

Oa7 – Land off Measham Road, Oakthorpe

Site Description: The site is located between Measham Road, New Street and Canal Street. The site is agricultural land and is bound for the most part by mature hedgerows and trees. The site is of Grade 4 agricultural land quality (Natural England regional records). The site adjoins the rear gardens of properties fronting New Street, School Street and Canal Street. The site adjoins Saltersford Wood and associated car park along its north western boundary. The site slopes quite steeply downwards from its highest point at the rear of the houses along New Street to where it adjoins Saltersford Wood. The route of the Ashby Canal (if reinstated along the former route) would be within the boundary of north western part of the site. There is a public footpath that runs along the site's boundary with Saltersford Wood. A further footpath crosses straight through the site from Measham Road to Canal Street: it runs a little way back from the rear gardens of the properties fronting New Street. There are overhead power cables running alongside the site's boundary with Measham Road. A further set of overhead cables run diagonally across the very western extent of the site from Canal Street across to the north western boundary. The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Oakthorpe as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The site is within a Coal Development High Risk Area and a Coal Mining Risk Assessment will be required.
- **Minerals:** The site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Highways:** This site benefits from a shared boundary with Measham Road, at which point is a 7.5t weight restricted, 30mph C Class road. Vehicular access to the site appears achievable subject to designing an access in accordance with the standards set out in the Leicestershire Highways Design Guide. There was a fatal traffic accident within the vicinity of the site within the last five years; this needs to be considered.
- **Ecology:** There is the potential for badgers to be on site. There is an adjoining Local Wildlife Site – Saltersford Brook Wetlands. The grassland and hedgerows may be potential BAP habitats. A Great Crested Newt (GCN) survey or entry into the GCN District Level Licensing Scheme would be required. A Phase 1 Habitat Survey would be required. A 10m buffer would be required along the site's boundary with the woodland as well as buffer zones along the hedgerows.

The site is outside the Limits to Development and a change in the Limits to Development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to ground conditions, the River Mease and minerals/geo environmental factors can be satisfactorily addressed. Subject to these factors being addressed the site is considered **potentially suitable**

Availability: The site is being promoted by an agent on behalf of a client who has an option/conditional contract on the land. There are no known ownership issues; site is in single ownership and the landowner supports development on the site. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	4.62
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	86
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	n/a

Oa8 – Measham Works, Burton Road, Oakthorpe

Site Description: The site is located to the south of Burton Road and is some distance down a single track from the road itself. The site is currently a wastewater treatment works. The site is fairly isolated and some distance from both Oakthorpe and Measham. The site is bound by mature planting and there are areas of dense tree planting on parts of the site. The site is of Grade 2 agricultural land quality (Natural England regional records). The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Oakthorpe as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development. The site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Highways:** This site benefits from a shared boundary with Burton Road, at which point is a 7.5t weight restricted, C class road with a speed limit of 60 mph. Vehicular access to the site appears achievable subject to designing/amending the existing access in accordance with the standards set out in the Leicestershire Highways Design Guide. There is no footpath in close vicinity to the access and the site appears to be remote in transport sustainability terms.
- **Ecology:** There is the potential for badgers to be on site. The grassland and hedgerows may be potential BAP habitats. A Great Crested Newt (GCN) survey or entry into the GCN District Level Licensing Scheme would be required. Overall, the site would be considered acceptable in ecology terms with the retention of tree and possibly some grassland depending on the results of a habitat survey.

The site is located outside the Limits to Development and some distance from Oakthorpe and Measham and is therefore considered **not currently suitable**. There would need to be significant changes in Local Planning Policy for this site to be considered suitable. It would also be necessary to demonstrate that issues relating to ground conditions, the River Mease and minerals/geo environmental factors can be satisfactorily addressed.

Availability: The site is promoted by an agent on behalf of the landowner. The landowner supports the development of the site. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.8
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	44
<i>(The site is being promoted for between 1 and 5 dwellings)</i>	
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Oa9 - 49 Chapel Street, Oakthorpe

Site Description: The site is irregular shaped comprising an access track and broadly rectangular parcel of land. It is situated to the south of Oakthorpe, to the rear of no. 43-49 Chapel Street and a large garage to the rear of 47 Chapel Street. To the south lies the Ashby Woulds Trail (a former railway line in cutting). Open countryside adjoins the site to the east. A pond is situated to the south-east of the site. It is Grade 3/4 agricultural land (Natural England regional records) and is in the National Forest.

Suitability:

- **Planning Policy:** Aside from the site access which lies inside the Limits to Development for Oakthorpe, the main body of the site is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). Oakthorpe is identified in the Local Plan as a Sustainable Village (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Ground Conditions:** The site is within a 250m threshold of a closed/historic landfill site. The site is potentially suitable, subject to the completion of further geo-environmental investigation.
- **Highways:** Visibility splays would be achievable, providing 85th percentile speeds are no greater than the posted speed limit. Consideration would need to be given to how the access would interact with the existing dwellings that it serves. In addition, the private drive leading to the site would be approximately 125m in length; this would therefore need to accommodate emergency services vehicles, which require the carriageway width to be 3.7m; the red line boundary is shown to be only 2.5m in width therefore this would not be acceptable. Furthermore, dependant on the scale of development, consideration would need to be given as to whether this restricted private drive width would impact on the adopted highway. The site is not connected by existing footways and would therefore be reliant on travel by private motor vehicle.
- **Minerals:** The site is in a Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. The site is in a Coal Development Low Risk Area and may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ecology:** The site is a Potential Local Wildlife Site (historic). Whilst the land looks disturbed and in poor condition, potential BAP habitats on site include grassland, trees and hedges. The site is considered to have potential for badgers and Great Crested Newt (which are known to be present in a pond to the south-east of the site). Further surveys would be required to assess the ecological potential of the site, although it is recommended that trees and hedgerows are retained with a 5m buffer of natural vegetation (outside of gardens). In

terms of GCN, either a survey and on-site mitigation or entry into the GCN District Level Licensing Scheme would be required.

Although the site adjoins the Limits to Development of Oakthorpe it is outside the defined settlement boundary. A change in the limits to development would be required for the site to be considered suitable. It would also need to be demonstrated that issues regarding to highways/access, minerals/geo-environmental factors, the River Mease and ecology could be satisfactorily addressed. The site is considered **potentially suitable**.

Availability: The site has been submitted by an agent on behalf of an option holder meaning there is developer interest in the site. There are no known ownership constraints and all owners of the site are stated to support its development. The site is considered to be **available**.

Achievability/Viability: Due to the potential River Mease and access constraints described above, the site is considered to be **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.46
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	11
Timeframe for Development	6-10 Years
Estimated Build Rate (dwellings per year)	n/a

Oa10 - Land rear of 47 Chapel Street, Oakthorpe

Site Description: The site situated to the south of Oakthorpe, to the east of Chapel Street. It is an irregular but broadly L-shaped site, located to the rear of 47 Chapel Street. A large pond occupies the majority of the site. The site lies to the east of Chapel Street and to the north of the Ashby Woulds Trail (a former railway line in cutting). A large garage adjoins the site to the north, beyond which is residential development. Countryside is located to the east and west of the site. It is Grade 3/4 agricultural land (Natural England regional records) and is located in the National Forest.

Suitability:

- **Planning Policy:** The site is located outside of, but in close proximity to, the Limits to Development for Oakthorpe and is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). Oakthorpe is identified in the Local Plan as a Sustainable Village (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Ground Conditions:** The site is within a 250m threshold of a closed/historic landfill site. The site is potentially suitable in this regard, subject to the completion of further geo-environmental investigation.
- **Highways:** The site does not form a common boundary with the public highway. Further information on how the site would be accessed is required. The site is not connected by existing footways and would therefore be reliant on travel by private motor vehicle.
- **Minerals:** The site is in a Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. The site is in a Coal Development Low Risk Area and may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ecology:** The site is not an ecological designation. Potential BAP habitats on site include grassland, trees, hedge and a large pond. The site is considered to have potential for badgers and Great Crested Newt (which are known to be present in a pond to the south-east of the site). A GCN survey and on-site mitigation or entry into the GCN District Level Licensing Scheme would be required. Development of the site would involve the infill and loss of a large pond. As a result it would be necessary to demonstrate that significant harm can be avoided through appropriate mitigation or compensation.

Although the site adjoins the Limits to Development of Oakthorpe it is outside the defined settlement boundary. A change in the limits to development would be required for the site to be considered suitable. It would also need to be demonstrated that issues regarding to highways/access, minerals/geo-environmental factors, the River Mease and ecology could be satisfactorily addressed. The site is considered **potentially suitable**.

Availability: The site has been submitted by an agent on behalf of the landowner. There are no known ownership constraints and all owners of the site are stated to support its development. There is no known developer interest in the site at present. The site is considered to be **potentially available**.

Achievability/Viability: Due to the potential River Mease and access constraints described above, the site is considered to be **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.34
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	100%
Estimated capacity	10
Timeframe for Development	11-20 Years
Estimated Build Rate (dwellings per year)	n/a

Oa11 - Stretton View, Oakthorpe

Site Description: The site is a broadly rectangular piece of land, located to the rear of properties on Stretton View (forming the site's northern boundary). Access to the site is from Coronation Lane, which adjoins the site's western boundary. The site's southern boundary is formed by a hedgerow. Recently constructed housing on Chapel Street is located to the east. Open countryside is located to the south and the west. Whilst no formal public right of way crosses the site, there is evidence on aerial maps of a worn path crossing the site. The site is Grade 3/4 agricultural land (Natural England regional records) and is located in the National Forest. The historic route of the Ashby Canal lies a short distance from the site's southern boundary.

Suitability:

- **Planning Policy:** The site is located outside of, but adjoining, the Limits to Development for Oakthorpe and is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). Oakthorpe is identified in the Local Plan as a Sustainable Village (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** The western end of the site has a common boundary with Coronation Lane, which is an adopted unclassified highway. The speed limit change between the 30mph and NSL speed limits is located in the vicinity of the site, however visibility is good to the left towards traffic approaching the village from the NSL section. Unfortunately, visibility to the right towards the village may be obscured by a large mature highway tree. Safe and suitable access may not be achievable without the removal of the tree, which would attract a Capital Asset Value for Amenity Trees (CAVAT) payment. There are no footways on Coronation Lane at the site access and whilst it may be possible to provide a footway on the eastern side to where the existing footway terminates just to the south of Stretton Way, this would require the removal of the aforementioned mature highway tree. Notwithstanding this, bus stops are located on Coronation Lane close to the site access and the site is within an 800m walking distance of a public house.
- **Minerals:** The site is in a Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. The majority of the site is within a Coal Development High Risk Area meaning a Coal Mining Risk Assessment would be required.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ecology:** The site is not an ecological designation. Potential BAP habitats on site include grassland (which may be species-rich), trees and hedgerows. The site is considered to have potential for badgers. Further surveys would be required to assess the ecological potential of the site, although it is recommended that trees and hedgerows are retained with a 5m buffer of natural vegetation (outside of gardens).

Although the site adjoins the Limits to Development of Oakthorpe, it is outside the defined settlement boundary. A change in the limits to development would be required for the site to be

considered suitable. It would also need to be demonstrated that issues regarding to highways/access, minerals/geo-environmental factors, the River Mease and ecology could be satisfactorily addressed. The site is considered **potentially suitable**.

Availability: The site is in the ownership of North West Leicestershire District Council and is being suggested for affordable housing by the Councils' Housing Service. The site is considered **potentially available**.

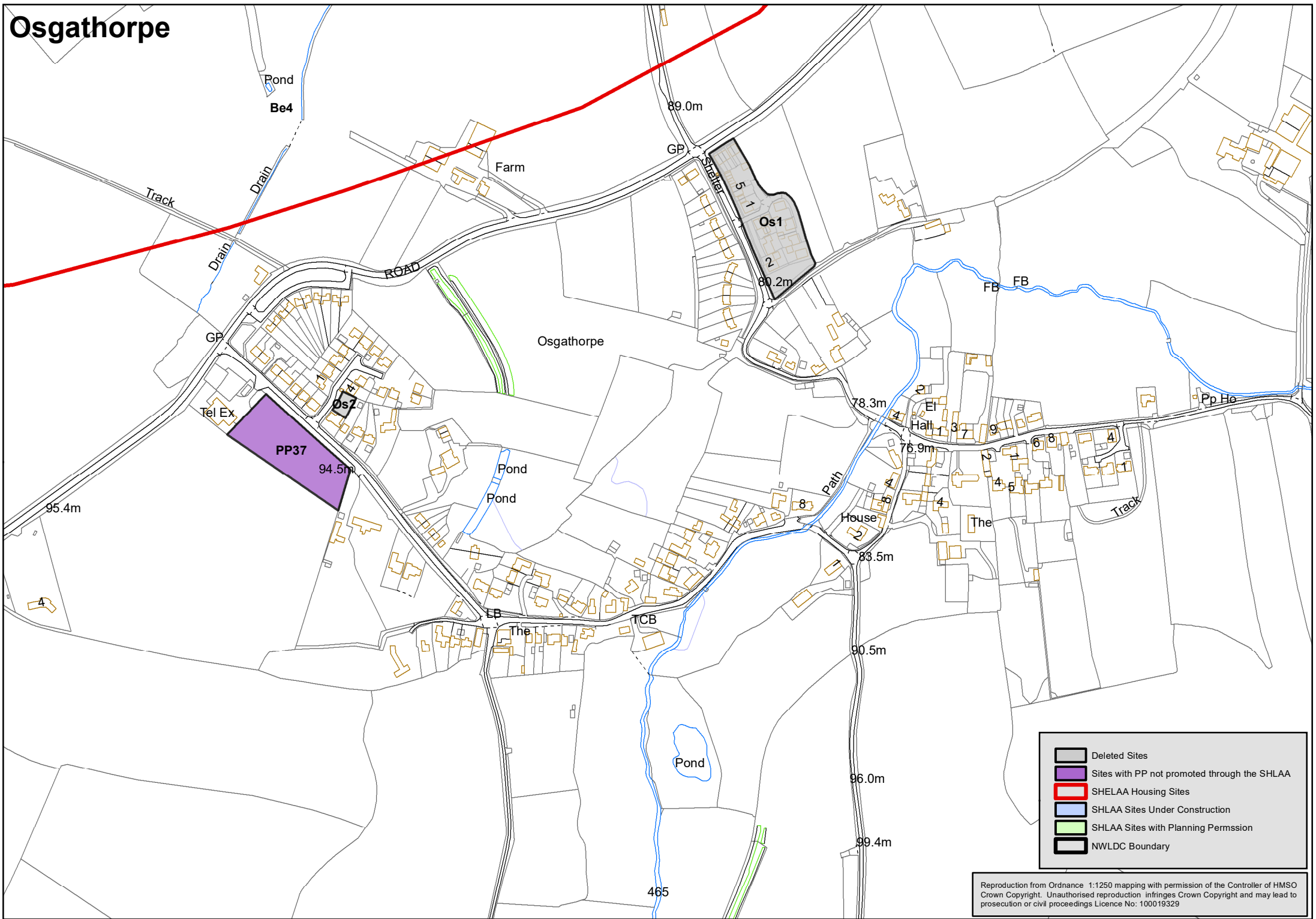
Achievability/Viability: There may be potentially achievability issues given that the site appears to be in use as a footpath by the public. In addition, due to the potential River Mease/access constraints described above, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.29
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	100%
Estimated capacity	9
Timeframe for Development	11-20 Years
Estimated Build Rate (dwellings per year)	n/a

OSGATHORPE

Osgathorpe

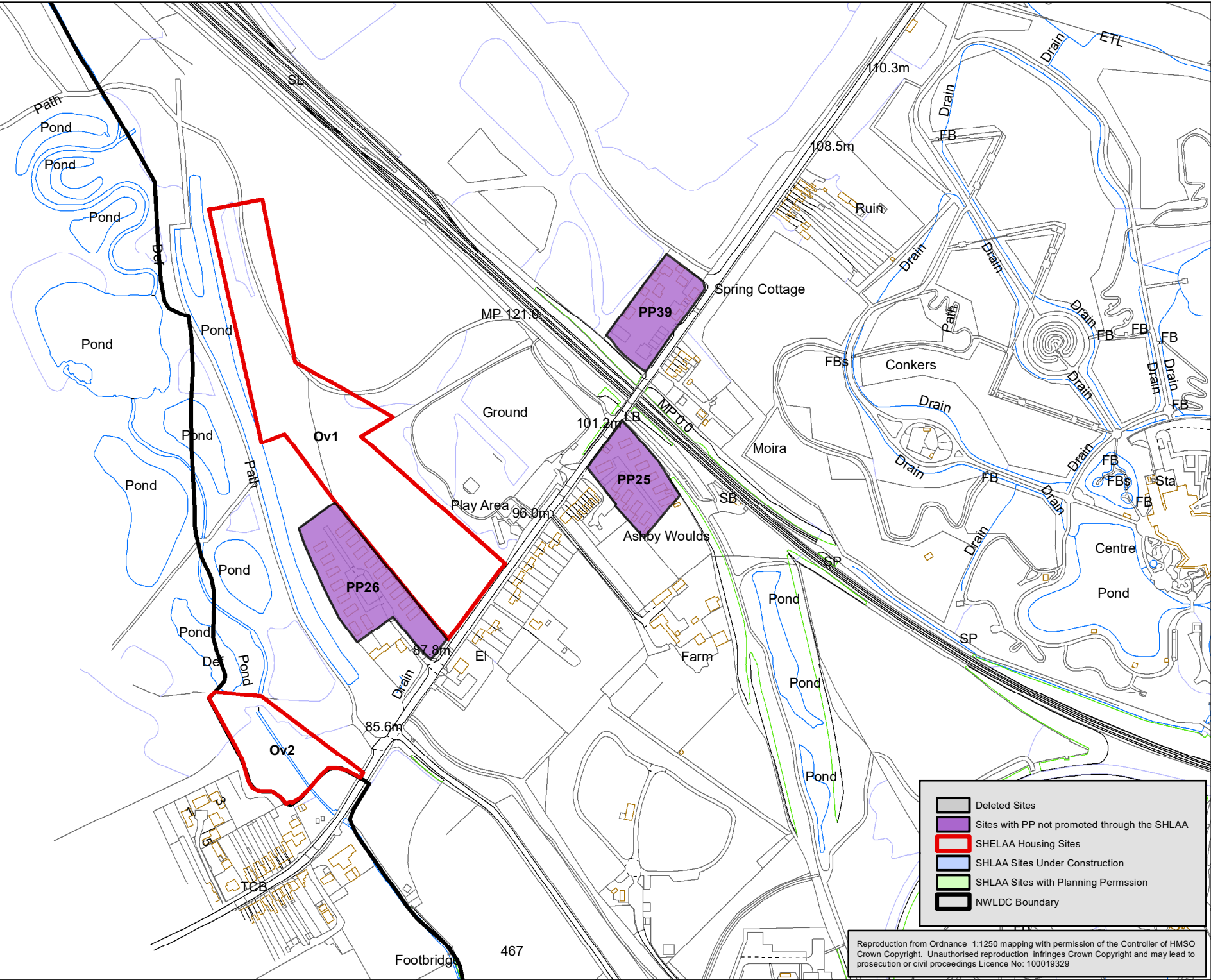


	Deleted Sites
	Sites with PP not promoted through the SHLAA
	SHLAA Housing Sites
	SHLAA Sites Under Construction
	SHLAA Sites with Planning Permission
	NWLDC Boundary

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OVERSEAL

Overseal



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Ov1 – Spring Cottage Road, Overseal

Site Description: The site to the north of Spring Cottage Road and is currently used as agricultural land. The site is Grade 4 agricultural land quality (Natural England regional records). The site slopes slightly east to west. To the north, north west and east are watercourses, lakes and woodland. To the east is a recreation ground and railway line, Spring Cottage Road runs along the southern boundary, on the opposite side of the road there are residential dwellings. To the south west is a residential chalet complex (PP26) which adjoins Spring Cottage Road. A public footpath runs along the south west boundary of the site and which joins with a public bridleway that comes from the east and continues northwards beyond the site boundary. There is a site of archaeological interest (windmill) adjoining the south-western boundary of the site. The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is located outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Spring Cottage as a Small Village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground conditions:** The site is remediated open cast mining land and is within the Coal Development High Risk Area and a Coal Mining Risk Assessment will be required.
- **Minerals:** A large part of the site is within the Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the mineral resource.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Flooding:** A watercourse runs along the western boundary, as such the site bounds an area designated as Flood zones 2, 3a and 3b.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, more detailed consideration, as part of the usual Development Control process, may lead to the site being viewed less favourably.
- **Ecology:** The site has known Great Crested Newts on site and is a former Great Crested Newt translocation site. The site is a candidate Local Wildlife Site (Spring Cottage and Ashby Canal/Towpath). The site is a Former minerals site, there are Species-rich grassland on the path edges, glades etc. There is potential for species-rich grassland on site. A phase 1 habitat and Great Crested Newt survey would be required.

The site is outside the Limits to Development, a change in the Limits to Development as well as a reclassification of Spring Cottage up the Settlement Hierarchy would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to the River Mease and minerals/geo environmental factors can be satisfactorily addressed. Subject to these the site is considered **potentially suitable**.

Availability: The site is within single ownership (Clungonnas Estates (01) Limited) with development to be carried out by associated companies of the owner (either solely or in conjunction with third parties). The site is considered to be **potentially available**.

Achievability/Viability: The landowner advises that the mined portions of the site were compacted at the cease of opencast operations to allow for the possibility of future residential or employment use development. There are no other known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	2.95
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	55
(A lower density is promoted, especially toward the north of the site)	
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Ov2 – Rosedene View, Overseal

Site Description: The site is located to the north of Spring Cottage Road and is the former entrance area to the now remediated opencast mine. As the former site of the open cast coal mine has been remediated the site is now a greenfield site densely planted with mature trees. To the north and north east of the site are lakes and woodland. There is a residential chalet complex to the east of the site. A public footpath runs east to west across the site. There is a site of archaeological interest (windmill) 100m to the north east of the site. The site is within the National Forest.

Suitability: The site is promoted by the landowner as a potential access for a site identified in the South Derbyshire SHLAA.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Spring cottage as a Small Village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The site is remediated open cast mining land and is within the Coal Development High Risk Area and a Coal Mining Risk Assessment will be required.
- **Minerals:** The south eastern part of the site is within the Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the mineral resource.
- **Flooding:** Hoborough Brook runs north to south through the centre of the site. At least 50% of the site is within Flood Zones 2 and 3a where the construction of housing should be avoided/is inappropriate respectively, unless by means of the sequential and exceptions tests (NPPF paragraphs 157-163), it can be demonstrated to be acceptable to the satisfaction of the Environment Agency. In addition, 0.32Ha of the site is within FZ 3b.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, more detailed consideration, as part of the usual Development Control process, may lead to the site being viewed less favourably.
- **Ecology:** The site is known for supporting populations of Great Crested Newt, it is a former Great Crested Newt translocation site. There is also the potential for badgers, water vole, crayfish and otter to inhabit the site. There are potential Biodiversity Action Plan Habitats on site, the site is an important wildlife corridor. A phase 1 habitat survey as well as badger, watercourse and Great Crested Newt surveys would be required.

No other details have been completed as the site is only being promoted as a potential access to a site identified in the South Derbyshire SHLAA.

PACKINGTON

Not part of A7
Packington

A7

NP3

A18

P2

P6

PP38

PP44

P8

P1

P5

P3

P9

PP8

P4

P7

- Deleted Sites
- Sites with PP not promoted through the SHLAA
- SHLAA Housing Sites
- SHLAA Sites Under Construction
- SHLAA Sites with Planning Permission
- NWLDC Boundary

472

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P2 – Land off Ashby Road (adj. No.30), Packington

Site Description: The site is located to the east of Ashby Road and is to the north of No. 30 Ashby Road which is the last property along Ashby Road as you head towards Ashby de la Zouch. The site is an open grassed field bound, in the majority, by wooden post and rail fencing. There is a dropped curb and gate into the field adjacent to the boundary with No.30 Ashby Road. The half of the site adjoining Ashby Road is Grade 2 Agricultural Land whilst the rear part of the site is Grade 3 Agricultural Land (Natural England regional records). The site is within the National Forest.

Suitability: The site has been subject to three applications (ref: 13/00874/FUL, 14/00434/FUL and 19/01849/OUT) for the erection of two detached dwellings on the site, all three applications have been refused. There has also been a previous outline application (ref: 16/00718/OUT) for the development of up to 7 dwellings on the half of the site adjoining Normanton Road. This application was also refused.

- **Planning Policy:** The site is located outside the Limits to Development on the Adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Packington as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.
- **Minerals:** The site is within the Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. It is in a Coal Development Low Risk Area meaning the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ecology:** There is the potential for both badgers and great crested newts (pond very close to site) to be on the site. There are potential Biodiversity Action Plan Habitats on site. A phase 1 habitat survey, badger and Great Crested Newt surveys would be needed (or entry into the GCN District Licencing Scheme). Hedges with buffers should be retained to the north, south and west. Overall, there is potential for significant impacts on wildlife, but which may be accommodated through mitigation and avoidance of harm; this would be dependent on the results of the surveys.

The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map. Although a previous planning application for residential development on the site has been refused, the site is considered **potentially suitable** in the longer term. This is reflected in the site's timeframe for development acknowledging that there would need to be a change in policy as well as a change in the Limits to Development for the site to be considered suitable. It would also need to be demonstrated that issues relating to the River Mease, ecology and minerals/geo-environmental factors could be satisfactorily addressed.

Availability: The site has been submitted by an agent on behalf of the landowner. The landowner supports the development of the site. There is no known developer interest at present. The site is considered to be **potentially available**.

Achievability/Viability: Due to the potential River Mease constraints described above, the site is considered to be **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.56
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	38
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

P3 – Land off Spring Lane, Packington

Site Description: The site is located to the north of Normanton Road and to the south of Spring Lane. The site is an open grassed field bound by mature hedgerows and trees currently used as grazing land for horses. There are residential properties to the north of the site, along the opposite side of Spring Lane. There is agricultural land to the east of the site. The site is Grade 3 Agricultural Land (Natural England regional records) and located in the National Forest.

Suitability: The site, along with further land to the west, was subject to an outline planning application (ref: 13/00959/OUTM) for the development of up to 42 dwellings, the application was refused. This site has been subject to two additional applications. Firstly, an outline application (ref: 15/01051/OUT) for the development of 8 dwellings; this application was refused and also dismissed at appeal. Secondly a full application (ref: 16/00925/FUL) for the development of 4 detached dwellings and garages; this application was also refused.

- **Planning Policy:** The site is located outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Packington as a sustainable village. The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.
- **Minerals:** The site is within the Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. It is in a Coal Development Low Risk Area meaning the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ecology:** There is the potential for badgers to be on site. There are potential Biodiversity Action Plan Habitats. There were no ecology objections, subject to conditions, to the initial proposal of 42 dwellings.

The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map. Although previous planning applications for residential development on the site have been refused, the site is considered **potentially suitable** in the longer term. This is reflected in the sites timeframe for development acknowledging that there would need to be a change in policy as well as a change in the Limits to Development for the site to be considered suitable. It would also need to be demonstrated that issues relating to the River Mease, ecology and minerals/geo-environmental considerations could be satisfactorily addressed.

Availability: The site has been submitted by agents on behalf of the landowner who supports the development of the site. The site promoter identifies that whilst there is no developer involvement

in the site at this stage a number of housebuilders have expressed interest. The site is considered **potentially available**.

Achievability/Viability: Due to the potential River Mease constraints described above, the site is considered to be **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.65Ha
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	16
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

P4 – Land south of Normanton Road, Packington

Site Description: The site is located to the south of Normanton Road, to the rear of a new housing development. The western part of the site is bound on 2 sides by mature trees and hedgerows and to the north are the rear of properties fronting Heather Lane. The site is part agricultural fields, some of which are used as grazing land. The site is Grade 3 agricultural land (Natural England regional records) and located in the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Packington as a sustainable village. The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** This site appears to be land-locked and has no frontage onto an adopted highway. If this can be overcome, there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, more detailed consideration, as part of the usual Development Control process, may lead to the site being viewed less favourably.
- **Minerals:** The site is within the Minerals Consultation Area for the potential presence of at or near surface coal resources and/or sand and gravel resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. It is in a Coal Development Low Risk Area meaning the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ecology:** There are known badger setts along the southern hedge. There are potential bat roosts (if stables are suitable). There are potential Biodiversity Action Plan Habitats. A Phase 1 habitat survey would be required as well as a badger survey. Retention of hedges with buffers to the south and south east. Hedge to the south includes trees that have the potential to be a bat foraging corridor therefore a lighting condition may be required. Overall, there is potential for significant impacts on wildlife, but which may be accommodated through mitigation and avoidance of harm; this would be dependent on the results of the surveys.

A change in the boundary of the Limits to Development would be required for the site to be considered suitable. It would also need to be demonstrated that issues relating to highways/access, the River Mease, ecology and minerals/geo-environmental factors could be satisfactorily addressed. The site is **potentially suitable**.

Availability: The site is being promoted by an agent on behalf of the housebuilder that has developed the adjacent site. The housebuilder has an option/conditional contract on the site. The landowners support the development of the site. The site is considered to be **available**.

Achievability/Viability: In terms of achievability access can be achieved through the adjacent site which has been developed. Due to the potential River Mease constraints described above, the site is **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.74
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	18
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	n/a

P5 – Land Adjacent 17a Spring Lane, Packington

Site Description: The site is an almost rectangular parcel of land located to the west of the properties fronting Spring Lane. The site is bound by mature trees and hedgerows. There are residential properties adjacent to the east of the site and additional properties to the west of the site but further along Spring Lane. The site is Grade 3 Agricultural Land (Natural England regional records). The site is in the National Forest.

Suitability: The site has been subject to a previous outline planning application (ref: 15/01064/OUT) for the development of 3 dwellings, the application was refused and subsequently dismissed at appeal.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Packington as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.
- **Minerals:** The site is within the Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. It is in a Coal Development Low Risk Area meaning the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ecology:** There is the potential for badgers to be on site, it could also be a potential site for bat foraging. There is a candidate Local Wildlife Site to the south of the southern boundary. There would need to be a hedgerow and badger survey undertaken. The spinneys and boundary hedges to the south, west and north west should be retained, with buffers. A lighting condition may also be necessary. Development is considered acceptable with mitigation.

The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map. Although a previous planning application for residential development on the site has been refused, the site is considered **potentially suitable** in the longer term. This is reflected in the site's timeframe for development acknowledging that there would need to be a change in policy as well as a change in the Limits to Development for the site to be considered suitable. It would also need to be demonstrated that issues relating to the River Mease, ecology and minerals/geo-environmental issues could be satisfactorily addressed.

Availability: The site has submitted for consideration by the landowner and there are no known ownership issues. There is no known developer interest at present. The site is considered to be **potentially available**.

Achievability/Viability: Due to the potential River Mease constraints described above, the site is considered to be **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.40
Gross to net Development Ratio	100%
Density Applied (dwellings per hectare)	30
Estimated capacity	12
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

P6 – North of Coleorton Lane, Packington

Site Description: The site is an almost square parcel of land located to the north west of Coleorton Lane. The site is currently used as paddock land. There are residential properties to the south and west of the site. The site slopes gently from west to east. The site is bound by mature trees and hedgerows. The site is Grade 3 Agricultural Land (Natural England regional records) and is located in the National Forest. There are existing power lines that cross the site and a transformer under the ownership of Western Power.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Packington as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.
- **Minerals:** The site is within the Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. It is in a Coal Development Low Risk Area meaning the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Heritage Assets:** The southern boundary of the site adjoins the Packington Conservation Area. The property that is adjacent to the southern boundary is a Grade II Listed Building. The impact of any development on the significance of these designated heritage assets requires further consideration.
- **Ecology:** There is the possibility of Great Crested Newts to be onsite as there is a pond to the north. There is also the possibility of badgers to be on site. The northern part of the site is a former Parish level site, the mature trees and hedge along the road to the north are candidate Local Wildlife Sites. The species-rich grass land, hedge and mature trees are all potential BAP habitats. A phase 1 habitat survey, Great Crested newt Survey (or entry into the GCN District Licencing Scheme) and badger surveys would be required. The grassland maybe species-rich and therefore a survey would be required.

A change in the Limits to Development would be required for the site to be considered suitable. It would also need to be demonstrated that issues relating to the River Mease, ecology, heritage impact and minerals/geo-environmental factors could be suitably addressed. The site is **potentially suitable**.

Availability: The site is being promoted by an agent on behalf of landowner who supports the development of the site. There is no known developer interest at present. The site is **potentially available**.

Achievability/Viability: With regards to existing power lines that cross the site, these could be accommodated below ground, with the associated transformer accommodated within the development. There are also potential constraints associated with the River Mease. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.7
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	17
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

P7 – Land West of Redburrow Lane, Packington

Site Description: The site is located to the south of Normanton Road and to the west of Redburrow Lane. The site is agricultural land bound by mature hedgerows and trees. The site is divided into several different paddocks by post and rail fencing. The site is flat. The site is grade 3 agricultural land (Natural England regional records). The site is within the catchment of the River Mease SAC and is also within the National Forest. The residential development of 30 dwellings has recently been completed on the site immediately to the west of this site.

Suitability: There has been a previous outline planning application (ref: 17/01575/OUT) on the site. The application was for the development of one detached self-build dwelling. The application was refused.

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Packington as a Sustainable Village. The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** This site benefits from a shared boundary with Normanton Road, which is a derestricted C Class road with a 7.5t weight restriction. It also shares a boundary with Redburrow Lane, which is an adopted unclassified derestricted road with a 7.5t weight restriction. Vehicular access to the site would be preferable from Normanton Road and appears achievable subject to designing an access in accordance with the standards set out in the Leicestershire Highways Design Guide.
- **Minerals:** The whole site is within the Mineral Consultation Area for the potential presence near or at surface coal resources. The majority of the site is also within the Mineral Consultation Area the potential presence of sand and gravel resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. It is in a Coal Development Low Risk Area meaning the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ecology:** It is known that there are badgers on the site. The grassland and hedgerows may be potential BAP habitats. A Phase 1 Habitats Survey would be required. Buffer zones along the hedgerows would need to be maintained.

A change in the boundary of the Limits to Development would be needed to enable this site to be considered suitable. It would also need to be demonstrated that issues relating to the River Mease, ecology and minerals/geo-environmental factors could be satisfactorily addressed.

Availability: The site is promoted by the landowner and is in single ownership. There is no known developer interest at present. The site is considered **potentially available**.

Achievability/Viability: Due to the potential River Mease constraints described above, the site is considered to be **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	2.02
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	38
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

P8 – Land to rear of 55 Normanton Road, Packington

Site Description: The site is located to the rear of properties that front both Normanton Road and Spring Lane. The site is surrounded by residential development apart from at the south east corner where there is agricultural land. The site to the west has planning permission for the development of up to 4 dwellings. The site is bound by mature hedgerows and trees. A watercourse runs along part of the western boundary of the site. The site is grade 3 agricultural land (Natural England regional records) and is located in the National Forest. The site previously formed part of SHELAA site P1 but is now being promoted separately.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Packington as a Sustainable Village. The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** The site does not appear to be able to have access to the public highway without accessing third party land.
- **Minerals:** The site is within the Mineral Consultation Area for the potential presence near or at surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. It is in a Coal Development Low Risk Area meaning the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ecology:** There is the potential for badgers to be on site. The grassland and hedgerows may be potential BAP habitats. A Phase 1 Habitat Survey would be required. There should be buffer zones along the hedgerows.

A change in the boundary of the Limits to Development would be needed to enable this site to be considered suitable. It would also need to be demonstrated that the issues relating to highways/access, the River Mease, ecology and minerals/geo-environmental factors could be satisfactorily addressed. The site is **potentially suitable**.

Availability: The site is promoted by an agent on behalf of a housebuilder. The housebuilder has an option/conditional contract on the site. The site is in single ownership and the landowner supports the development of the site. The site is considered **available**.

Achievability/Viability: Due to the potential River Mease constraints described above, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.56
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Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	14
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	n/a

P9 – Land between Spring Land and Normanton Rd, Packington

Site Description: The site is located to the east of Packington. It adjoins Normanton Road to the south and Spring Lane to the north (the site can be accessed from both roads). It currently comprises pony paddocks and associated stables. Its western boundary adjoins a site also promoted through the SHELAA (ref. P3). The site does not adjoin the existing built edge of Packington. Packington House, a Grade II Listed Building, is located to the north of the site, on the opposite side of Spring Lane. The site is Grade 3 agricultural land (Natural England regional records) and is in the National Forest. The site, together with the adjoining P3, was the subject of a refused outline application for up to 42 dwellings (13/00959/OUTM).

Suitability:

- **Planning Policy:** The site is located outside of the Limits to Development for Packington and is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). Packington is identified in the Local Plan as a Sustainable Village (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** Whilst a safe and suitable access may be achievable on Normanton Lane, this would not be desirable as the positioning of the access is likely to create a crossroads with the junction of Redburrow Lane. In addition, the site is not connected by any existing footways and is remote from the village. It is not ideal to create developments within a rural length of national speed limit road where such developments, and associated turning manoeuvres, are not anticipated by drivers, therefore creating a highway safety risk. Visibility splays could not be achieved on Spring Lane for the posted speed limit, however 85th percentile speeds are likely to be lower, therefore it may be possible to achieve a safe and suitable access on Spring Lane, however this would be limited to the southwest of the site frontage and the road is restricted in width. In addition, Spring Lane is not connected by existing footways. Local amenities are limited, and nearest bus service, not connected by footways, offers limited services.
- **Minerals:** The site is in a Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. The site is in a Coal Development Low Risk Area and may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **Heritage Assets:** The proximity of the site to a Grade II Listed building and its potential impact on the significance of this designated heritage asset requires further consideration.
- **River Mease:** The site is located within the asset is a River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ecology:** The site is not an ecological designation. Potential BAP habitats on site include grassland, trees and hedgerows. The site is considered to have potential for badgers and the onsite structures may be suitable for bats. Further ecological surveys would be required to assess the ecological potential of the site, although it is recommended that trees and hedgerows are retained with a 5m buffer of natural vegetation to (outside of gardens).

The site is outside the Limits to Development. In order for the site to be considered suitable, there would need to be a change in the Limits to Development. It would also need to be demonstrated that issues regarding to highways/access, minerals/geo-environmental factors, heritage impact, the River Mease and ecology could be satisfactorily addressed. The site is considered **potentially suitable**.

Availability: The site is in the ownership of two individual owners (each owning their own parcel). There are no known ownership constraints. There is no known developer interest in the site at present. The site is considered to be **potentially available**.

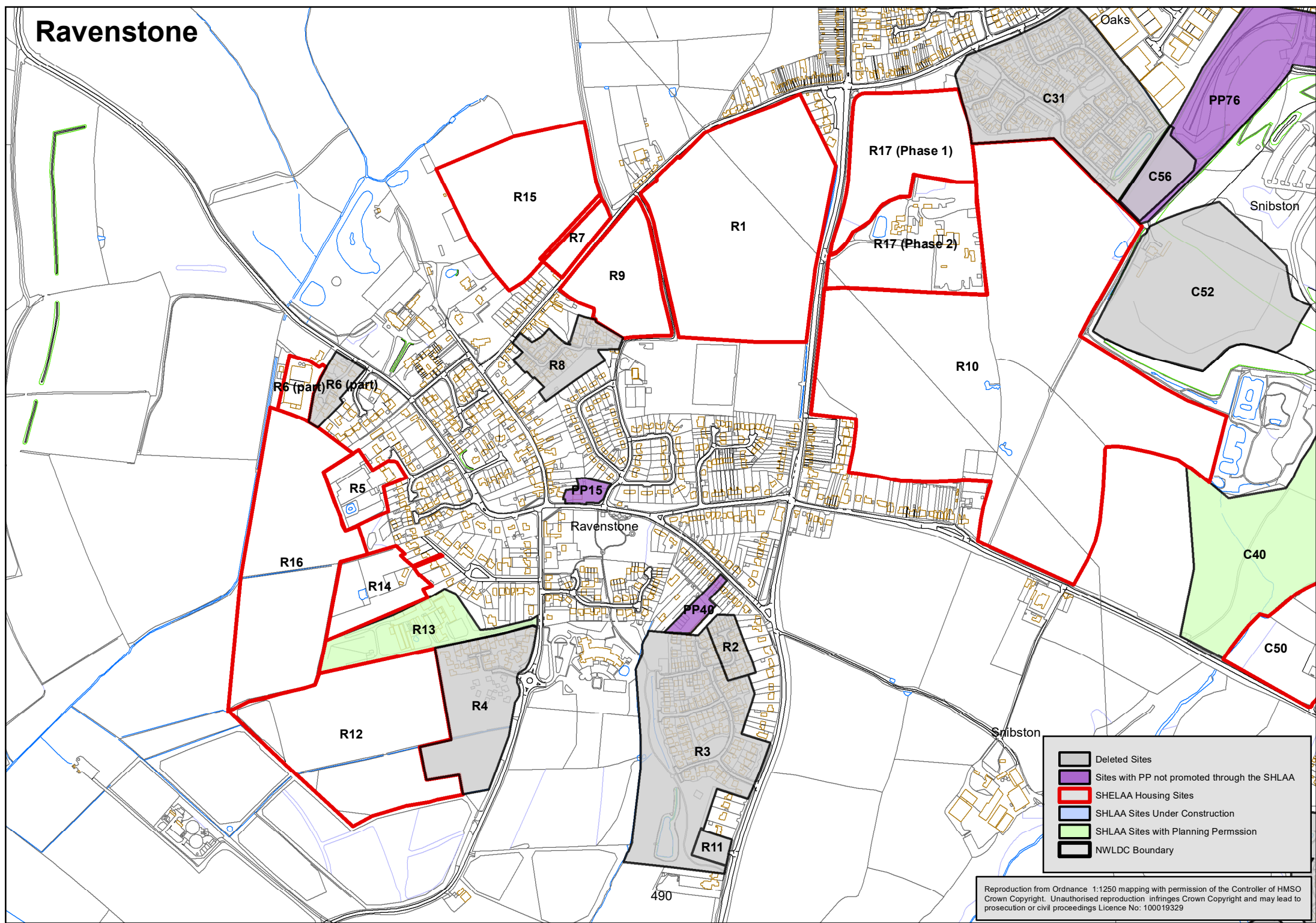
Achievability/Viability: Due to the potential River Mease constraints described above, the site is considered to be **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.63
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	40
Timeframe for Development	11-20 Years
Estimated Build Rate (dwellings per year)	n/a

RAVENSTONE

Ravenstone



R1 – Land between Church Lane and Wash Lane, Ravenstone

Site Description: The site is situated between Church Lane to the north and Wash Lane to the east. The site is slightly undulating and is in arable use. The site is of Grade 2 agricultural land quality (Natural England regional records). The site is bound to most sides by mature hedgerows and trees. There are overhead power cables that cross the site. The site is within the National Forest.

The majority of the eastern part of the site is within the Minerals Consultation Area for the potential presence of sand and gravel resources, as well as the potential for brick clay in the south eastern corner of the site. Part of the western extent of the site is within the Mineral Consultation Area for the potential presence of surface or near surface coal resources.

Suitability: The northern extent of the site at Church Lane/Wash Lane has been subject to outline planning application 17/00238/OUT for the development of 9 dwellings. The application was refused and also dismissed at appeal.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ravenstone as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Minerals:** The majority of the site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Highways:** There are no apparent fundamental Highway reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably. Additional pedestrian facilities are likely to be required on the western side of Wash Lane.
- **Ecology:** There is potential for badgers to inhabit the site, and Great Crested Newts (GCN) could potentially occupy ponds within 500m of the site. There are no locally designated wildlife sites within the site boundary, although the hedges represent potential Biodiversity Action Plan habitats at the site. Both a badger and GCN surveys would be required. The site is considered to be potentially acceptable for development from an ecology point of view, subject to mitigation, namely the retention of hedges with buffer zones; additional mitigation may be required pending surveys for badgers and GCN. There are opportunities for enhancement, including SUDS and woodland planting. Buffers should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is outside Limits to Development. It is noted that part of the site has been subject to a planning application that was dismissed at appeal. The site is considered **potentially suitable** in the longer term. This is reflected in the sites timeframe for development acknowledging that there would need to be a change in policy as well as a change in the Limits to Development for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to minerals/geo environmental factors can be satisfactorily addressed.

Availability: The site is promoted by chartered surveyors on behalf of the landowner. There is no known developer interest. The site is considered **potentially available**.

Achievability: There is a gas main and electricity pylon running across the site that could affect the achievability of the site. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	10.6
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	199
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

R5 - Land at Fosbrooke Close, Ravenstone

Site Description: The site is on the western edge of Ravenstone to the rear of housing that fronts onto Fosbrooke Close. The site includes 11 Fosbrooke Close. The site appears to be part used as garden for the adjacent properties and also as paddocks for the grazing of animals. To the west of the site is agricultural land. The site is partly Greenfield land and is of Grade 3 agricultural land quality (Natural England regional records). The site is within the National Forest.

The site is within the Minerals Consultation Area for the potential presence of surface or near surface coal resources.

Suitability: The site has outline planning permission (ref: 18/01428/OUTM) for the demolition of the existing bungalow to facilitate residential development on the site. The indicative site plan shows 28 dwellings on the site. As at April 2021 development had not been started.

- **Planning Policy:** The site is within the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ravenstone as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** Half of the site is within a Coal Development High Risk Area and a Coal Mining Risk Assessment will be required. The other half of the site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Minerals:** The majority of the site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Highways:** There are no apparent fundamental highway reasons for this site to be excluded from consideration at this stage.
- **Ecology:** There are no designated ecological sites or potential Biodiversity Action Plan habitats within the site. A Great Crested Newt (GCN) survey or entry into the GCN District Level Licensing Scheme would be required.

The site is within the Limits to Development. It would also be necessary to demonstrate that issues relating to minerals/geo environmental factors can be satisfactorily addressed. Subject to these the site is considered **suitable**.

Availability: The site is promoted by the landowner. There is no known developer interest. The site is considered **potentially available**.

Achievability: There are no known physical constraints or market and viability issues. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.02
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30

Estimated capacity	25
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	n/a

R6 - Land adjacent to Hall Farm, Ravenstone

Site Description: The site is on the north western edge of Ravenstone, adjacent to Hall Farm and to the south west of Ashby Road. The site is of Grade 3 agricultural land quality (Natural England regional records). The site is almost completely occupied by agricultural buildings. The site slopes gently down from the road and the site boundaries comprise a mix of hedges and fencing. There are residential dwellings to the east of the site and agricultural land to the south and west. The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ravenstone as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The southern part of the is within a Coal Mining High Risk Area and a Coal Mining Risk Assessment will be required. The northern part of the site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Minerals:** The site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Highways:** There are no apparent fundamental highway reasons for this site to be excluded from consideration at this stage.
- **Ecology:** There are no designated ecological sites or potential Biodiversity Action Plan habitats within the site. A Great Crested Newt survey or entry into the Great Crested Newt District Level Licensing Scheme would be required.

The site is outside the Limits to Development and a change in the Limits to Development would be required for site to be considered suitable. It would also be necessary to demonstrate that issues relating to minerals/geo environmental factors can be satisfactorily addressed. Subject to this the site is considered **potentially suitable**.

Availability: The site is promoted by an agent on behalf of the landowner. The site is largely occupied by agricultural buildings which are likely to be in use, therefore the is considered to be **potentially available**.

Achievability: There are no known physical constraints or viability issues. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.58
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	14
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

R7 - Land at Church Lane, Ravenstone

Site Description: The site is located to the north eastern edge of Ravenstone, to the north of Church Lane. The site is greenfield land used for agricultural purposes. The site is of Grade 3 agricultural land quality (Natural England regional records). There is agricultural land on all sides of the site except to the south west where there is the end of a row of houses which front onto Church Lane. The southern part of the site falls within the Ravenstone Conservation Area. A public footpath cross the south part of the site. The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ravenstone as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Minerals:** The site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Highways:** There are no apparent fundamental highway reasons for this site to be excluded from consideration at this stage.
- **Ecology:** There are no designated ecological sites within the site boundary although the hedgerows represent potential Biodiversity Action Plan habitats. A Great Crested Newt Survey or entry into the GCN District Level Licensing Scheme would be required. Development should include a 5m buffer zone along roadside hedge, as part of open space, to ensure habitat continuity and retain connectivity.

The site is outside the Limits to Development and a change in the boundary of the Limits to Development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to minerals/geo environmental factors can be satisfactorily addressed. Subject to these factors being addressed the site is considered to be **potentially suitable**.

Availability: The site is promoted by and agent of behalf of the landowner. There are no known issues relating to the availability of the site. The site is considered to be **potentially available**.

Achievability: There are no known physical constraints or viability issues. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.68
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	17

Timeframe for Development

Years 11-20

Estimated Build Rate (dwellings per year)

n/a

R9 – Land at Church Lane, Ravenstone

Site Description: The site is agricultural land located to the south of Church Lane. The site is of Grade 2 agricultural land quality (Natural England regional records). The site is flat and is bound by mature trees and hedgerows. Piper Lane, a public by-way, runs along the eastern and part of the southern boundary of the site. A public footpath crosses western corner of the site. Beyond Piper Lane to the south of the site is a sports field. To part of the south west of the site is a recently completed housing development. The site adjoins the Ravenstone Conservation Area along the south west. The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ravenstone as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Minerals:** The site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual development control process might lead to the site being viewed less favourably. The site is remote from services and non-car travel is likely.
- **Ecology:** There is the potential for badgers to inhabit the site, as such a badger survey would be needed. The hedges on site represent potential Biodiversity Action Plan Habitats. A Great Crested Newt Survey (GCN) or entry into the GCN District Level Licensing Scheme would be required. 5m buffer zones should be retained along hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. The site is considered acceptable with mitigation.

The site is outside the Limits to Development and a change in the boundary of the Limits to Development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to minerals/geo environmental and ecological factors can be satisfactorily addressed. Subject to these factors being addressed the site is considered to be **potentially suitable**.

Availability: The site is promoted by an agent on behalf of a volume housebuilder who has an option/conditional contract on the site. The landowner supports the development of the site. The site is considered to be **available**.

Achievability: No physical or viability constraints have been identified that could make the site unviable. There has been a Landscape Baseline Report completed that identifies that the site is not covered by any landscape designations or statutory or non-statutory designations that would prohibit its development for residential purposes. An Ecological Impact Assessment has also been undertaken which does not identify any constraints to development. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	2.69
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	50
(Site is being promoted for 50-70 dwellings)	
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	n/a

R10 – Land North of Leicester Road, Ravenstone

Site Description: The site is situated to the north of Leicester Road and to the east of Wash Lane. The site is Greenfield land and is currently used for agricultural purposes. The site of part Grade 2 and part Grade 3 agricultural land quality (Natural England regional records). There are residential properties adjacent to the south west corner and to part of the northern boundary of the site. The site is within the National Forest. The eastern extent of site contains part of a TPO area. There are two public footpaths within the southern part of the site. The site adjoins the site of the former Snibston Discovery Museum and the associated country park, this is now registered as an Asset of Community Value.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ravenstone as a sustainable village. Development of the site would potentially result in the coalescence of Coalville and Ravenstone; a reduced capacity figure would assist in retaining the separation between Coalville and Ravenstone. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Minerals:** The southern third of the site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Highways:** There are no apparent fundamental Highway reasons for this site to be excluded from consideration. Any dwellings in the far north of the site will be a considerable distance from the local public transport network – unless access is also available to the north through site ref C31, which has now been built. Any access off Wash Lane or Leicester Road where the speed limit is 40mph or at the 30/40 mph transition, measures to reduce speeds may be required.
- **Ecology:** There are no designated ecological sites within the site boundary. There is potential for Great Crested Newts (GCN) and badgers to occupy parts of the site. The hedgerows, ponds and trees within the site boundary represent potential Biodiversity Action Plan habitats. It is considered that a GCN survey of ponds should be completed and if GCNs are found then considerable mitigation and retention of buffer zones and connecting corridors would be required which would constrain development. It is considered that 10m Buffer Zones should be retained along significant hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is outside the Limits to Development and a change in the boundary of the Limits to Development would be required for the site to be considered suitable. The issue of potential coalescence of Coalville and Ravenstone would need to be considered. It would also be necessary to demonstrate that issues relating to ecological and minerals/geo environmental factors can be satisfactorily addressed. Subject to these factors being addressed the site is considered to be **potentially suitable**.

Availability: There are no known ownership issues. The site was promoted by a volume housebuilder however this was some 10 years ago, and it is unclear whether the site is still in the control of the housebuilder or whether there is any developer interest in the site. Therefore, the site is considered to be **potentially available**.

Achievability: There are no known achievability or viability issues; therefore, the site is **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	27.58
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	517
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

R12 – Land West of Heather Lane, Ravenstone

Site Description: The site is located to the west of Heather Lane and to the rear of SHELAA site R4 (which has been built out). The site is agricultural land and is of Grade 3 agricultural land quality (Natural England regional records). The site is bound by mature hedgerows and the occasional cluster of trees. To the north of the site is a former nurseries and garden centre (SHELAA site R13) and there is agricultural land to the south and west of the site. A public footpath runs roughly north to south through the western tip of the site. The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ravenstone as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The majority of the site is within a Coal Development High Risk Area and a Coal Mining Risk Assessment will be required.
- **Minerals:** The site is within the Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Highways:** This site appears to be land-locked however, the site to the east has been built out and may provide an access point. If an access point can be provided, there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, more detailed consideration, as part of the usual Development Control process, may lead to the site being view less favourably.
- **Ecology:** There is the potential for badger to be on site as well as bats foraging. The pond to the north (in the garden centre) is unlikely to be a Great Crested Newt habitat but a Great Crested Newt Survey (GCN) or entry into the GCN District Level Licensing Scheme would be required. The grassland south of the southern boundary is a candidate Local Wildlife Site. The hedges, trees and spinney's are potential BAP habitats. A hedgerow and badger survey would be required. The spinneys and boundary hedges to the south, west and north-west should be retained with buffer zones. A lighting condition would also be required. In ecology terms the site is considered acceptable with mitigation.

The site is outside the Limits to Development and a change in the boundary of the Limits to Development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to minerals/geo environmental factors can be satisfactorily addressed. Subject to these factors being addressed the site is considered to be **potentially suitable**.

Availability: The site is promoted by an agent on behalf of the landowner. The site is in single ownership and owned by Leicestershire County Council. The site is considered to be **potentially available**.

Achievability/Viability: There is no direct access from the site onto the highway network. Although a potential access could be achieved via SHELAA site R4 to the east. There are no known viability issues. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	7.3
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	137
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

R13 – Former Beesley’s Garden Centre, Heather Lane, Ravenstone

Site Description: The site is located to the west of Heather Lane to the rear of a number of properties that front onto Creswell Drive. The site slopes downwards from Heather Lane. There is agricultural land to the north, south and west of the site, SHELAA site R4 (which adjoins part of the southern boundary) has now been built out. To the east of the site are residential dwellings. The site is within the National Forest.

Suitability: The site has planning permission (ref: 19/01581/REMM) for the development of 34 dwellings along with associated infrastructure. At April 2021 the site was in the process of being cleared but development had not started.

- **Planning Policy:** The site is within Limits to Development on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ravenstone as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The majority of the site is within a Coal Mining High Risk Area and a Coal Mining Risk Assessment will be required.
- **Minerals:** The site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.
- **Ecology:** The main house on the site maybe a potential bat roost and as such a bat survey would be required. A Great Crested Newt Survey (GCN) or entry into the GCN District Level Licensing Scheme would be required. The site is considered acceptable in ecology terms as long as mitigation measures are provided.

The site is within the Limits to Development and has planning permission for residential development, the site is considered **suitable**.

Availability: The site is being developed by a housebuilder therefore the site is considered to be **available**.

Achievability/Viability: There are no known viability issues. Work on clearing the site is underway site is considered **achievable**.

Site Capacity:

Total Site Area Available for Development (hectares) 1.49

(Overall site area is 2.22ha, however the western third of the site is where three attenuation ponds and open space will be located)

Gross to Net Development Ratio 62.5%

Density Applied (dwellings per hectare) 37

Estimated capacity 34 (as per permission)

Timeframe for Development Years 0-5

Estimated Build Rate (dwellings per year) 17

R14 – Land to rear of 21 Creswell Drive, Ravenstone

Site Description: The site is located to the rear of 21 Creswell Drive and the property at 21 Creswell Drive is included within the site boundary. The site is bound by mature hedgerows and trees. The site is currently used for equestrian purposes and there is stabling and an outdoor riding school on the site. The site is of Grade 3 agricultural land quality (Natural England regional records). To the north of the site there is part agricultural land and part children’s play area and area of open space. To the west of the site is agricultural land and to the east are residential properties. Land to the south of the site (former Beesley’s Garden Centre) has planning permission for residential development. The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ravenstone as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Groun Conditions:** The majority of the site is within a Coal Development High Risk Area and a Coal Mining Risk Assessment will be required.
- **Minerals:** The site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Highways:** This site benefits from a shared boundary with Creswell Drive, which is an unadopted road. As such, the site does not appear to be able to have access to the public highway without accessing third party land.
- **Ecology:** There is the potential for Great Crested Newts to inhabit the pond to the north of the site. The grassland and hedgerows may be potential BAP habitats. A Phase 1 Habitats Survey would be required. If Great Crested Newts were found it may affect the developable area of the site. Buffer zones should be retained along hedgerows.

The site is outside the Limits to Development and a change in the boundary of the Limits to Development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to minerals/geo environmental and ecological factors can be satisfactorily addressed. Subject to these factors being addressed the site is considered to be **potentially suitable**.

Availability: The site is in single ownership and is promoted by the landowner. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	2.02
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%

Estimated capacity	38
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

R15 – Land north of Church Lane, Ravenstone

Site Description: The site lies to the north west of Church Lane and is agricultural land. The site is of Grade 3 agricultural land quality (Natural England regional records). There is agricultural land to the north and east of the site. There is part residential and part agricultural land to the west of the site. There are a number of residential dwellings that bound the site in the south west corner. The site is bound to the east and west by mature hedgerows and trees. The southern corner of the site adjoins the Ravenstone Conservation Area. The site slopes downwards away from Church Lane. The very southern point of the site adjoins the boundary of the Church of St. Michael which is a Listed Building. A public footpath runs north to south through the centre of the site. The eastern boundary of the site adjoins a Byway Open to All Traffic (BOTAT). The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ravenstone as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Minerals:** The site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Highways:** The site shares a boundary with a BOTAT (047), which does not appear to be suitable to accommodate the site traffic in its current form.
- **Ecology:** There is the potential for badgers to be on site. The hedgerows may be potential BAP habitats. A badger survey would be needed, and mitigation may be required. A Great Crested Newt Survey (GCN) or entry into the GCN District Level Licensing Scheme would be required. Buffers of 5m should be retained along hedgerows.

The site is outside the Limits to Development and a change in the boundary of the Limits to Development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to minerals/geo environmental, highway and ecological factors can be satisfactorily addressed. Subject to these factors being addressed the site is considered to be **potentially suitable**.

Availability: The site is promoted by an agent on behalf of the landowner. The site is in single ownership and the landowner supports the development of the site. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	3.9
Density Applied (dwellings per hectare)	30

Gross to Net Development Ratio	62.5%
Estimated capacity	73
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

R16 – Land south of Hall Farm, Ravenstone

Site Description: The site is agricultural land located to the south of Hall Farm and Hall Gardens. The site is of Grade 3 agricultural land quality (Natural England regional records). There is residential development to the north and along part of the eastern boundary of the site. There is agricultural land to the south and west of the site and to part of the east of the site. The site is bound along the majority of the eastern and western boundaries by mature hedgerows and trees. A watercourse runs along the western boundary of the site and several other smaller watercourse run across the site. There are two public footpaths that cross the site, one runs east to west across the northern part of the site, the other runs north to south through the site. The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ravenstone as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Ground Conditions:** The majority of the site is within a Coal Development High Risk Area and a Coal Mining Risk Assessment will be required.
- **Minerals:** The site is within a Minerals Consultation Zone and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource.
- **Highways:** The site does not appear to be able to have access to the public highway without accessing third party land.
- **Ecology:** There is the potential for Great Crested Newts to be present on the pond to the north east of the site. A Great Crested Newt Survey (GCN) or entry into the GCN District Level Licensing Scheme would be required. There is a limited possibility that the hedgerows may be potential BAP habitats. The site is mainly arable and there is potential for ecology enhancements. The presence of Great Crested Newts may affect the developable area. Buffer zones should be retained along the hedgerows.

The site is outside the Limits to Development and a change in the boundary of the Limits to Development would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to minerals/geo environmental, highway and ecological factors can be satisfactorily addressed. Subject to these factors being addressed the site is considered to be **potentially suitable**.

Availability: The site is promoted by an agent on behalf of the landowner. The site is in single ownership and the landowner supports development of the site. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues. A suitable access onto the site would need to be achieved, this may be possible via land to the north of the site. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	6.5
Density Applied (dwellings per hectare)	30

Gross to Net Development Ratio	62.5%
Estimated capacity	122
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

R17 – Land at junction of Wash Lane and Coalville Lane, Ravenstone

Site Description: The site is an approximately rectangular parcel of land to the south of Coalville Lane and to the east of Wash Lane. The site comprises a farm, industrial units and agricultural land. The site is accessed from the south-west part of the site onto Wash Lane (the A447). Buildings are concentrated in the south-eastern part of the site. The site is bordered by a combination of open fields (to the south, east and west) and residential development (to the north, east and west). Much of the surrounding countryside has also been submitted to the SHELAA (Sites R10 and R1). Allotments adjoin the site to the north. The greenfield part of the site comprises Grade 2 Agricultural Land (Natural England regional records) and is in the National Forest. In the far south-western corner, an overhead power line crosses a small section of the site.

Suitability:

- **Planning Policy:** The site is located outside of, but adjoining, the Limits to Development for the Coalville Urban Area and is designated as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the Coalville Urban Area as the District's Principal Town (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** The site shares its western boundary with the A classified adopted highway of Wash Lane, which has a 40mph speed limit along the majority of the site frontage. Access from Wash Lane may be contrary to the Leicestershire Highway Design Guide Policy IN5, 'Our Access to the Road Network Policy', if actual design speeds are above 40mph. A speed survey would therefore be required, and if speeds were higher, consideration given to whether design speeds can be constrained to 40mph by traffic management / calming measures. Given the rural nature of Wash Lane, careful frontage development would also be necessary to promote a more urban character if access is to be considered achievable in the context of IN5. Given the current nature of Wash Lane, the LHA has reservations over whether access would be possible in the context of Policy IN5. New bus stops would be required on Wash Lane to enable existing services to stop in the vicinity of the site and a new footway would be required along Wash Lane to serve the site. The only amenity within walking distance of part of the site is a public house.
- **Minerals:** The southern portion of the site (approximately 2.3 ha) is located in a Minerals Consultation Area for the potential presence of sand and gravel resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. The site is also within a Coal Development Low Risk Area meaning the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **Ecology:** The site is not an ecological designation. Potential BAP habitats on site include hedges and a spinney. The site is considered to have potential for badgers. There is an onsite pond which has the potential for great crested newts; either a survey or entry in to the GCN District Licensing Scheme would be required. It is recommended that the hedgerows are retained with a 5m buffer and the spinney should be retained within a 10m buffer (buffers outside of gardens). The pond should also be retained. Subject to this mitigation, the site is considered suitable in ecological terms.

Although the site adjoins the Limits to Development of the Coalville Urban Area, it is outside the defined settlement boundary and as such the site is considered **potentially suitable**. A change in the limits to development would be required for the site to be considered suitable. It would also need to be demonstrated that issues regarding to highways/access, minerals/geo-environmental factors and ecology could be satisfactorily addressed.

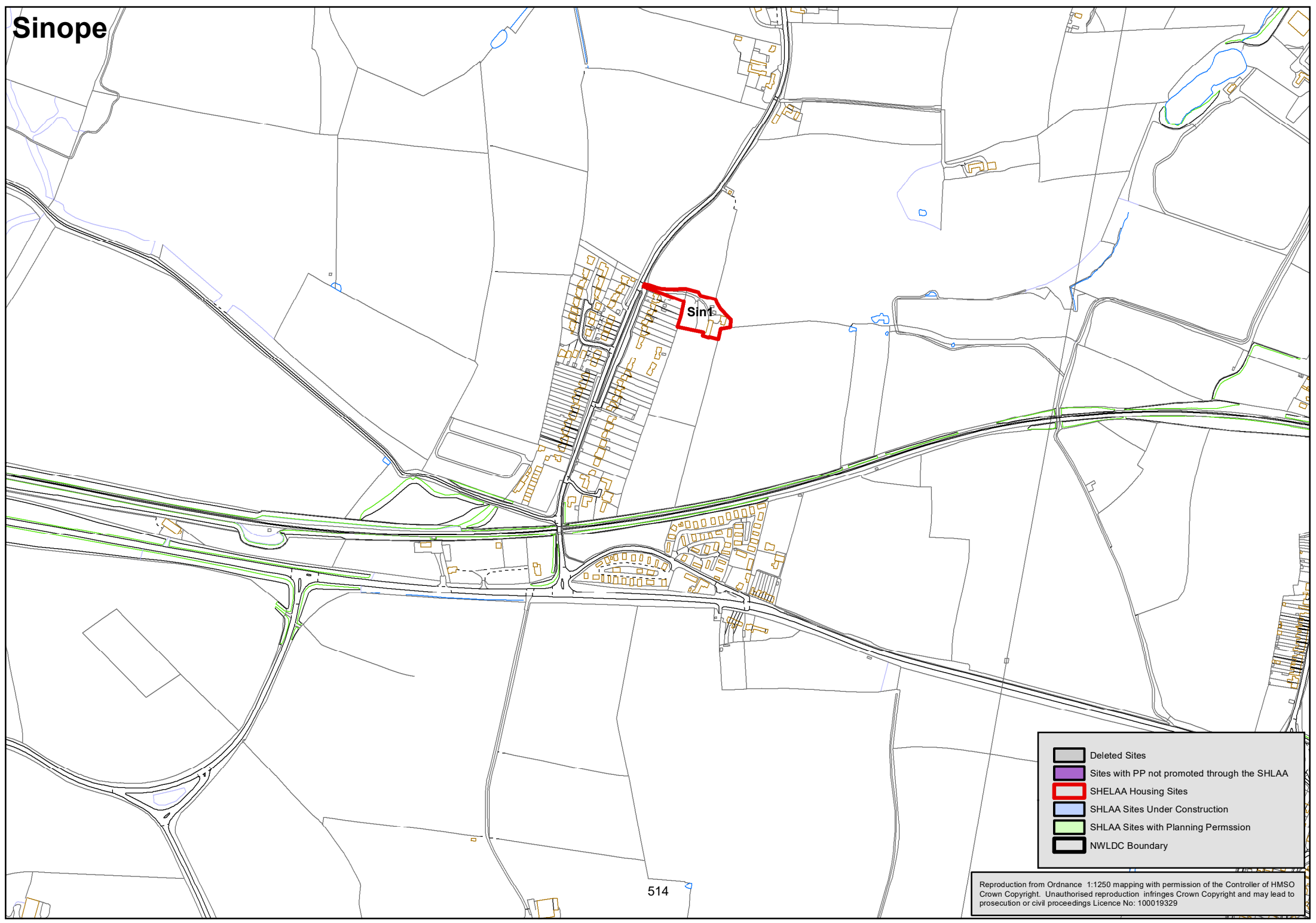
Availability: The site has been submitted by a strategic land promotor who is at an advanced stage in option discussions. All owners of the site are said to support the development of the site. There is the possibility that the site is subject to a tenancy agreement. The site is considered to be **available**.

Achievability/Viability: It would need to be demonstrated that a safe and suitable access could be achieved; the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	8.17
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	153
Timeframe for Development	6-10 Years
Estimated Build Rate (dwellings per year)	n/a

SINOPE



- Deleted Sites
- Sites with PP not promoted through the SHLAA
- SHLAA Housing Sites
- SHLAA Sites Under Construction
- SHLAA Sites with Planning Permission
- NWLDC Boundary

Sin1 - Botany Bay, 100 The Moorlands, Sinope

Site Description: The site is located to the rear of properties fronting onto The Moorlands. The site is a mix of residential and agricultural land, the site includes the existing detached house and outbuildings/sheds and adjoining paddock. To the north, east and south of the site is agricultural land and to the west are the rear gardens of 92-98 The Moorlands. There are a large number of mature trees both along the access track to the site and on the site. There is a public footpath that runs adjacent to the eastern boundary of the site. The site is within the National Forest. The land is of Grade 3 agricultural land quality (Natural England regional records)

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Sinope as a small village. The affordable housing requirements are set out in Appendix one of this document.
- The site is within the Minerals Consultation Area for brick clay and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development. The County Council will need to be contacted regarding the potential sterilisation of the Mineral resource for the potential presence of at or near surface coal resources. The site is also within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development
- **Highways:** Issues of sustainability include a 2 hourly bus service, proximity to local services e.g. schools/ shops which reduces transport sustainability. Details to show a suitable access in accordance with the 6C's Design Guide would need to be demonstrated.
- **Ecology:** There is the potential for bats to be in the buildings and also the potential for badgers to be on site. The trees are potential BAP habitats. A habitat survey would be required, the site needs further survey work undertaken before a decision can be made. A Great Crested Newt survey or entry into the GCN District Licensing Scheme would be required.

The site is outside the Limits to Development and some distance from services and facilities. A change in the boundary of the Limits to Development and a reclassification of Sinope up the settlement hierarchy would be required for the site to be considered suitable. It would also be necessary to demonstrate that issues relating to minerals/geo environmental factors can be satisfactorily addressed. Subject to these the site is considered **potentially suitable**.

Availability: There are no known ownership issues, the site is being promoted by an agent on behalf of the landowner. The site is considered **potentially available**.

Achievability: There are no known viability or achievability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.42
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	10

Timeframe for Development

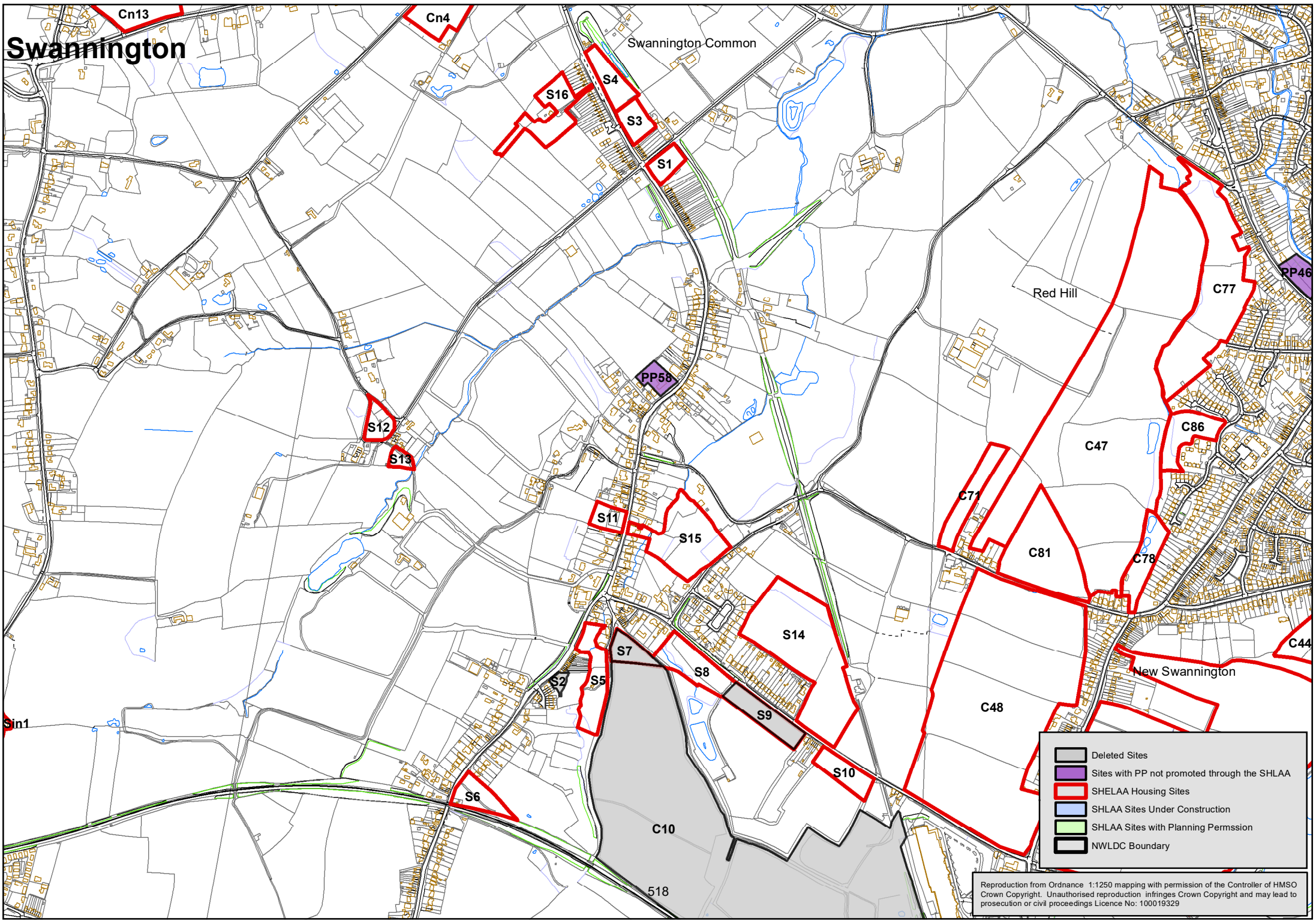
Years 11-20

Estimated Build Rate (dwellings per year)

n/a

SWANNINGTON

Swannington



Gross to Net Development Ratio	100%
Density Applied (dwellings per hectare)	30
Estimated capacity	11
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

S3 – Land to the East of St George’s Hill, Swannington

Site Description: The site is a rectangular-shaped parcel of land with a frontage onto St George’s Hill. The site is open and bound by mature hedgerows and trees, the site is currently used for agricultural purposes. A dismantled railway line (the Swannington Incline) runs along the north eastern extent of the site. The site is greenfield, Grade 4 Agricultural Land (Natural England regional records) and is located in the National Forest. There is residential development to the south of the site and agricultural land to the north as east, SHELAA site S4 is immediately to the north of the site.

Suitability: An ‘L’ shaped part of the site has been subject to a previous outline planning application (14/00005/OUT) for the development of two, three and four bedroomed properties. The application was refused.

- **Planning Policy:** The site outside of, but adjoining, the Limits to Development as identified on the adopted Local Plan Policies Map (2017) and is identified as countryside (Policy S3). The adopted Local Plan identifies Swannington as a Sustainable Village (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** Traffic travels past the site in excess of the 30 mph speed limit and there is restricted visibility at the nearby junction of St Georges Hill and Jeffcoats Lane. Development of the site may need to be supported by a Traffic Regulation Order which would be used to mitigate such issues. A single point of access serving the development would be preferable.
- **Minerals:** The site is within the Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. It is in a Coal Development Low Risk Area meaning the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **Ecology:** There are no designated ecological sites within the boundary of the site. The hedgerows represent a potential Biodiversity Action Plan habitat within the site boundary. Development should include retention of a 5m buffer zone along hedge and wooded watercourse as part of a managed open space, for habitat continuity and retain connectivity.

The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map. Although a previous planning application for residential development on the site has been refused, the site is considered **potentially suitable** in the longer term. This is reflected in the site’s timeframe for development acknowledging that there would need to be a change in policy as well as a change in the Limits to Development for the site to be considered suitable. It would also need to be demonstrated that issues relating to highways/access and minerals/geo-environmental issues could be satisfactorily addressed.

Availability: The site is promoted by the landowner. There is no known developer interest at present. It is considered that the site is **potentially available**.

Achievability: There are no known viability or achievability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.48
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	12
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

S4 – Land to the East of St George’s Hill, Swannington

Site Description: The site is an almost rectangular-shaped parcel of land with a frontage onto St George’s Hill. The site itself is open but is bound by mature hedgerows and trees. The site is currently used for agricultural purposes. A dismantled railway line (the Swannington Incline) runs along the north eastern extent of the site. A public right of way (N29) runs across the northern part of the site and SHELAA site S3 abuts its southern boundary. The site is Greenfield land and Grade 4 Agricultural Land (Natural England regional records). The site is within the National Forest. There is residential development to the west (on the opposite side of St George’s Hill) and agricultural land to the north, south and east.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Swannington as a Sustainable Village (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** Traffic travels past the site in excess of the 30 mph speed limit and there is restricted visibility at the nearby junction of St Georges Hill and Jeffcoats Lane. Development of the site may need to be supported by a Traffic Regulation Order which would be used to mitigate such issues. A single point of access serving the development would be preferable.
- **Minerals:** The site is within the Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. It is in a Coal Development Low Risk Area meaning the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **Ecology:** The site is identified as a candidate Local Wildlife Site and the species-rich grassland and hedgerows represent potential Biodiversity Action Plan habitats. As a result, it would be necessary to demonstrate that a more up-to-date survey demonstrates a change in habitat value, or significant harm can be avoided through appropriate mitigation or compensation.

A change in the Limits to Development would be required for the site to be considered suitable. The impacts on the site’s ecology would also need to be addressed and it would need to be demonstrated that issues relating to highways and minerals/geo-environmental factors could be satisfactorily addressed. The site is **potentially suitable**.

Availability: The site is promoted by the landowner. There is no known market interest at present. The site is **potentially available**.

Achievability: No viability or achievability constraints have been identified; the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares) 0.66

Gross to net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	16
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Gross to net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	25
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

S6 – Land at Hough Hill, Swannington

Site Description: The site is a wedge-shaped parcel of land situated to the north of the railway line and to the east of Hough Hill. The land slopes gently downwards away from the road. The site currently comprises well-used allotments bound by mature hedgerows and trees. There is residential development to the north, south and west of the site. The site is Grade 3 Agricultural Land (Natural England regional records) and within the National Forest.

Suitability:

- **Planning Policy:** The site is outside, but adjoining, the Limits to Development and is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Swannington as a Sustainable Village (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** There are no Highways objections in principle. Off-site highway works are likely to be required.
- **Minerals:** The site is within the Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. The majority of the site is in a Coal Development High Risk Area and a Coal Mining Risk Assessment would be required.
- **Ecology:** The site is considered acceptable with with mitigation/enhancement namely the retention of 5m buffer zones along the wooded railway boundary; not to be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is outside the Limits to Development and is considered **potentially suitable**; a change in the existing Limits to Development would be required for the site to be considered suitable. The loss of allotments would need to be justified in accordance with Local Plan Policy IF2 and it would need to be demonstrated that issues relating to minerals/geo-environmental factors could be satisfactorily addressed.

Availability: The site promoter states that the site is in single ownership. There is no known developer interest. The site is considered **potentially available**.

Achievability: There are no identified physical or viability constraints to development therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.6
Gross to net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	15
Timeframe for Development	Years 11-20

Estimated Build Rate (dwellings per year)

n/a

Gross to net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	46
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

S10 – South of Spring Lane, Swannington

Site Description: The site is greenfield land to the south of Spring Lane. The site is Grade 3 Agricultural Land and is currently used as a paddock. The site slopes upwards from Swannington towards Thornborough Road. The site is bound by mature trees and hedgerows. To the north and south of the site is agricultural land, there are residential properties to the western boundary of the site. Stephenson College is situated to the south-east of the site. A public right of way (N96) runs along the eastern boundary. The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and is identified as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Swannington as a Sustainable Village (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage, subject to suitable visibility being demonstrated from the site access. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.
- **Minerals:** The site is within the Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. It is in a Coal Development Low Risk Area meaning the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **Ecology:** There is the potential for badgers to be present on site. Great Crested Newts (GCNs) may inhabit the ponds close to the site, they are known to be on land to south of the site. The grassland and hedges on the site represent potential Biodiversity Action Plan habitats. A Phase 1 habitat survey and badger survey would be needed. A survey of nearby ponds for GCNs would also be required (or entry in the GCN District Licensing Scheme). 5m buffer zones should be retained along hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

A change in the boundary of the Limits to Development would be required to enable the site to be considered suitable, although the site would still be separated from the main built-up area of Swannington. It would also need to be demonstrated that issues relating to ecological and minerals/geo-environmental factors could be satisfactorily addressed. The site is **potentially suitable**.

Availability: The site is promoted on behalf of the landowner. There is no known developer interest. It is considered that the site is **potentially available**.

Achievability: There are no known viability or achievability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.43
Gross to net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	11
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

S11 - Adjacent Swannington Primary School, Main Street, Swannington

Site Description: The site is located to the south of the school building and to the west of Main Street. The site is currently used as part of Swannington Primary School for part car park, part sports pitch and part playing field. The car park element of the site adjoins Main Street, beyond the car park are the playing pitches this part of the site is flat. The site does slope slightly upwards beyond the sports pitches. The site is bound by mature trees and hedgerows. To the north of the site is Swannington Primary School, the the south and east are residential properties and to the west is agricultural land. A public right of way crosses the site, running close to its southern boundary. The site is within the National Forest. The site is Grade 3 Agricultural Land (Natural England regional records).

Suitability:

- **Planning Policy:** The site is within the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Swannington as a Sustainable Village. The loss of sports and recreation facilities at the site is covered by Local Plan Policy IF2. The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage, subject to suitable visibility being demonstrated from the site access. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.
- **Minerals:** The site is within the Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. Approximately half of the site is in a Coal Development High Risk Area, meaning a Coal Mining Risk Assessment would be required.
- **Ecology:** There is the potential that badgers could inhabit the site, therefore a badger survey would be required, the site is considered acceptable with mitigation.

The site is within the Limits to Development but is currently used as the recreation space for Swannington Primary School which adjoins the site. The loss of sport and recreation use at the site would need to be justified in accordance with the requirements at Policy IF2; it would need to be demonstrated that the space was surplus to requirements or demonstrate that an equivalent recreation space could be provided in a suitable location. It would also need to be demonstrated that issues relating to ecological and minerals/geo-environmental factors could be satisfactorily addressed. The site is **potentially suitable**.

Availability: The site is promoted by an agent on behalf of the landowner. There is no known developer interest at present. It is considered that the site is **potentially available**.

Achievability: There are no known viability or achievability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares) 0.33

Gross to Net development Ratio	100%
Density Applied (dwellings per hectare)	30
Estimated capacity	10
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

S12 – Land south of Limby Hall Lodge, Near Swannington

Site Description: The site is bound on all sides by Limby Hall Lane. The site slopes upwards from east to west and is currently used partly as allotments and partly as storage space for a building contractor. The site is bound by mature trees and hedgerows. The site is Grade 4 Agricultural Land (Natural England regional records) and is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). In terms of the Settlement Hierarchy set out in the adopted Local Plan, Limby Hall would be identified as a Hamlet due to its lack of services and facilities. The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** The site would not be considered to be in a sustainable location in transport terms for residents to access local services by walking, cycling and public transport. Limby Hall Lane is a narrow lane with little scope for widening and would be unsuitable to carry any additional development traffic. It is also doubtful whether a suitable site access with adequate visibility can be delivered at this location. Therefore the Highway Authority would be unlikely to accept this development site.
- **Minerals:** The site is within the Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. It is in a Coal Development Low Risk Area meaning the area may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **Ecology:** There is the potential for badgers to inhabit the site. The buildings on site may also house bat roosts. A Badger survey would be needed and possibly a bat survey. The hedges on site represent potential Biodiversity Action Plan habitats. There is the potential for Great Crested Newts to inhabit the pond quite close to the site, but probably no need for survey given small size of the potential development site (12 houses). 5m buffer zones to be retained along hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. The site is considered acceptable with mitigation.

The site is outside the Limits to Development and is poorly related to any nearby services and facilities. In addition access to services via sustainable forms of transport such as walking, cycling and public transport is very limited. A change in the Limits to Development as well as a reclassification of Limby Hall up the settlement hierarchy would be required for the site to be considered suitable. It would also need to be demonstrated issues relating to highways/access, ecology and minerals/geo-environmental factors could be satisfactorily addressed. The site is considered **potentially suitable**.

Availability: The site is promoted by an agent on behalf of the landowner. There is no known developer interest at present. It is considered that the site is **potentially available**.

Achievability: There are no known viability or achievability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.39
Gross to Net Development Ratio	100%
Density Applied (dwellings per hectare)	30
Estimated capacity	12
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

S13 – Land south of Limby Hall Lane, Near Swannington

Site Description: The site is greenfield land located off Limby Hall Lane. The site slopes downwards from north to south and is currently used for agricultural purposes. The site is bound by mature trees and hedgerows. The site is Grade 4 Agricultural Land (Natural England regional records) and is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). In terms of the Settlement Hierarchy in the adopted Local Plan Limby Hall would be identified as a Hamlet due to its lack of services and facilities. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site would not be considered to be in a sustainable location in transport terms for residents to access local services by walking, cycling and public transport. Limby Hall Lane is a narrow lane with little scope for widening and would be unsuitable to carry any additional development traffic. Furthermore the site has no frontage to an adopted highway – therefore the site is not appropriate for consideration in isolation.
- **Minerals:** The site is within the Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. All but 0.2ha of the site is in a Coal Development High Risk Area meaning a Coal Mining Risk Assessment would be required.
- **Ecology:** There is the potential for badgers to inhabit the site. A Badger survey and Phase 1 survey would be needed. There is the potential for Great Crested Newts to inhabit the pond quite close to the site, but no requirement for a survey given the small size of the potential development (7 houses). There is a candidate Local Wildlife Site adjacent to the site. The hedges and grassland represent potential biodiversity Action Plan habitats. 5m buffer zones to be retained along hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is outside the Limits to Development and is poorly related to any nearby services and facilities. In addition access to services via sustainable forms of transport such as walking, cycling and public transport is very limited. A change in the Limits to Development as well as a reclassification of Limby Hall up the settlement hierarchy would be required for the site to be considered suitable. It would also need to be demonstrated that the issues relating to highways/access, ecology and minerals/geo-environmental factors could be satisfactorily addressed. The site is considered **potentially suitable**.

Availability: The site is promoted by an agent on behalf of the landowner. There is no known developer interest at present. It is considered that the site is **potentially available**.

Achievability: There doesn't appear to be an access from the site onto the highway. There may be a need to secure third party land which may affect the achievability of the site. There are no other known viability or achievability issues. Further information is required to show how access to the site would be achieved. The site is **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.17
Gross to Net Development Ratio	100%
Density Applied (dwellings per hectare)	30
Estimated capacity	5
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

S14 – Land north of Spring Lane, Swannington

Site Description: The site comprises a parcel of land to the north of Spring Lane which has a street frontage along the eastern most part, follows the former railway line in a north-westerly direction and continues to the rear of housing that fronts onto Spring Lane. The site is comprised of two agricultural fields bounded by trees and hedgerows, with an area of woodland plantation in the northern part of the site. The site is adjoined by housing to the west and countryside in all other directions. There is a small group of housing on the southern side of Spring Lane opposite. The site comprises Grade 3 Agricultural Land (Natural England regional records) and is in the National Forest.

Suitability:

- **Planning Policy:** The site is located outside of, but adjoining, the Limits to Development for Swannington and is designated as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Swannington as a Sustainable Village (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** The access is likely to be restricted to the northwest corner of the site in order to achieve appropriate visibility; this can be achieved for the 40mph speed limit, however, if recorded 85th percentile speeds are above 45mph, there is likely to be difficulty achieving sufficient visibility. There are very limited local amenities, the closest, being a public house located approximately 520m from the site. The most appropriate walking route to Swannington Primary school would be 1.5km via Spring Lane, Thornborough Road and Church Lane; Spring Lane has very narrow footways and is subject to the national speed limit. The nearest bus stops are located approximately 550m from the site on Thornborough Road which offer half-hourly services between Coalville and Leicester. Whilst this distance is within the maximum recommended walking distance, as above, footways are very narrow, and part of Spring Lane is subject to the national speed limit. The site is therefore likely to be reliant on car travel. Bus stops are located within 300m of the site which are served by half-hourly services between Coalville and Swadlincote.
- **Minerals:** The site is in a Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. The site is in a Coal Development Low Risk Area and may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **Ecology:** The site is not an ecological designation. Potential BAP habitats on site include hedgerows and woodland. The site is considered to have potential for badgers. It is recommended that the woodland plantation and railway lines are placed within 10m buffer zones of natural vegetation and hedgerows are retained within 5m buffers (all buffer zones outside of gardens). Subject to these mitigation measures, the site is considered to be suitable in ecological terms.

Although the site adjoins the Limits to Development for Swannington, it is outside the defined settlement boundary. A change in the limits to development would be required for the site to be considered suitable. It would also need to be demonstrated that issues regarding to highways/access, minerals/geo-environmental factors and ecology could be satisfactorily addressed. The site is considered **potentially suitable**.

Availability: The site has been submitted by an agent on behalf of the landowner. There are no known ownership constraints and all owners of the site are stated to support its development. There is no known developer interest in the site at present. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	4.43
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	77
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

S15 – Land at Main Street and Foan Hill, Swannington

Site Description: The site comprises a residential dwelling (18 Main Street) and an extensive area of land to the rear of the dwelling and other properties of Main Street (extending to Foan Hill). The greenfield part of the site is Grade 3 agricultural land.

Suitability:

- **Planning Policy:** Aside from no. 18 Main Street, which is within the Limits to Development, the site is designated as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Swannington as a Sustainable Village (Policy S2). The site is located in the National Forest (Policy En3). The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** It appears that a safe and suitable access could be achievable at this site via Main Street. Whilst a safe and suitable site access could also be achievable on Foan Hill, this is a very narrow road, and therefore is unlikely to be appropriate. The nearest bus stops are located on Main Street within 120m of the site and served by hourly services between Swadlincote and Coalville. There are local amenities including a primary school, public house and convenience store within 400m of the site.
- **Minerals:** The site is in a Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. The site is in a Coal Development Low Risk Area and may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **Heritage Assets:** 20 Main Street (adjacent to the site) is a Grade II Listed Building. The site is in proximity of two other Grade II Listed Buildings; both the Methodist Chapel and Old Blacksmiths House are on Main Street and approximately 100m from the site at its nearest point. The impact of any development on the significance of these designated heritage assets would need to be considered.
- **Ecology:** The site is not an ecological designation. Potential BAP habitats on site include hedges, scrub woodland, trees, grassland and a small stream along the western boundary. The site is considered to have potential for badgers. The site is considered to be good habitat mosaic with grassland which looks species-rich. As a result it would be necessary to demonstrate that a more up-to-date survey demonstrates a change in habitat value, or significant harm can be avoided through appropriate mitigation or compensation.

The site adjoins the Limits to Development of Swannington but is outside the defined settlement boundary. A change in the limits to development would be required for the site to be considered suitable. It would also need to be demonstrated that issues regarding to minerals/geo-environmental factors, heritage impacts and ecology could be satisfactorily addressed. The site is considered to be **potentially suitable**.

Availability: The site has been submitted by the owner. There is no known developer interest in the site at present. The site is considered to be **potentially available**.

Achievability/Viability: There are no known viability/achievability constraints. The site is considered potentially achievable.

Site Capacity:

Total Site Area Available for Development (hectares)	2.0
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	38
Timeframe for Development	11-20 Years
Estimated Build Rate (dwellings per year)	n/a

S16 – Land at 65 St George's Hill, Swannington

Site Description: The site is located on the north-eastern edge of Swannington, to the west of St George's Hill. It is an irregular-shaped parcel of land to the rear of ribbon development. Access to the site is from a track serving no.65 St George's Hill. - The site access forms part of a planning permission granted for the erection of a dwelling and garaging (20/00691/FUL - resubmission of 19/01683/FUL which was for the construction of replacement dwelling). A public right of way (N28) runs down the access road before crossing the site in the direction of woodland to the north-west. The site is Grade 3/4 agricultural land (Natural England regional records) and is in the National Forest.

Planning History.

Suitability:

- **Planning Policy:** Aside from the site access, which is in the Limits to Development, the site is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The main body of the site adjoins the Limits to Development for Swannington which the Local Plan identifies as a Sustainable Village (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** The red line boundary as drawn does not quite abut the public highway, therefore the extents of the red line boundary would need to be explored further. However, if the red line shown is intended to connect with the back of the highway boundary, a safe and suitable site access could be achieved. However, the width of the access way is shown to be 6.4m; a development of up to 50 dwellings should be provided with a 4.8m access, and 50-400 dwellings requires a 5.5m access. It should be noted that 2 x 2m footways are also required for sites put forward for adoption by the LHA. Therefore typically, a minimum corridor of 8.8m would be required for up to 50 dwellings, and 9.5m for a development serving 50-400 dwellings. Where a footway is not provided, a service margin would still be required. Whilst a compromise could be reached in that a footway is only provided on one side, it appears that the access drive would be insufficient for any significant development. There are limited local amenities within maximum recommended walking distances of the site; these appear to be limited to a car garage and church. The nearest bus stops are located 270m from the site and are served by regular services between Swadlincote and Coalville.
- **Minerals:** The site is in a Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. The site is in a Coal Development Low Risk Area and may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **Ecology:** The rear part of the site (0.12ha) forms part of Gorse Field, a Local Wildlife Site (comprising transitional mesotrophic/wet/acid grassland with scrub and pond with Red Data Book species). Potential BAP habitats on site include hedgerows, trees and possible grassland. The site is considered to have potential for badgers. There are also known great crested newts in offsite ponds. Further surveys would be required to assess the ecological potential of the site. In terms of great crested newt, it would be possible to enter the

district level licensing scheme. It is recommended that trees and hedgerows are retained with a 5m buffer of natural vegetation to the retained hedgerows (outside of gardens).

Although the site adjoins the Limits to Development of Swannington, it is outside the defined settlement boundary. A change in the limits to development would be required for the site to be considered suitable. It would also need to be demonstrated that issues regarding to highways/access, minerals/geo-environmental factors and ecology could be satisfactorily addressed. The site is considered to be **potentially suitable**.

Availability: The site has been submitted by an agent on behalf of the landowner. There are no known ownership constraints and all owners of the site are stated to support its development. There is no known developer interest in the site at present. The site is considered to be **potentially available**.

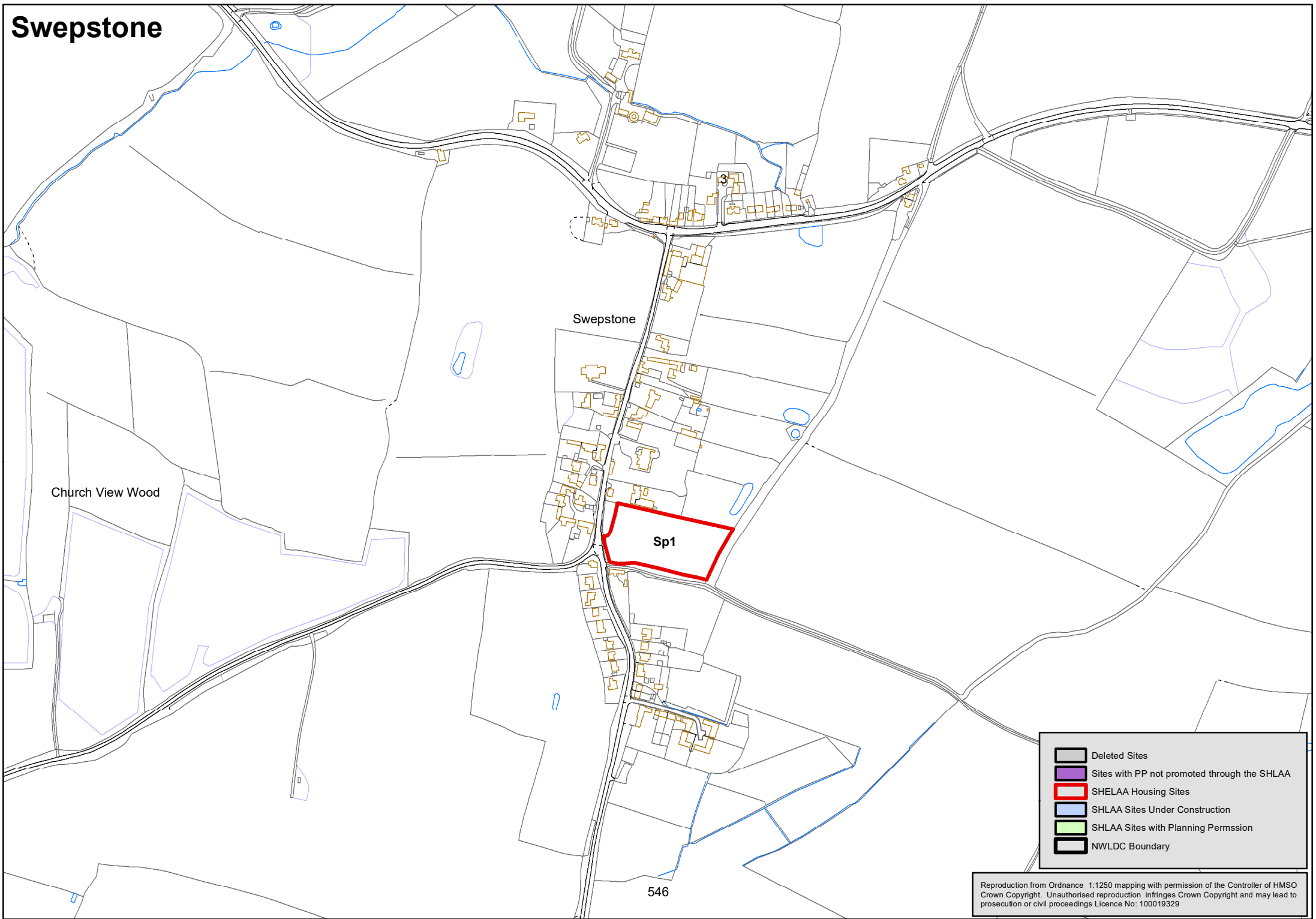
Achievability/Viability: It would need to be demonstrated that a safe and suitable access could be achieved. The site is **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.1ha
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	27
Timeframe for Development	11-20 Years
Estimated Build Rate (dwellings per year)	n/a

SWEPSTONE

Sweepstone



Church View Wood

Sweepstone

Sp1

546

- Deleted Sites
- Sites with PP not promoted through the SHLAA
- SHLAA Housing Sites
- SHLAA Sites Under Construction
- SHLAA Sites with Planning Permission
- NWLDC Boundary

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Sp1 – Land off Church Street, Swepstone

Site Description: The site comprises an approximately rectangular parcel of land on the eastern side of Church Street. There is housing to the north, south and west and countryside to the east. The area is low density and development follows a linear form along Church Street. The site is accessed at the south-western corner. The site comprises Grade 3 agricultural land (Natural England regional records) and is in the National Forest.

Suitability:

- **Planning Policy:** The site is located outside of the Limits to Development and is defined as countryside (Policy S3) on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Swepstone as a Small Village, with no Limits to Development (Policy S2). The affordable housing requirements are set out in Appendix One of this document.
- **Highways:** In order to achieve a safe and suitable access, the track to the south of the site, which is adopted highway, would need to be re-constructed to full carriageway construction. Further assessment would be required dependant on the scale of development in order to ensure that the junction of this track and Newton Road and the Newton Road/Church Street junction would safely interact. The only local amenity within 800m appears to be a church and there do not appear to be any serviced bus stops within 800m. The site would therefore be heavily reliant on private motor vehicles.
- **Minerals:** Broadly half the site is in a Minerals Consultation Area for the potential presence of at or near surface coal resources. The County Council would need to be contacted regarding the potential sterilisation of this mineral resource. The site is in a Coal Development Low Risk Area and may contain unrecorded coal mining related hazards which would need to be reported if encountered during development.
- **River Mease:** The site is located within the River Mease catchment. The Mease is identified as a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. In accordance with the Conservation Objectives for the SAC, for development to be considered acceptable there will be a need for appropriate mitigation to be in place to protect the water quality in the catchment.
- **Ecology:** The site is not an ecological designation. Potential BAP habitats on site include hedges and trees. The site is considered to have potential for badgers. There is an offsite pond in the vicinity which has the potential for Great Crested Newt and GCN are known to be present in the area. A GCN survey or entry into the GCN District Level Licensing Scheme would be required. It is recommended that trees and hedgerows are retained with a 5m buffer of natural vegetation (outside of gardens). Subject to these mitigation measures, the site is considered to be suitable in ecological terms.

The site is outside the Limits to Development. In order for the site to be considered suitable, there would need to be a change in the Limits to Development as well as a reclassification of Swepstone higher up the settlement hierarchy. It would also need to be demonstrated that issues regarding to highways/access, minerals/geo-environmental factors, the River Mease and ecology could be satisfactorily addressed. The site is considered **potentially suitable**.

Availability: The site has been submitted by an agent on behalf of the landowner. There are no known ownership constraints and all owners of the site are stated to support its development. There is no known developer interest in the site at present. The site is considered to be **potentially available**.

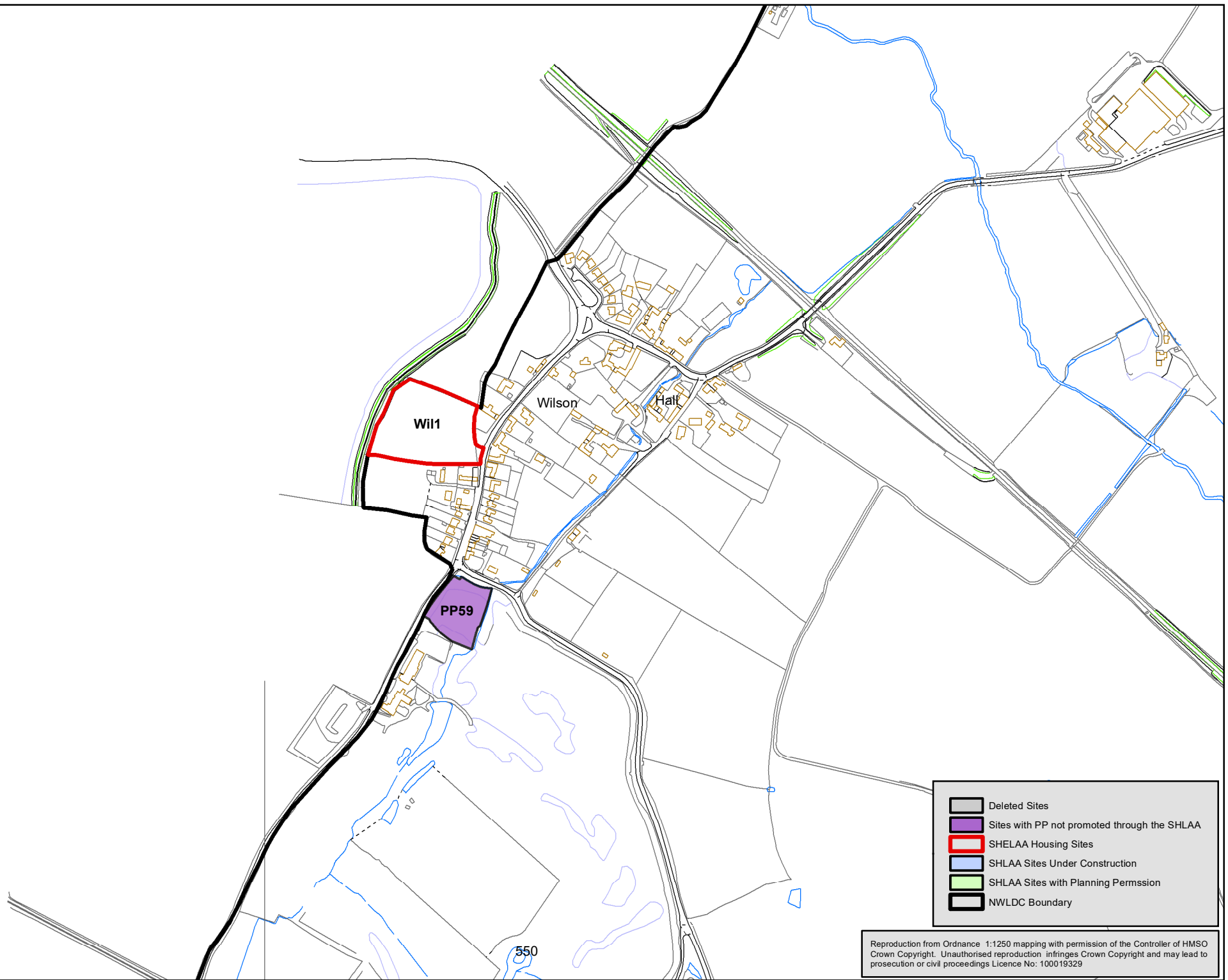
Achievability/Viability: Due to the potential River Mease constraints described above, the site is considered to be **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.1
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	32
Timeframe for Development	11-20 Years
Estimated Build Rate (dwellings per year)	n/a

WILSON

Wilson



- Deleted Sites
- Sites with PP not promoted through the SHLAA
- SHLAA Housing Sites
- SHLAA Sites Under Construction
- SHLAA Sites with Planning Permission
- NWLDC Boundary

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Wil1 - Land at Main Street, Wilson

Site Description: The site is located to the west of Main street. The site is fairly flat Greenfield land. There are residential dwellings to the east of the site and there are a small number of dwellings beyond a hedgerow to the south of the site. The land is of Grade 2 agricultural land quality (Natural England regional records). There is woodland to the west of the site and a mature hedgerow along the northern boundary. The eastern boundary of the site adjoins the Wilson Conservation Area.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Wilson as a Small Village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** Wilson is not considered to be a sustainable location in transport terms. There are no amenities within the village or bus stops and therefore new residents would rely heavily on car travel. This site is therefore unlikely to be acceptable to the Highway Authority.
- **Ecology:** There is the potential for badgers to be on site and for bats foraging. The rough grassland does not appear to be species-rich although there is a good tree belt (Park Pale) to the west. A badger survey would be needed. A 10 meter buffer to Park Pale would be required and a 5 metre buffer to the hedgerow to the south. A lighting condition would also be required. The site is considered acceptable in ecology terms provided mitigation measures are provided. A Great Crested Newt survey or entry into the GCN District Level Licensing Scheme would be required.

The site is outside the Limits to Development and a change in the Limits to Development as well as a reclassification of Wilson up the Settlement Hierarchy would be required for the site to be considered suitable. It would also be necessary to demonstrate that issue relating to geo environmental factors can be satisfactorily addressed. Subject to these the site is considered **potentially suitable**.

Availability: The site within the ownership of the Melbourne Trust, the site is considered to be **potentially available**.

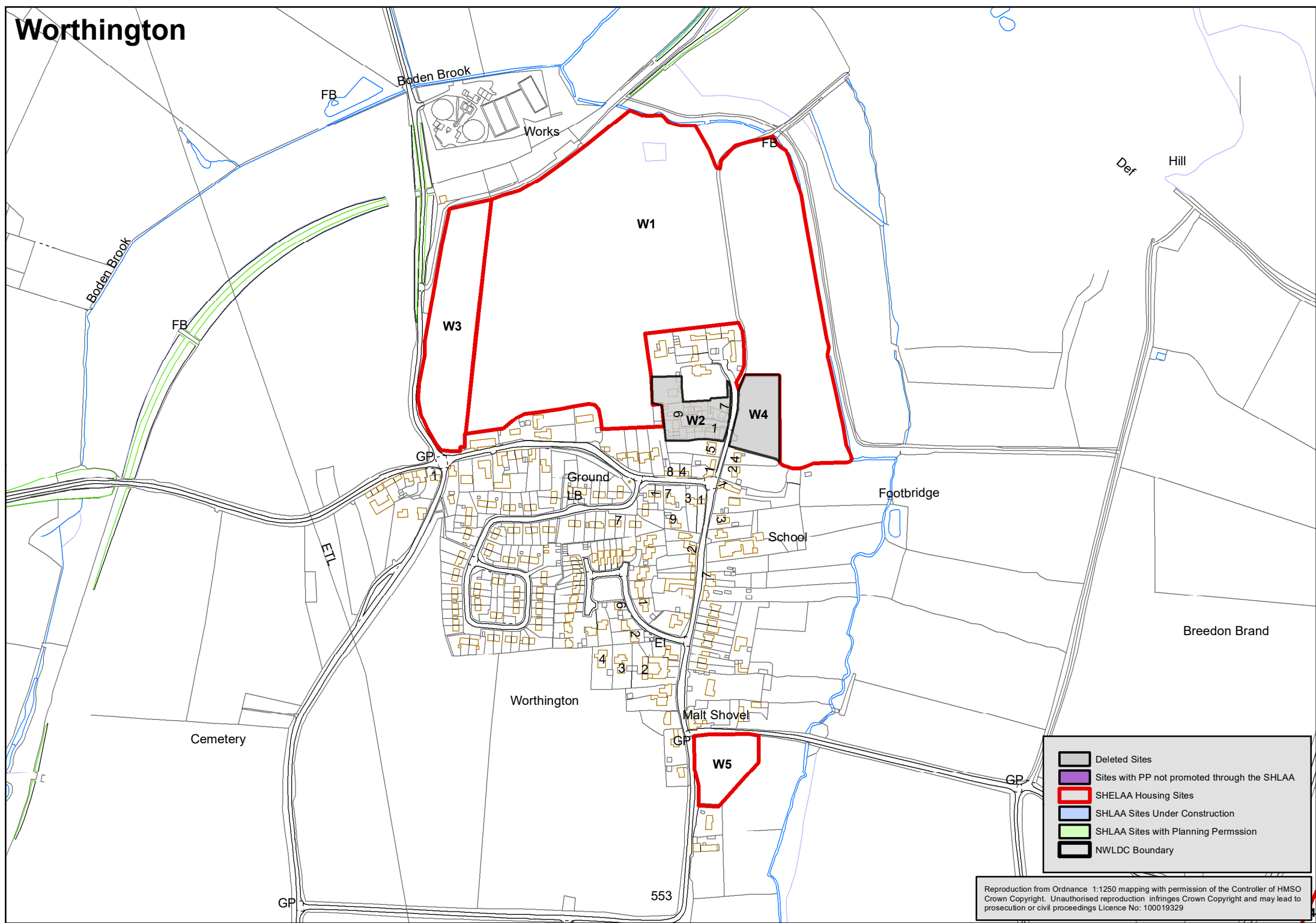
Achievability/Viability: There are no known viability issues. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.16
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	29
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

WORTHINGTON

Worthington



- Deleted Sites
- Sites with PP not promoted through the SHLAA
- SHLAA Housing Sites
- SHLAA Sites Under Construction
- SHLAA Sites with Planning Permission
- NWLDC Boundary

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W1 – Manor Drive, Worthington

Site Description: The site is to the North of Church Street. The site is a large area of pasture and arable land that is gently undulating in parts with a steeper slope at the western edge of the site down from the road to the west. There are mature hedges and post and rail fences to the field boundaries. There are residential dwellings fronting Church Street with a small pocket of housing at the end of Manor Drive. There is Listed Church adjacent to the south western boundary of the site. To the north of the site is a disused railway line forming part of the Coud Trail cycle path with a sewage works beyond. A Bridleway runs across the site north to south. There is a quarry a short distance from the north east of the site. The site is adjoined on other sides by open agricultural land and a number of TPOS trees to the south.

The land is of Grade 3 agricultural land quality (Natural England regional records). All of the eastern boundaries abut Flood Zone 2 & 3.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Worthington as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- The eastern half of the site is within the Minerals Consultation Area for the potential presence of below surface limestone resources and the majority of the sites is within the Mineral Consultation Area for Brick Clay. The County Council will need to be contacted regarding the potential sterilisation of the Mineral resource. The majority of the site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Highways:** Concerns from a transport/sustainability point of view given the remote and isolated nature of Worthington, its lack of services, employment and limited availability of public transport. Worthington's poor sustainability credentials are confirmed by Census data which shows high levels of car ownership, very low levels of public transport use and long commuting distances. Against this background, the Highway Authority would question whether the level of housing would be acceptable and accord with the aims of the NPPF, namely to encourage sustainable patterns of development.
- **Ecology:** There is the potential for badgers to inhabit the site and the potential for Great Crested Newts to inhabit the pond nearby. The hedges on site represent potential Biodiversity Action Plan habitats. A badger and Great Crested Newt surveys would be required. 5m buffer zones should be retained along hedges/watercourse, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. The site is considered acceptable with mitigation.

The site is outside the Limits to Development and whilst the Limits to Development could be amended there would remain the issue that the site itself extends away from the village and is completely out of scale with Worthington. The site is poorly related to the village. It would also be necessary to demonstrate that issues relating to minerals/geo environmental factors can be satisfactorily addressed. The site is considered **not currently suitable**.

Availability: The site is promoted by a land agent, the site has been marketed in the past but it is not known if the site is still being actively marketed. There is no known developer interest. The site is considered **potentially available**.

Achievability: There are no known achievability or viability issues; therefore the site is the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	10.68
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	200
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

W3 – Adjacent Breedon Lane, Worthington

Site Description: The site is a linear shaped site extending from Church Street in the south to a large, detached dwelling in the north, which is just outside Worthington itself. The site is greenfield land currently used for agricultural purposes. The site slopes downwards away from the rear of Church Street and upwards from Breedon Lane. Site is elevated above Breedon Lane. Mature hedgerows bound the site to the north and west. A Listed Building is located near the south east corner of the site. There is a quarry a short distance from the north east of the site. The land is of Grade 3 agricultural land quality (Natural England regional records).

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Worthington as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- The site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Highways:** Concerns from a transport/sustainability point of view given the remote and isolated nature of Worthington, its lack of services, employment and limited availability of public transport. Worthington's poor sustainability credentials are confirmed by Census data which shows high levels of car ownership, very low levels of public transport use and long commuting distances. Against this background, the Highway Authority would question whether the level of housing would be acceptable and accord with the aims of the NPPF, namely to encourage sustainable patterns of development.
- **Ecology:** There is the potential for badgers to inhabit the site and the potential for Great Crested Newts to inhabit the pond nearby. The hedges on site represent potential Biodiversity Action Plan habitats. A badger and Great Crested Newt surveys would be required. 5m buffer zones should be retained along hedges/watercourse, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. The site is considered acceptable with mitigation.

The site is outside the Limits to Development and whilst the Limits to Development could be amended there would remain the issue that the site itself extends away from the village and is completely out of scale with Worthington. The site is poorly related to the village. It would also be necessary to demonstrate that issues relating to minerals/geo environmental factors can be satisfactorily addressed. The site is considered **not currently suitable**.

Availability: The site is promoted by a land agent, there is no known developer interest, the site is considered **potentially available**.

Achievability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.42
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	35
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

W5 – Land off Main Street, Worthington

Site Description: The site is an almost triangular parcel of land located to the east of Main Street and south of Bull Hill. The site is bound by mature hedgerows along both road frontages. The Malt Shovel public house and some stables are located to the north of the site on the opposite side of Bull Hill. There are residential dwellings to part of the west of the site on the opposite side of Main Street. There is one large, detached dwelling to the south of the site. There is agricultural land to the east and south east of the site. The HS2 Safety Zones are located some distance away to the north west of the site.

The land is of Grade 3 agricultural land quality (Natural England regional records).

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Worthington as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- The majority of the sites is within the Mineral Consultation Area for Brick Clay and the County Council will need to be contacted regarding the potential sterilisation of the Mineral resource. The whole of the site is within a Coal Development Low Risk Area and the area may contain unrecorded coal mining related hazards which will need to be reported if encountered during development.
- **Highways:** This site benefits from a shared boundary with Main Street, at which point is a 30 mph, Adopted Unclassified road, and Bull Hill, an Adopted Unclassified road with speed limits of 30 and 60 mph. Both streets have a weight restriction of 7.5t. Bull Hill increases in speed shortly after the junction with Main Street. Vehicular access to the site from Main Street appears achievable subject to designing an access in accordance with the standards set out in the Leicestershire Highways Design Guide.
- **Ecology:** There is the potential for badger to be on site. The grassland and hedges may be potential BAP habitats. A Phase 1 Habitats Survey would be needed. Buffer zones would be needed along hedgerows.

The site is located outside the Limits to Development and a change in the boundary of the Limits to Development would be needed. It would also be necessary to demonstrate that issues relating to minerals/geo environmental factors can be satisfactorily addressed. Subject to these the site is therefore considered **potentially suitable**.

Availability: The site has been submitted by an agent on behalf of the landowner. The landowner supports the development of the site. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.44
Density Applied (dwellings per hectare)	30

Gross to Net Development Ratio	82.5%
Estimated capacity	11
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	n/a

Affordable Housing Requirements as set out in the adopted Local Plan (2017).

Policy H4: Affordable Housing

- (1) To support the provision of mixed, sustainable communities the Council will seek the provision of affordable housing on new housing developments. The provision of affordable housing will be subject to the following thresholds above which the level of contributions will be sought:

Greenfield Sites

Settlement	Minimum Affordable Housing Contribution	Threshold
Ashby de la Zouch	30%	11 or more dwellings OR 1,000sqm (gross floor space)
Castle Donington	30%	11 or more dwellings OR 1,000sqm (gross floor space)
Coalville Urban Area	20%	11 or more dwellings OR 1,000sqm (gross floor space)
Ibstock	20%	11 or more dwellings OR 1,000sqm (gross) floor space
Kegworth	30%	11 or more dwellings OR 1,000sqm (gross) floor space
Measham	30%	11 or more dwellings OR 1,000sqm (gross) floor space
All other settlements	30%	11 or more dwellings OR 1,000sqm (gross) floor space

Previously Developed Land

Settlement	Minimum Affordable Housing Contribution	Threshold
Ashby de la Zouch	15%	30 or more dwellings OR sites of 1Ha or more
Castle Donington	5%	30 or more dwellings OR sites of 1Ha or more
Coalville Urban Area	5%	30 or more dwellings OR sites of 1Ha or more
Ibstock	5%	30 or more dwellings OR sites of 1Ha or more
Kegworth	5%	30 or more dwellings OR sites of 1Ha or more

Measham	15%	30 or more dwellings OR sites of 1Ha or more
All other settlements	5%	30 or more dwellings OR sites of 1Ha or more

- (2) In agreeing the provision of affordable housing account will be taken of:**
- **site size and site constraints; and**
 - **financial viability, having regard to the individual circumstances of the site.**

Where it can be demonstrated that the full affordable housing requirement would adversely affect the viability of a proposed development then the Council will agree to look at other measures to increase viability in accordance with policy IM1 (Implementation and Monitoring of the Local Plan) before agreeing to a lesser amount of affordable housing subject to the provision of part (4) below.

- (3) The Council's preference is for on-site affordable housing provision which should:**
- **include a mix of types and tenure that reflects the type and nature of any need at the time that the application is determined and**
 - **be integrated within the design and layout of a development such that they externally indistinguishable from market housing on the same site.**
- (4) Planning permission will be subject to a legal agreement to secure the provision of the agreed amount of affordable housing. Where a site is likely to be developed in phases over the longer term the agreement will include a suitable mechanism to review the amount of affordable housing provided over time as viability improves.**
- (5) The Council will encourage the provision of affordable homes to meet the need of elderly people. Where bungalow provision is made the Council will consider reducing the overall level of affordable housing contribution, having regard to the type and size of other affordable housing provided across the site.**