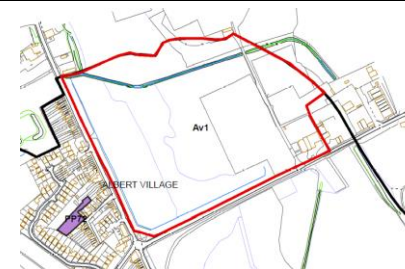


Site Information										
Housing Code		AV1	Site Address		Main Street/Occupation Road, Albert Village			Settlement	ALBERT VILLAGE	
Employment Code		EMP67								
Nearest Settlement			Nearest Sustainable Settlement			Proposed Use		Either		
Name			Name			Hectares		14.1		
Albert Village			Albert Village			Site Capacity*	Dwellings	264		
							Emp (m ²)	28200		
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Periods and Build Rates		
								0 - 5	6 - 10	11 - 20
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		D		264
								E	28200	
Site of Special Scientific Interest?		No	Ancient Woodland?		No	Within Flood Zone 3b?		No	SHELAA Assessment	Potentially Suitable
National Nature Reserve?		No	Historic Park or Garden?		No	EMA Public Safety Zone?		No		Potentially Available
Local Nature Reserve?		No	Scheduled Monument?		No	Existing Permission?		No		Potentially Achievable



Quantitative Assessment			
Services			
Local Services		Swadlincote	Employment
Convenience Store		Tesco Express, Church Gresley	Swadlincote Town Centre
Primary School		Albert Village Primary	Public Transport
Secondary School		Granville Academy	Within 800m, 19 - Ashby-Burton, Hourly
GP Surgery		Woodville Surgery	Formal Recreation
			Within 1000m walking distance
			Informal recreation
			Within 800-1200m walking distance
			Pharmacy
			Dean and Smedley, Woodville
Constraints			
Rights of Way		None	Biodiversity and Geodiversity
Previously developed?		Part - 26%-30% - includes employment area	None
Flood risk		Flood Zone 1	Soil Resources
Tree Preservation Order?		None	4
			Minerals Safeguarding
			Coal
			Waste Safeguarded Sites
			None

Qualitative Assessment

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 grade 4 agricultural land. There is some vegetation around the perimeter of the site. The extent of the proposed site does extend northwards beyond the district's border into South Derbyshire District.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges form the site boundaries and there is landscaping within the site. The site does not however form part of a wider green infrastructure and the majority of the site boundaries could potentially be retained as part of a development scheme. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	Development of the site may have an impact on sensitive townscape or landscape characteristics, but it is possible that it could be mitigated to an acceptable level.	The site is large, and the development of the whole site would not respond to the existing scale of the village which is relatively limited. The part of the site adjacent to Main Street is well related to the built form of the village; however, the eastern extremity would be some distance from the built form of the village. Development of the whole site would have a significant impact on the size and form of the village; however, development of the western part of the site would be better related in terms of location and scale.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets.
Land and Water Contamination	The site is or may be affected by land contamination or landfill. The site will or may cause groundwater pollution. It is possible that it can be mitigated to an acceptable level.	Part of the south-eastern section of the site is within a hazardous materials storage area (Hepworth Building Products).
Environmental Quality	The site is close to sources of pollution or other environmental quality issues, but it is possible that it can be mitigated to an acceptable level.	The site is adjacent to commercial/industrial uses which could potentially affect future residents. Mitigation would need to be provided to address the potential issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey. The site is within the River Mease Catchment Area.	LCC Ecology state 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.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The Highway Authority state there are no apparent fundamental highways reasons for this site to be excluded from consideration. There is currently no suitable access but potentially this could be satisfactorily provided.