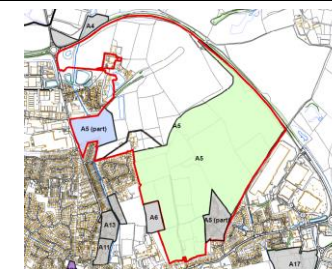


Site Information										
Housing Code		A5	Site Address				Money Hill, Ashby		Settlement	ASHBY DE LA ZOUCH
Employment Code		EMP17								
Nearest Settlement			Nearest Sustainable Settlement			Proposed Use		Either		
Name			Ashby de la Zouch			Hectares		128		
Settlement Tier			Key Service Centre			Site Capacity*		Dwellings 1953 Emp (m <sup>2</sup> ) 74620		
Relationship to Limits to Development?			Within			Distance from sustainable boundary		Within Boundary		
Site of Special Scientific Interest?			No	Ancient Woodland?		No	Within Flood Zone 3b?		No	
National Nature Reserve?			No	Historic Park or Garden?		No	EMA Public Safety Zone?		No	
Local Nature Reserve?			No	Scheduled Monument?		No	Existing Permission?		Part	
						Periods and Build Rates				
						0 - 5		6 - 10	11 - 20	
						D 416		750	787	
						E		74620		
SHELAA Assessment								Suitable		
								Available		
								Achievable		



Quantitative Assessment			
Services			
Local Services		Ashby de la Zouch	Employment
Convenience Store		Co-op, Ashby	Ivanhoe Business Park, Ashby de la Zouch
Primary School		Woodcote Primary	Public Transport
Secondary School		Ivanhoe School	Within 800m, 29/29A - Coalville to Swadlincote every 30 mins and 9 - Burton to EMA, every 30 mins
GP Surgery		Castle Medical Group	Formal Recreation
			More than 2000m walking distance
			Informal recreation
			Within 800m walking distance
			Pharmacy
			Ashby Pharmacy
Constraints			
Rights of Way		PROW running along site boundary	Biodiversity and Geodiversity
Previously developed?		Part - 6%-10% - includes former arla daries and riding school	LWS
Flood risk		Some Flood Risk	Soil Resources
Tree Preservation Order?		Part of site	3
			Minerals Safeguarding
			Part Coal
			Waste Safeguarded Sites
			None

Qualitative Assessment
<p>The site is located to the south-west of the A511 and to the east of Smisby Road. The site is situated to the north-east of the town centre and the site boundary adjoins the town centre boundary. The site is greenfield land currently used for agricultural purposes with some residential development. 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 grade 3 agricultural land and within the National Forest. To the south of the site is Ashby Conservation Area.</p>

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 boundary with the A511 and prevents clear views into the site. The site contains hedges forming field boundaries and sporadic groups of planting. The A511 boundary treatment would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently largely undeveloped and landscaped site. The site is characterised by hedges forming boundaries and trees within the site which may be lost as part of the development. 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 its development would have a significant visual impact on the site and surroundings. The site has planning permission (ref: 13/00335/OUTM) granted at appeal for the development of 605 dwellings. The site of the former Arla Dairies has planning permission (ref: 18/00827/REMM) for 153 dwellings. At April 2019 there were 31 dwellings under construction and 122 dwellings not started. 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. Development of the site would have a significant visual impact given the size of the site. However, it is adjacent to the bypass road which runs along the eastern boundary, abuts the industrial site to the south-east and abuts existing development to parts of the southern and western boundaries.
Historic and Cultural Assets	Development of the site may have the potential to affect heritage assets, but it is possible that it could be mitigated to an acceptable level.	The site borders the Ashby conservation area along part of the southern boundary. This stretch of Wood Street also accommodates several listed buildings. Development of this part of the site would need to safeguard the setting of these heritage assets.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
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.	Potential noise issues from A511 on part of the site.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey. The site is within the River Mease Catchment Area.	In response to the above planning application's LCC Ecology stated 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.
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.	In response to the above planning application's the Highway Authority identified no objections to the development subject to conditions and planning obligations.

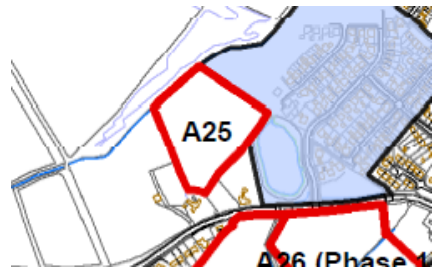
Site Information										
Housing Code		<b>A7</b>	Site Address				Packington Nook, Ashby		Settlement	ASHBY DE LA ZOUC
Employment Code										
Nearest Settlement			Nearest Sustainable Settlement			Proposed Use		Housing		
Name			Ashby de la Zouch			Hectares		55.72		
Settlement Tier			Key Service Centre			Site Capacity*		Dwellings 836 Emp (m <sup>2</sup> )		
Relationship to Limits to Development?			Adjoining			Distance from sustainable boundary		Adjoining Boundary		
Site of Special Scientific Interest?			No	Ancient Woodland?		No	Within Flood Zone 3b?		No	
National Nature Reserve?			No	Historic Park or Garden?		No	EMA Public Safety Zone?		No	
Local Nature Reserve?			No	Scheduled Monument?		No	Existing Permission?		No	
Settlement Tier			Key Service Centre			Periods and Build Rates		0 - 5    6 - 10    11 - 20		SHELAA Assessment
D						400		436		Potentially Suitable
E										Available
										Potentially Achievable

Quantitative Assessment			
Services			
Local Services		Ashby de la Zouch	Employment
Convenience Store		Co-op, Ashby	Ashby de la Zouch Town Centre
Primary School		Ashby Willesley Primary	Public Transport
Secondary School		Ivanhoe School	Within 800m, 19 - Ashby to Burton, hourly
GP Surgery		Castle Medical Group	Formal Recreation
			Within 1000m walking distance
			Informal recreation
			Within 800m walking distance
			Pharmacy
			Boots, Ashby
Constraints			
Rights of Way		PROWs running N-S through site	Biodiversity and Geodiversity
Previously developed?		No	LWS
Flood risk		Some Flood Risk	Soil Resources
Tree Preservation Order?		Part of site	2 and 3
			Minerals Safeguarding
			Part Coal/Sand and Gravel
			Waste Safeguarded Sites
			None

**Qualitative Assessment**

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 A42 runs to the south and east. The site is greenfield and currently used for agriculture (part grade 2, part grade 3). There are existing residential properties located to the north and west of the site with sporadic buildings excluded from but enclosed by the site. Land levels undulate with a significant rise heading east along Lower Packington Road and towards the south of the site. The site comprises a rural character with a varied field pattern and the northern part of the site forms an attractive and important rural edge to the settlement. The southern half of the site is within the Minerals Consultation Area for the potential presence of surface or near surface coal resources and sand and gravel resources.

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 some site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. The site is characterised by hedges forming boundaries and trees within the site which may be lost as part of the development. 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 its development would have a significant visual impact on the site and surroundings. The site provides a rural backdrop/setting for parts of the town especially when viewed from Lower Packington Road and Measham Road. The site undulates with a prominent rise adjacent to Lower Packington Road. The site has previously been part of a larger site for which an outline planning application (08/01588/OUTM) for residential development was refused at appeal. In dismissing the appeal, the Inspector stated the development would lead to "...some significant harm to the landscape and character of the town". The site has medium sensitivity to residential development.
Historic and Cultural Assets	Development of the site may have the potential to affect heritage assets, but it is possible that it could be mitigated to an acceptable level.	Rotherwood, a grade II listed building, would be adjacent to the site and the setting would alter through the development of the site. There is potential archaeology within the site that requires further investigation. There is a site of archaeological interest 50m from the site's north eastern extent.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
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.	Potential noise issues from A42 on part of the site.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey. The site is within the River Mease Catchment Area.	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.
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 site does not have a current satisfactory vehicular access. At the previous application, concern was raised over the potential risk to highway safety. Capacity of the local road network and junctions would need to be demonstrated.

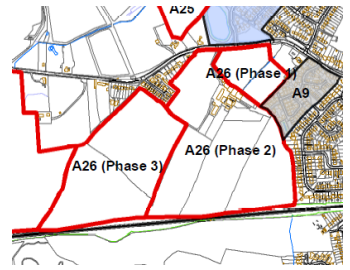
Site Information															
Housing Code		<b>A25</b>		Site Address			North of Moira Road, Shellbrook, Ashby			Settlement		ASHBY DE LA ZOUCH			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Ashby de la Zouch		Name		Ashby de la Zouch		Hectares		1.85					
Settlement Tier		Key Service Centre		Settlement Tier		Key Service Centre		Site Capacity*		Dwellings 46 Emp (m <sup>2</sup> )					
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		Periods and Build Rates							
								0 - 5		6 - 10				11 - 20	
								D				46			
								E							
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		Ashby de la Zouch	
Convenience Store		Co-op, Moira Road, Ashby	
Primary School		Ashby Hilltop Primary	
Secondary School		Ivanhoe School	
GP Surgery		Castle Medical Group	
Employment		Ashby de la Zouch Town Centre	
Public Transport		Within 800m, 29/29A - Coalville to Swadlincote every 30 mins	
Formal Recreation		Within 1000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		Dean and Smedley, Ashby	
Constraints			
Rights of Way		None	
Previously developed?		No	
Flood risk		Flood Zone 1	
Tree Preservation Order?		None	
Biodiversity and Geodiversity		LWS	
Soil Resources		3	
Minerals Safeguarding		None	
Waste Safeguarded Sites		None	

**Qualitative Assessment**

This relatively flat greenfield site is located to the north of Moira Road and is currently in agricultural use (grade 3). The site is to the north of two dwellings, The Glen and Whitehouse Farm, the former which is grade II listed. The site is currently bordered by mature hedgerows. The north-eastern boundary adjoins a site that is currently under construction for residential development, separated by a field which acts as a buffer between the development and the adjacent countryside. To the north and west of the site are densely planted areas of woodland.

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 site boundaries and would need to be maintained and supplemented (particularly on the western boundary) as part of any development to maintain the character and to assimilate development into a currently undeveloped and rural site. There are no trees or hedges within the site. 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 forms part of the rural break between the western portion of Ashby and Blackfordby and Norris Hill to the west. This rural approach has been altered to an extent by the large-scale solar development to the west which is separated from this site by a large area of woodland. The site is semi-rural given the developing eastern edge of Ashby. The site has low to medium sensitivity to residential development.
Historic and Cultural Assets	Development of the site may have the potential to affect heritage assets, but it is possible that it could be mitigated to an acceptable level.	The Glen, a grade II listed building, would be adjacent to the site and the setting would alter through the development of the site; part of its rural setting would be eroded.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No identified 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.	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.
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 site does not adjoin the public highway and it is unclear how the site would be accessed.

Site Information															
Housing Code		<b>A26</b>		Site Address			South of Moira Road, Ashby			Settlement		ASHBY DE LA ZOUC			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Ashby de la Zouch				Hectares		26.3					
Settlement				Key Service Centre				Site Capacity*		Dwellings 493					
Tier				Tier				Emp (m <sup>2</sup> )							
Relationship to Limits to Development?				<b>Adjoining</b>				Periods and Build Rates		0 - 5    6 - 10    11 - 20					
Distance from sustainable boundary				<b>Adjoining Boundary</b>				D		493					
E															
Site of Special Scientific Interest?		<b>No</b>		Ancient Woodland?		<b>No</b>		Within Flood Zone 3b?		<b>No</b>		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		<b>No</b>		Historic Park or Garden?		<b>No</b>		EMA Public Safety Zone?		<b>No</b>		Potentially Available			
Local Nature Reserve?		<b>No</b>		Scheduled Monument?		<b>No</b>		Existing Permission?		<b>No</b>		Potentially Achievable			

Quantitative Assessment			
Services			
Local Services		<b>Ashby de la Zouch</b>	
Convenience Store		<b>Co-op, Ashby</b>	
Primary School		<b>Ashby Hilltop Primary</b>	
Secondary School		<b>Ivanhoe School</b>	
GP Surgery		<b>Castle Medical Group</b>	
Employment		<b>Ashby de la Zouch Town Centre</b>	
Public Transport		<b>Within 800m, 29/29A - Coalville to Swadlincote every 30 mins</b>	
Formal Recreation		<b>Within 1000m walking distance</b>	
Informal recreation		<b>Within 800m walking distance</b>	
Pharmacy		<b>Dean and Smedley, Ashby</b>	
Constraints			
Rights of Way		<b>PROW running E-W across site</b>	
Biodiversity and Geodiversity		<b>LWS</b>	
Previously developed?		<b>No</b>	
Soil Resources		<b>3</b>	
Flood risk		<b>Flood Zone 1</b>	
Minerals Safeguarding		<b>None</b>	
Tree Preservation Order?		<b>None</b>	
Waste Safeguarded Sites		<b>None</b>	

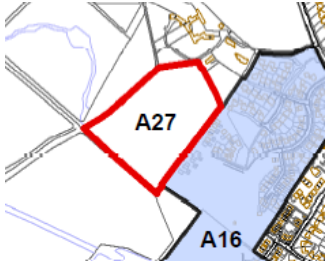
**Qualitative Assessment**

This relatively flat greenfield site is located to the south of Moira Road and is currently in agricultural use (grade 3). There is residential development to the east of the site, with the part that adjoins the north-eastern boundary being a new housing development. 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 footpath runs east to west through the middle of the site. The site is split into several large fields; the fields are bound by mature hedgerows. There are agricultural buildings at Woodside Farm within the site boundary. The site is divided into three phases; Phase 1 is a smaller area to the north of the farm buildings adjoining Moira Road, Phase 2 is a much larger area located to the south-west

of Phase 1 and includes the existing farm buildings and land west of the farm buildings up to dwellings in Shellbrook and Phase 3 is to the west of phase 2 and includes three agricultural fields to the south of Shellbrook.



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.	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 site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. There are only sporadic trees within the site. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure. The dense tree planting to the south would need to be maintained.
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 all three phases, especially phase 3, would have a significant visual impact on the site and surroundings. The site provides a rural approach along Moira Road and this would be eroded through the development of all phases. However, the visual prominence of the site is reduced by the dwellings in Shellbrook and the backdrop of development in Ashby. The site has low to medium sensitivity to residential development.
Historic and Cultural Assets	Development of the site may have the potential to affect heritage assets, but it is possible that it could be mitigated to an acceptable level.	The Glen, a grade II listed building, would be adjacent to the site on the northern side of Moira Road. The setting would alter through the development of the site; part of its rural setting would be eroded. However, the separation distances and intervening development would be considered.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No identified 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.	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.
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.	There is currently only vehicular access into phase 2 and access would need to be from Moira Road. 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.


Site Information															
Housing Code		<b>A27</b>		Site Address			South of Burton Road, Ashby			Settlement		ASHBY DE LA ZOUCH			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Ashby de la Zouch		Name		Ashby de la Zouch		Hectares		3.19					
Settlement Tier		Key Service Centre		Settlement Tier		Key Service Centre		Site Capacity*		Dwellings 60 Emp (m <sup>2</sup> )					
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		Periods and Build Rates							
								0 - 5		6 - 10				11 - 20	
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				Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

Quantitative Assessment			
Services			
Local Services		Ashby de la Zouch	
Convenience Store		Co-op, Burton Road, Ashby	
Primary School		Ashby Hastings Primary School	
Secondary School		Ivanhoe School	
GP Surgery		Castle Medical Group	
Employment		Ashby de la Zouch Town Centre	
Public Transport		Within 800m, 29/29A - Coalville to Swadlincote every 30 mins	
Formal Recreation		Within 1000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		Dean and Smedley, Ashby	
Constraints			
Rights of Way		PROW running NW-SE through site	
Previously developed?		No	
Flood risk		Flood Zone 1	
Tree Preservation Order?		None	
Biodiversity and Geodiversity		None	
Soil Resources		Most 2	
Minerals Safeguarding		None	
Waste Safeguarded Sites		None	

**Qualitative Assessment**

The site is an approximately rectangular parcel of agricultural land (grade 2 other than grade 3 at the southern tip of the site) located to the south of several large detached properties accessed off Burton Road. National Forest planting is to the south, west and north-west of the site. There is an existing residential development to the north of the site and a large residential development is currently under construction to the east of the site. The site slopes downwards significantly north to south. A public right of way runs along the south-western boundary of the site.

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 boundary to the north and there is dense woodland to the south and west beyond the site boundaries. The retention of site boundaries would be required as part of any development to maintain the character and to assimilate development into a currently undeveloped and rural site. 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 would have a limited impact on townscape and/or landscape character.	The site occupies high ground at the northern end, but the levels drop significantly to the south. The site is set well back from Burton Road and as a result is not unduly prominent when viewed from the public realm. New housing is being constructed to the west, so the site is adjacent to the expanding town with rural boundaries remaining to the south and west. The dense planting prevents views of the site from the south or west. The site could potentially be developed without undue visual harm subject to the northern part remaining undeveloped due to its prominence. The site has medium to low sensitivity to residential development.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No identified heritage assets.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known 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.	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.
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 site access could potentially be achieved through the adjacent site to the east. An access to this site has been retained in the adjacent development 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.


Site Information															
Housing Code		<b>A28</b>		Site Address			The Paddocks, Willesley Road, Ashby			Settlement		ASHBY DE LA ZOUCH			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Ashby de la Zouch		Name		Ashby de la Zouch		Hectares		2.72					
Settlement Tier		Key Service Centre		Settlement Tier		Key Service Centre		Site Capacity*		Dwellings 51 Emp (m <sup>2</sup> )					
Relationship to Limits to Development?		<b>Outside</b>		Distance from sustainable boundary		<400m		Periods and Build Rates		0 - 5    6 - 10    11 - 20					
								D		51					
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				Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

Quantitative Assessment							
Services							
Local Services		Ashby de la Zouch		Employment		Ashby de la Zouch Town Centre	
Convenience Store		Co-op, Ashby		Public Transport		More than 1200m to bus services in Ashby	
Primary School		Ashby Willesley Primary		Formal Recreation		Within 1000-2000m walking distance	
Secondary School		Ivanhoe School		Informal recreation		Within 1000-2000m walking distance	
GP Surgery		Castle Medical Group		Pharmacy		Boots, Ashby	
Constraints							
Rights of Way		None		Biodiversity and Geodiversity		None	
Previously developed?		No		Soil Resources		3	
Flood risk		Flood Zone 1		Minerals Safeguarding		None	
Tree Preservation Order?		Whole of site		Waste Safeguarded Sites		None	

**Qualitative Assessment**

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 and is grade 3 agricultural land. To the north lies Willesley Close and to the east the site is bordered by the golf course. To the south and west across Willesley Road there are fields. The site is protected by a woodland TPO with an area of dense tree cover in the north-western corner of the site adjacent to the boundary with Willesley Road. Elsewhere trees are scattered throughout the site.

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 boundary with the highway and prevent clear views into the site. There are some trees within the site sporadically located and a large concentrated area of mature trees to the west of the site. This area of trees and the western boundary would need to be maintained as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. The site has a somewhat domestic character with its planting which is comparable to the adjacent golf course. 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	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site occupies a location on the approach into Ashby along Willesley Road. This is a rural approach with fields to the south and west, the golf course to the east and the well landscaped western boundary reinforces the rural characteristics. Development of this site would extend the built form south but the adjacent sites to the east, south and west would remain undeveloped. As a result, built development would not be easily assimilated into this site. The site Medium sensitivity to residential development.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	There are no known heritage assets that may be affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known 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.	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 (P1 habitat, badger, GCN) are needed before a decision can be made on acceptability.
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 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, 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.

Site Information															
Housing Code		<b>A30</b>		Site Address			Land at 178 Burton Road, Ashby			Settlement		ASHBY DE LA ZOUCH			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Ashby de la Zouch		Name		Ashby de la Zouch		Hectares		0.45					
Settlement Tier		Key Service Centre		Settlement Tier		Key Service Centre		Site Capacity*		Dwellings 11 Emp (m <sup>2</sup> )					
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		Periods and Build Rates		0 - 5    6 - 10    11 - 20					
								D		11					
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		Ashby de la Zouch	
Convenience Store		Co-op, Burton Road, Ashby	
Primary School		Ashby Hastings Primary School	
Secondary School		Ivanhoe School	
GP Surgery		Castle Medical Group	
Employment		Ashby Town Centre	
Public Transport		Within 800m, 29/29A - Coalville to Swadlincote every 30 mins and 9 - Burton to EMA, every 30 mins	
Formal Recreation		Within 1000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		Dean and Smedley, Ashby	
Constraints			
Rights of Way		PROW running to the north of the site	
Biodiversity and Geodiversity		None	
Previously developed?		No	
Soil Resources		3	
Flood risk		Flood Zone 1	
Minerals Safeguarding		Coal	
Tree Preservation Order?		None	
Waste Safeguarded Sites		None	

**Qualitative Assessment**

The proposal comprises a rectangular parcel of land to the west of Forest Close and to the north of Burton Road. The site comprises a field with hedges along the boundaries and slopes significantly from north to south. Forest Close has a hammerhead adjacent to the north-eastern corner and new housing abuts to the north and east. There is housing on Burton Road to the south and a field to the west.

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.	The site has hedges on the boundaries, some of which could be retained should the site be developed to help integrate into the adjacent countryside. The site has the potential for additional landscaping but does not form part of a wider green network.
Townscape, Landscape and Visual Sensitivity	Development of the site would have a limited impact on townscape and/or landscape character	The site is a relatively small parcel of land which abuts the modern housing to the north and east; as such, it is well related physically to the built form. The site is set back from Burton Road and not unduly prominent; although it occupies higher ground it is likely it could be developed without significant visual intrusion. It would be viewed as an expansion of the existing housing.
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 unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	The site is undeveloped and accommodates mature hedges. There is potential for the development to impact upon ecological interests and further information would be required at the application stage.
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 site does not have a current satisfactory vehicular access to serve the development. It would need to be demonstrated that a satisfactory access in terms of geometry and capacity could be provided to meet LCC Highway Authority standards. This could potentially be achieved via Forest Close given the limited number of dwellings proposed