



Site Information															
Housing Code		Be2		Site Address				Belton Farm, Church Street, Belton		Settlement		BELTON			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Name				Hectares		0.4					
Belton				Belton				Site Capacity*		Dwellings 12 Emp (m ²)					
Settlement Tier				Settlement Tier				Periods and Build Rates		0 - 5 6 - 10 11 - 20					
Sustainable Villages				Sustainable Villages				D		12					
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		<400m		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		Assessment		Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

Quantitative Assessment			
Services			
Local Services		Shepshed	
Convenience Store		Belton Convenience Store	
Primary School		Belton C of E Primary School	
Secondary School		Iveshead School	
GP Surgery		Manor House Surgery, Belton	
Employment		Gelders Hall Industrial Estate Shepshed	
Public Transport		Within 800m, 129 - Ashby to Loughborough, Infrequent	
Formal Recreation		Within 1000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		Numark Pharmacy, Shepshed	
Constraints			
Rights of Way		PROW along NE boundary of the site	
Biodiversity and Geodiversity		LWS	
Previously developed?		No	
Soil Resources		3	
Flood risk		Flood Zone 1	
Minerals Safeguarding		None	
Tree Preservation Order?		None	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site comprises a rectangular parcel of land to the east of Church Street and is set well back from the highway. The access is via the public footpath which currently serves the group of farm buildings. The site accommodates a range of farm buildings and open storage. There is countryside to the north, east and west and further farm buildings to the south.

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 is accessed via the access track which is heavily treed, and these form an important protected group. Mature trees run along the western boundary of the site and would need to be maintained. The site accommodates less landscaping but has planting on the other boundaries. The site does not form part of a significant wider green network, but the mature trees must be maintained.
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 is rather divorced from the main settlement, separated by adjacent agricultural buildings. The nearest dwelling fronts onto the highway and this site is not well related to the village. A single, replacement dwelling which would lead to the removal of the farm buildings may be permissible; however, the proposal seeks between 5-10 dwellings which would materially alter the character and appearance of the site and would not be visually acceptable.
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 accommodates buildings and storage and is within the SSSI risk zone and is adjacent to a local wildlife site. There are also many mature trees adjacent. 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 does not have access to the road network and/or impacts on the road network are unlikely to be mitigated to an acceptable level.	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. The access is also a public footpath and the proposal to serve 5-10 dwellings of this may not be acceptable.

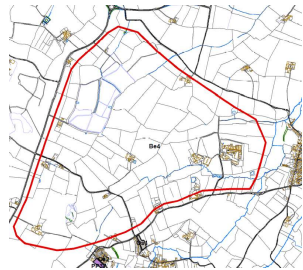
Site Information															
Housing Code		Be3		Site Address			Land East of Hallamford Road and South of Ashby Road, Belton			Settlement		BELTON			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Long Whatton		Name		Long Whatton		Hectares		105					
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Site Capacity*		Dwellings 1365 Emp (m ²)					
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		1200-1600m		Periods and Build Rates		0 - 5 6 - 10 11 - 20					
								D		1365					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		Part		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		Shepshed	
Convenience Store		Belton Convenience Store	
Primary School		Belton C of E Primary School	
Secondary School		Iveshead School	
GP Surgery		Shepshed Health Centre	
Employment		Gelders Hall Industrial Estate Shepshed	
Public Transport		More than 1200m, 129 -Ashby to Loughborough, Infrequent	
Formal Recreation		More than 2000m walking distance	
Informal recreation		More than 1200m walking distance	
Pharmacy		Numark Pharmacy, Shepshed	
Constraints			
Rights of Way		PROW crossing and along the boundaries of the site	
Biodiversity and Geodiversity		SSSI & LWS	
Previously developed?		No	
Soil Resources		3	
Flood risk		Some Flood Risk	
Minerals Safeguarding		None	
Tree Preservation Order?		None	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site is an extensive parcel of land to the north of Ashby Road and to the west of Hallamford Road. To the north the site abuts Ashby Road, to the east it borders a dense planting belt and the M1, countryside is to the south and west. The site comprises a series of fields with hedges on the boundaries and occasional pockets of buildings.

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 excludes the dense planting belt to the east and the site itself accommodates boundary hedges but no other significant landscaping. The site does not therefore form part of a wider green network. Development of the site would allow for extensive additional planting.
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 comprises a series of fields set within the countryside between Long Whatton and Belton. Development as proposed would create a new settlement which would detract from the countryside site and setting.
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 close to sources of pollution or other environmental quality issues, but it is possible that it can be mitigated to an acceptable level.	Part of the site abuts the M1 which is a potential major noise source. Mitigation would need to be demonstrated to ensure the amenity of future occupants.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	The site is undeveloped and accommodates significant levels of landscaping through the hedges and proximity to the planting belt to the east. 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.

Site Information											
Housing Code		Be4	Site Address		Land west of Belton and north of B5324			Settlement		BELTON	
Employment Code											
Nearest Settlement			Nearest Sustainable Settlement			Proposed Use		New Settlement			
Name			Name			Hectares		401			
Belton			Belton			Site Capacity*		Dwellings 5970 Emp (m ²)			
Settlement Tier			Settlement Tier			Periods and Build Rates					
Sustainable Villages			Sustainable Villages			0 - 5		6 - 10			11 - 20
Relationship to Limits to Development?			Distance from sustainable boundary			D		E			5970
Outside			<400m								
Site of Special Scientific Interest?		Part	Ancient Woodland?		Part	Within Flood Zone 3b?		Part		SHELAA Assessment	
National Nature Reserve?		No	Historic Park or Garden?		No	EMA Public Safety Zone?		No			Not Currently Suitable
Local Nature Reserve?		No	Scheduled Monument?		No	Existing Permission?		No			Not Currently Available
										Not Currently Achievable	

Quantitative Assessment				
Services				
Local Services		Shepshed	Employment	TNT Lount
Convenience Store		Premier Store, Worthington	Public Transport	Within 1200m, 129 - Ashby to Loughborough, Infrequent
Primary School		Worthington School	Formal Recreation	More than 2000m walking distance
Secondary School		Stephenson Studio School	Informal recreation	Within 800-1200m walking distance
GP Surgery		Manor House Surgery, Belton	Pharmacy	Masons Chemists, Whitwick
Constraints				
Rights of Way		PROW crossing the site	Biodiversity and Geodiversity	SSSI
Previously developed?		Part - 0%-5% - includes employment site	Soil Resources	3
Flood risk		Some Flood Risk	Minerals Safeguarding	None
Tree Preservation Order?		None	Waste Safeguarded Sites	None

Qualitative Assessment

The site covers an extensive area to the west of Belton and to the north of Ashby Road. It comprises many fields and includes existing buildings which are sporadically sited within the countryside environment. Landscaping is largely limited to boundary treatments. Several footpaths cross 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.	The site accommodates significant levels of planting in the form of mature trees and hedges which would be affected by development. However, the site does not form part of any wider green network and has the potential to maintain some of the existing planting and to accommodate further planting.
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 covers an extensive area, and the development would result in a comprehensive change in character from countryside with sporadic development to a new settlement. The site's countryside appearance would be replaced by an urban character, to the detriment of the site and surroundings.
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 includes Hillpark Farmhouse which is grade II listed and there are listed buildings outside the site which experience a rural setting. An assessment would be required as part of a development to ensure the setting of the heritage assets would be acceptable or where harm identified that this was outweighed by public benefit.
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 largely undeveloped and accommodates significant levels of landscaping. There is potential for the development to impact upon ecological interests and further information would be required at the application stage. The site includes identified ecological elements including great crested newts and a local wildlife site.
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 and the impact on the wider highway network assessed.