

CASTLE DONINGTON – SITE ASSESSMENT

SETTLEMENT SUMMARY

Settlement Hierarchy

- Castle Donington is a Key Service Centre in the adopted Local Plan.
- It is proposed to remain as a Key Service Centre in the new Local Plan.

Key services and facilities

- Castle Donington has two established primary schools (Orchard Community Primary School and St Edward's Church of England Primary School). These two schools sit on constrained sites where expansion would be difficult (Orchard Community) or not possible (St Edwards). As part of the Park Lane development, a new 210 place primary school (Foxbridge Primary) opened in August 2022.
- Castle Donington also has a secondary school. Castle Donington College is an 11-16 school. The school is expected to be over capacity from January 2023, with the growth in pupil numbers linked to the Park Lane development. Future expansion of the school will be required and a scheme using S106 funds is currently being explored.
- Castle Donington has a designated local centre and a main grocery retailer (Co-op) as well as several primary employment areas in the settlement or within 2km (Trent Lane Industrial Estate, Willow Farm Business Park, EMDC, East Midlands Gateway and East Midlands Airport).
- Castle Donington is served by several frequent bus services (Skylink Derby, Skylink Nottingham and MY15) connecting to East Midlands Airport, Coalville, Loughborough, Leicester, Derby and Nottingham.

Other services and facilities

- Castle Donington also has a GP surgery, pharmacy, community library, several community venues, public houses, places of worship and formal/informal recreation opportunities (including recreation grounds with marked pitches and pavilions, a multi-use game area and skate park and allotments).

Settlement Features

- **Flood Zones 2/3a/3b** – land in the north of Castle Donington is at a greater risk of flooding.
- **Castle Donington Conservation Area** – this designation is situated around the historic core of the settlement at High Street/Bondgate.
- **Hemington Conservation Area** – the village of Hemington is located to the east of Castle Donington. At its closest point, the western edge of the Hemington Conservation Area is c.450m from the eastern edge of Castle Donington.
- **Scheduled Ancient Monument (Enclosure castle at Castle Donington)** – this designation is in the Conservation Area, in the area around Castle Hill.
- **King's Mills, Quarry Hill Plantation Regionally Important Geological Site (RIGS)** – this designation is approximately 1,200m from the western edge of the settlement.
- **Donington Park Site of Special Scientific Interest (SSSI)** – this SSSI is located to the west of the settlement and several sites are in its Impact Risk Zone.
- **East Midlands Airport** – at its nearest point, the airport is located approximately 275m south of the existing Limits to Development.

- **Donington Park** – the racetrack is located to the south-west of the settlement. At its nearest point, the racetrack is located approximately 475m from the Limits to Development.
- **Melbourne Parklands Landscape Character Area (LCA)** - the majority of the settlement is located in this LCA.
- **Trent Valley Washlands Landscape Character Area (LCA)** - land to the north of Castle Donington ins in this LCA.
- **Minerals Consultation Area (MCA) for sand and gravel** – the northern half of the settlement is in this MCA (impacting sites CD3 and CD5).

STAGE 1 - SITE IDENTIFICATION

The 2021 SHELAA identifies nine sites for housing in Castle Donington:

| Site Reference | Site Address |
|------------------|--------------------------------------|
| CD3 (part EMP63) | Upton Close |
| CD4 | Park Lane |
| CD5 | Land at Duflex |
| CD7 | Hilltop |
| CD8 | Land at The Spittal and Campion Hill |
| CD9 | Land South of Park Lane |
| CD10 (EMP72) | Land North of Park Lane |
| CD11 | Land off Diseworth Road |
| CD12 (EMP93) | West of Hilltop |

STAGE 2 – SITE SIEVE

Three sites were sieved out at this stage, leaving six sites for further assessment.

| Site Reference | Site Address | Reason for being sieved out |
|----------------|--------------------------------------|-----------------------------|
| CD4 | Park Lane | Under construction |
| CD7 | Hill Top | < 10 dwellings |
| CD8 | Land at The Spittal and Campion Hill | Under construction |

CD4 is identified in the adopted Local Plan as site H1c.

STAGE 3 - SUSTAINABILITY APPRAISAL

| SA Ref | SA Objective | SA Summary |
|------------|--|--|
| SA1 | Improve the health and wellbeing of the District's population | <p>CD3 and CD5 score significant positive</p> <p>CD11 and CD12 score minor positive</p> <p>CD9 scores minor negative</p> <p>CD10 scores significant negative</p> |
| SA2 | Reduce inequalities and ensure fair and equal access and opportunities for all residents | <p>CD3 scores minor positive</p> <p>CD5 and CD11 scores minor negative</p> |

| | | |
|------|---|--|
| | | CD9, CD10 and CD12 score significant negative |
| SA3 | Help create the conditions for communities to thrive | CD3, CD5, CD11 and CD12 score minor positive CD9 and CD10 score uncertain |
| SA4 | Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to jobs | ++ |
| SA5 | Support economic growth throughout the District | CD10 and CD12 score uncertain CD3, CD5, CD9 and CD11 score neutral |
| SA6 | Enhance the vitality and viability of existing town centres and village centres | ++ |
| SA7 | Provision of a diverse range of employment opportunities that match the skills and needs of local residents | CD3 and CD5 score minor positive CD10 and CD12 score uncertain CD9 and CD11 score minor negative |
| SA8 | Reduce the need to travel and increase numbers of people walking cycling or using the bus for their day-to-day needs | CD3, CD5 and CD12 score significant positive CD11 scores minor positive CD9 and CD10 score minor negative |
| SA9 | Reduce air, light and noise pollution to avoid damage to natural systems and protect human health | CD3, CD5 and CD9 score minor negative CD10, CD11 and CD12 score significant negative |
| SA11 | Ensure the District is resilient to climate change | CD9, CD11 and CD12 score neutral CD10 scores uncertain CD3 and CD5 score significant negative |
| SA12 | Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance. | CD5 scores minor positive CD3 and CD12 score minor negative CD9, CD10 and CD11 score significant negative |

| | | |
|-------------|---|---|
| SA13 | Conserve and enhance the quality of the District's landscape and townscape character | CD5 scores minor positive CD9, CD11 and CD12 score uncertain CD3 and CD10 score significant negative |
| SA14 | Ensure land is used efficiently and effectively | CD5 scores significant positive CD3, CD9, CD10, CD11 and CD12 score significant negative |
| SA15 | Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage | CD9, CD11 and CD12 score neutral CD3, CD5 and CD10 score minor negative |
| SA16 | Protect water resources and ensure they are used efficiently | CD9, CD10, CD11 and CD12 score neutral CD3 and CD5 score minor negative |
| SA17 | Ensure the efficient use of natural resources, including reducing waste generation | CD3, CD5 and CD10 score uncertain CD9, CD11 and CD12 score neutral |

STAGE 4 – DETAILED SITE ASSESSMENT SUMMARY

CD3 (part EMP63) – Upton Close (3.52ha / about 66 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, the site is within good walking distance of a convenience shop, employment, GP surgery, pharmacy, formal recreation, informal recreation and public transport. The closest bus stops are on Station Road, c.250-350 from the site and provide access to the frequent Skylink Derby and Skylink Nottingham services. The site is within a reasonable walking distance of the local centre (albeit parts of the local centre are under 800m), St Edwards Primary and Castle Donington College.

Summary of SA

| SA Objectives | | | | | | | | | | | | | | | | |
|----------------------|--------------|-----------|---------|---------|----------------------|------------|--------------------|--------------------|----------|-----------------------------|-----------|---------------------|----------------------|--------------|-------|--|
| Health and Wellbeing | Inequalities | Community | Housing | Economy | Town/Village centres | Employment | Sustainable travel | Air, Light & Noise | Flooding | Biodiversity & Geodiversity | Landscape | Land-use efficiency | Historic Environment | Water & Soil | Waste | |
| SA1 | SA2 | SA3 | SA4 | SA5 | SA6 | SA7 | SA8 | SA9 | SA11 | SA12 | SA13 | SA14 | SA15 | SA16 | SA17 | |
| ++ | + | + | ++ | 0 | ++ | + | ++ | - | -- | - | -- | -- | - | - | ? | |

CD3 has a high number of significant positive and minor positive scores which is largely a reflection of the site's location and accessibility to services and facilities. However, the site does have a high

proportion of significant negative and minor negative scores against the environmental objectives of the SA (SA9 to SA16).

Key Planning Considerations

- The site is entirely in Flood Zone 2 but when an allowance is made for climate change, this increases to Flood Zone 3a (Strategic Flood Risk Assessment).
- The site is in a wider parcel of land (03CAS-B) deemed to have high landscape sensitivity and medium-high visual sensitivity for housing (Landscape Sensitivity Study).
- Development of the site would reduce the physical separation between Castle Donington and Hemington, including Hemington Conservation Area which incorporates open land to the west of Hemington. An application for employment use at the site was dismissed at appeal on this basis (17/01136/OUTM).
- Development of the site would potentially result in the loss of Grade 2 agricultural land.
- The site has potential for badger and great crested newt.

Deliverability/Developability – There are questions over the site’s availability and suitability: there is no known developer interest in the site and the agents did not respond to a 2019 request seeking to confirm its availability; the site is in an area at greater risk of flooding and would need to pass the sequential test (National Planning Policy Framework, paragraph 161); the site does not adjoin the adopted highway so it is unclear if a suitable access could be achieved; and it is questionable whether residential development to the rear of (and potentially accessed through) industrial development would be attractive to the market.

CD5 – Land at Duflex (2.19ha / about 41 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, the site is within a good walking distance of a convenience shop, employment, informal recreation, formal recreation and public transport. Whilst the GP surgery and pharmacy are recorded as being within a reasonable (rather than good) walking distance, they are only just over 800m. The site is within a reasonable walking distance of Castle Donington College but has a poor walking distance to primary education. The closest bus stops are on Station Road, just outside the site entrance and provide access to the frequent Skylink Derby and Skylink Nottingham services.

Summary of SA

| SA Objectives | | | | | | | | | | | | | | | | |
|----------------------|--------------|-----------|---------|---------|----------------------|------------|--------------------|--------------------|----------|-----------------------------|-----------|---------------------|----------------------|--------------|-------|--|
| Health and Wellbeing | Inequalities | Community | Housing | Economy | Town/Village centres | Employment | Sustainable travel | Air, Light & Noise | Flooding | Biodiversity & Geodiversity | Landscape | Land-use efficiency | Historic Environment | Water & Soil | Waste | |
| SA1 | SA2 | SA3 | SA4 | SA5 | SA6 | SA7 | SA8 | SA9 | SA11 | SA12 | SA13 | SA14 | SA15 | SA16 | SA17 | |
| ++ | - | + | ++ | 0 | ++ | + | ++ | - | -- | + | + | ++ | - | - | ? | |

CD5 has more significant positive scores and minor positive scores than other sites in Castle Donington. This is a result of its accessibility to services and facilities, its location within the limits to development and its status as previously developed land. Its only significant negative score is because

of its location in an area at risk of flooding, although it is material that the site already comprises hardstanding so would not be removing greenfield land from Flood Zone 2/3.

Key Planning Considerations

- The site comprises previously developed land and is in the Limits to Development.
- It is predominantly surrounded by industrial development, which could give rise to noise impacts, albeit there is some existing housing on Station Road adjoining the site.
- The site is in Flood Zone 2 which increases to Flood Zone 3a when an allowance is made for climate change (Strategic Flood Risk Assessment). The site is all hardstanding so would not be removing greenfield land from Flood Zones 2/3a.
- The site’s current/previous use means that there could be land contamination.

Deliverability/Developability – The site had planning permission for a retail food store (13/00702/FULM) but this has lapsed. There are queries over the site’s availability and suitability: the site was previously promoted by a housebuilder but in 2019 this was confirmed to officers to no longer be the case; and the site is in an area at greater risk of flooding so would need to pass the sequential test (NPPF, paragraph 161).

CD9 – Land south of Park Lane (1.81ha / about 45 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, the site is within a reasonable walking distance of the secondary school, employment, formal and public transport. It is not within a reasonable walking distance of the local centre, convenience shop, GP surgery and pharmacy. The accessibility to primary education and information open space has improved following the completion of Foxbridge Primary School and the Park Lane housing development.

Summary of SA

| SA Objectives | | | | | | | | | | | | | | | | |
|----------------------|--------------|-----------|---------|---------|----------------------|------------|--------------------|--------------------|----------|-----------------------------|-----------|---------------------|----------------------|--------------|-------|--|
| Health and Wellbeing | Inequalities | Community | Housing | Economy | Town/Village centres | Employment | Sustainable travel | Air, Light & Noise | Flooding | Biodiversity & Geodiversity | Landscape | Land-use efficiency | Historic Environment | Water & Soil | Waste | |
| SA1 | SA2 | SA3 | SA4 | SA5 | SA6 | SA7 | SA8 | SA9 | SA11 | SA12 | SA13 | SA14 | SA15 | SA16 | SA17 | |
| - | -- | ? | ++ | 0 | ++ | - | - | - | 0 | -- | ? | -- | 0 | 0 | 0 | |

CD9 only has two significant positive scores and all sites in Castle Donington score the same under these objectives (SA4 & SA6). A proportion of the negative scores (SA1, SA2, SA7 and SA8) are a reflection of the site’s poor access to facilities and services, although SA2 should be slightly improved with the recent development of Foxbridge Primary School. All other sites in Castle Donington score either a minor or significant negative under SA9 and all but one score significant negative under SA14 (because they would result in the loss of more than 1ha of greenfield land). The significant negative score under SA12 is a reflection of the site’s location within the Impact Risk Zone for Donington Park SSSI.

Key Planning Considerations

- The site adjoins the Limits to Development but is on the opposite site of the new bypass. Whilst it adjoins the Park Lane development (CD4/H1c), it adjoins public open space rather than built development. As a result, the site feels somewhat remote.
- The site is in a wider parcel of land (O3CAS-D) deemed to have medium-low landscape sensitivity and medium-low visual sensitivity for housing (Landscape Sensitivity Study).
- It is also in the Impact Risk Zone for the Donington Park SSSI and is adjacent to Studbrook Hollow and Studbrook Grassland (both Candidate Local Wildlife Sites). Onsite there is the potential for badgers, and the hedgerows have the potential to be a Biodiversity Action Plan habitat.
- To the west, the site directly adjoins a sub-station.
- Whilst development of the site may make more sense if CD10 were to be developed for housing, it would arguably provide a more logical extension to the open space that adjoins the site's eastern, southern and western boundaries.

Deliverability/Developability – The site is promoted on behalf of a landowner and its availability was last confirmed earlier in 2022. There is no known developer interest at present. Without the development of CD10, there are questions over the suitability of the location given its perceived remoteness from the rest of the settlement.

CD10 (EMP72) Land north and south of Park Lane (81.28 ha / about 1,213 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, the site is within a reasonable walking distance of employment and public transport (although because of the scale of the site, this would reduce to 'poor' in some areas). It is not within a reasonable walking distance of the local centre, convenience store, primary school, secondary school, GP surgery, pharmacy and formal/informal recreation. The site is of a sufficient scale to provide some of these facilities onsite and site promoters are suggesting that a primary school, local centre, areas of public open space and potentially some employment uses are provided onsite. The site promoters are currently looking into the feasibility of providing a bus link through the site.

Summary of SA

| SA Objectives | | | | | | | | | | | | | | | | |
|----------------------|--------------|-----------|---------|---------|----------------------|------------|--------------------|--------------------|----------|-----------------------------|-----------|---------------------|----------------------|--------------|-------|--|
| Health and Wellbeing | Inequalities | Community | Housing | Economy | Town/Village centres | Employment | Sustainable travel | Air, Light & Noise | Flooding | Biodiversity & Geodiversity | Landscape | Land-use efficiency | Historic Environment | Water & Soil | Waste | |
| SA1 | SA2 | SA3 | SA4 | SA5 | SA6 | SA7 | SA8 | SA9 | SA11 | SA12 | SA13 | SA14 | SA15 | SA16 | SA17 | |
| - | - | ? | ++ | ? | ++ | ? | - | - | ? | - | - | - | - | 0 | ? | |

CD10 only has two significant positive scores and all sites in Castle Donington score the same under these objectives (SA4 & SA6). CD10 has the most significant negative scores. The scores under SA1, SA2 and SA8 are a reflection of the site's location in relation to existing facilities and services. The site is however, of a scale that it could provide key facilities on site. The site promoters are proposing some employment use on site, which accounts for the uncertain score under SA5 and SA7. The significant negative scores also reflect its proximity to the airport and racetrack (SA9), its proximity to Donington Park SSSI and Local Wildlife Sites (SA12) and the scale of the development (SA13 and SA14).

A minor negative score for SA15 is reflective of the site's proximity to several designated heritage assets.

Key Planning Considerations

- The site promoters suggest the site could be developed for around for c.1,076 homes, a local centre, primary centre and potentially some employment.
- The scale of development is significant and would increase the size of Castle Donington by around 32%. It would also result in the loss of c. 32.34ha of greenfield land to built development (latest site promoter masterplan).
- The site is in a wider parcel of land (O3CAS-D) deemed to have medium-low landscape sensitivity and medium-low visual sensitivity for housing (Landscape Sensitivity Study).
- There are several onsite constraints:
 - Development of the site would result in the loss of some best and most versatile agricultural land.
 - Overhead power lines cross the northern part of the site;
 - There is a small area of flood risk (Flood Zones 2/3a/3b) on the northern boundary adjacent to the River Trent;
 - Studbrook Hollow (Candidate Local Wildlife Site) is located in the south-eastern part of the site;
 - Onsite hedges, trees, ditches, woodland, stream, and possible grassland have the potential to be Biodiversity Action Plan habitats.
- Offsite, the site is:
 - Located in the Impact Risk Zone for Donington Park SSSI;
 - c.100m from the King's Mills, Quarry Hill Plantation Regionally Important Geology Site (RIGS);
 - Adjacent to Dalby's Covert (Candidate Local Wildlife Site) to the south of the site and the Quarry Hill Plantation (Candidate Local Wildlife Site) to the north of the site;
 - In close proximity to several listed buildings located to the west of the site;
 - In close proximity to East Midlands Airport and Donington Parkway (potential noise impacts) to the south of the site.
 - There is the potential for several protected species to be present on site.
- Natural England has identified a risk of increased recreational use which could impact upon the SSSI and LWSs. Air quality impacts also need to be considered. To mitigate potential adverse impacts, Natural England has recommended the provision of suitable alternative natural greenspace in the development and the county ecologist has recommended buffer zones with supplementary habitat creation around the Local Wildlife Sites. Natural England has also identified that there is an opportunity to provide for increased connectivity of habitats to and along the Trent corridor, as well as habitat creation beneficial to the SSSI. The county ecologist has identified a potential conflict between landscaping designed to reduce bird-strike (associated with East Midlands airport) and providing net gains in biodiversity.
- The Council's Conservation Officer has identified the potential for development to cause harm to the setting of Donington Park (including Donington Hall) as well as acute harm to the setting of Home Farmhouse and the Lodge. There is also the potential for development of the site to impact upon the setting of the Aston on Trent conservation area and Aston Hall (in South Derbyshire). We have instructed a heritage assessment which has concluded that the site could be developed subject to a range of mitigation measures.
- The development would generate additional traffic; the local highways authority has said that development of the site needs to be considered alongside the Freeport proposals, and the

Midlands Connect promotion of an A50/A42 link road (which would pass through this site) and that strategic masterplanning of growth around the EMA area is required.

- The cumulative impacts of this site and the proposed new settlement at Isley Walton also need to be considered.

Deliverability/Developability – The site is being promoted by a consortium of developers and its availability for development has been confirmed. The consortium proposes that the site could be developed for c.1,200 homes, a local centre, primary centre and potentially some employment. They have prepared a Vision Document and several technical studies which consider constraints, opportunities and the impact of development.

CD11 – Land off Diseworth Road (12.4ha / about 233 dwellings)

Services & Facilities – In accordance with the parameters set by the accompanying methodology the site is within a good walking distance of informal/formal recreation and Castle Donington College. It is within a reasonable walking distance of the local centre, St Edward’s Primary School, the GP and the pharmacy. Whilst frequent buses services operate on High Street, the route to the nearest bus stop (via a lit, surfaced footpath) is somewhat convoluted and over 800m walking distance. The site is not within a reasonable walking distance of employment.

Summary of SA

| SA Objectives | | | | | | | | | | | | | | | | |
|----------------------|--------------|-----------|---------|---------|----------------------|------------|--------------------|--------------------|----------|-----------------------------|-----------|---------------------|----------------------|--------------|-------|--|
| Health and Wellbeing | Inequalities | Community | Housing | Economy | Town/Village centres | Employment | Sustainable travel | Air, Light & Noise | Flooding | Biodiversity & Geodiversity | Landscape | Land-use efficiency | Historic Environment | Water & Soil | Waste | |
| SA1 | SA2 | SA3 | SA4 | SA5 | SA6 | SA7 | SA8 | SA9 | SA11 | SA12 | SA13 | SA14 | SA15 | SA16 | SA17 | |
| + | - | + | ++ | 0 | ++ | - | + | -- | 0 | -- | ? | -- | 0 | 0 | 0 | |

CD11 only has two significant positive scores and all sites in Castle Donington score the same under these objectives (SA4 & SA6). Its minor positive scores relate to its proximity to existing facilities and services (SA1, SA3, SA8) although this is not as good as sites CD3 and/or CD5, hence the minor negative scores under SA2 and SA7. The significant negative scores are reflective of the site’s proximity to the airport and racetrack / Donington Park SSSI (SA9 and SA12) and the fact it would result in the loss of over 1ha of greenfield land (SA14).

Key Planning Considerations

- The site provides a rural buffer between the south of Castle Donington and East Midlands Airport. The site’s southern boundary is adjacent to the airport and less than 200m from the runway, meaning noise is likely to be a major constraint (it is material that the Park Lane site (CD4/H1c) reduced the extent of housing in response to noise assessment work and situates employment development closest to the airport).
- It does not adjoin the public highway, has a poor relationship with the settlement boundary and appears as a ‘bolt-on’ to Castle Donington.
- Whilst the site is in a wider parcel of land (03CAS-C) deemed to have medium-low landscape sensitivity and medium-low visual sensitivity for housing (Landscape Sensitivity Study), it is in

an area considered to have higher relative landscape sensitivity following the completion of mitigatory mounding, woodland and tree planting associated with the East Midlands Gateway development.

- There are no potential Biodiversity Action Plan habitats on site, but it does have the potential for badgers.

Deliverability/Developability – The site is being promoted on behalf of the landowner and was submitted to a call for sites in 2020. There is no evidence of developer interest. The site does not adjoin the public highway and there is no evidence of how a safe and suitable access could be achieved. The proximity of the site to the airport runway means it is unlikely to be suitable for housing.

CD12 – West of Hilltop (3.19ha / about 60 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, the site is within a good walking distance of frequent bus services operating along Hill Top. There are bus stops adjacent to the site which are served by the frequent Skylink and my15 services. The site is within a reasonable walking distance of the local centre, convenience shops, Castle Donington College, formal and informal recreation. It is not within a reasonable walking distance of St Edward’s Primary School, the GP surgery, pharmacy and employment areas.

Summary of SA

| SA Objectives | | | | | | | | | | | | | | | | |
|----------------------|--------------|-----------|---------|---------|----------------------|------------|--------------------|--------------------|----------|-----------------------------|-----------|---------------------|----------------------|--------------|-------|--|
| Health and Wellbeing | Inequalities | Community | Housing | Economy | Town/Village centres | Employment | Sustainable travel | Air, Light & Noise | Flooding | Biodiversity & Geodiversity | Landscape | Land-use efficiency | Historic Environment | Water & Soil | Waste | |
| SA1 | SA2 | SA3 | SA4 | SA5 | SA6 | SA7 | SA8 | SA9 | SA11 | SA12 | SA13 | SA14 | SA15 | SA16 | SA17 | |
| + | -- | + | ++ | ? | ++ | ? | ++ | -- | 0 | - | ? | -- | 0 | 0 | 0 | |

CD12 has three significant positive scores; all sites in Castle Donington score the same under two of these objectives (SA4 & SA6) but the other reflects its proximity to frequent bus services (SA8). The uncertain scores under SA5 and SA7 reflect the fact the site was submitted for both housing and employment uses. Otherwise, the site is remote from some key facilities and services (SA2). The other significant negative scores reflect the site’s proximity to the airport/racetrack and the fact it would result in the loss of over 1ha of greenfield land.

Key Planning Considerations

- The site has been promoted for both housing and employment uses.
- It is in a wider parcel of land (03CAS-C) deemed to have medium-low landscape sensitivity and medium-low visual sensitivity for housing (Landscape Sensitivity Study). However, other residential development in this area is sparse and the site will eventually adjoin employment development coming forward as part of the Park Lane Development (CD4/H3c).
- Given its proximity to the East Midlands Airport runway (around 250m closer than was considered appropriate for housing at Park Lane), it is reasonable to assume housing will not be suitable in noise impact terms.

- There are potential onsite Biodiversity Action Plan habitats on site in the form of grassland, hedgerows and a pond. There is also potential for badgers onsite.

Deliverability/Developability – The site is being promoted on behalf of the landowner and was submitted to a call for sites in 2020. There is no evidence of developer interest. The site is not considered to be in a suitable location given its proximity to the airport runway.

STAGE 5 – OVERALL CONCLUSIONS

Of the six sites assessed:

- **CD3** – this site has been discounted primarily because of flood risk. It is also the most sensitive site in Castle Donington in landscape and visual impact terms and would reduce the gap between Castle Donington and Hemington. There are more suitable locations for housing in flood risk sequential terms in Castle Donington and the district.
- **CD5** – it is not clear if the site currently has a developer attached and as such there is a less than reasonable prospect that the site will be available for housing development during the plan period. The site is in an area of risk at flooding, but it does already comprise hardstanding rather than greenfield land. It is not proposed to allocate the site for housing, but as it is in limits to development, should it become available, it could be developed for housing subject to compliance with flood risk and other relevant Local Plan policies.
- **CD9** – this site is remote on the basis that it is physically separated from the rest of Castle Donington by the bypass and is not within a good walking distance of facilities and services nor is it of a scale that would provide any onsite services and facilities. It would only be potentially suitable if **CD10** was developed. However, the site is adjoined by public open space on to the south and east and Studbrook Hollow to the west. As such (and given that a substantial buffer to Studbrook Hollow is recommended by the county ecologist), there is a strong argument for keeping this site undeveloped.
- **CD10** – this site is also remote but is of such a scale that it could feasibly be developed for a mix of uses. Development of the site would significantly increase the size of Castle Donington (by an additional around 35%). It would result in a significant loss of countryside, potentially including best and most versatile agricultural land. There are several onsite and offsite constraints that would require mitigation (highways, ecology, heritage etc). The cumulative impact with the proposed new settlement (IW1) is also a consideration and needs to be tested further. Highways impact is also a major consideration.
- **CD11** – this site has been discounted for housing due to the likely noise impacts from the airport. In addition, there is no indication the site would achieve a safe and suitable access.
- **CD12** – this site has been discounted for housing due to the likely noise impacts from the airport and its relative remoteness from the rest of the settlement. It may be more suitable for employment development.

Recommendations

Based on the above conclusions, it is recommended that we allocated Land North and South of Park Lane (CD10) for 1,076 dwellings (based upon the site promoters masterplan).