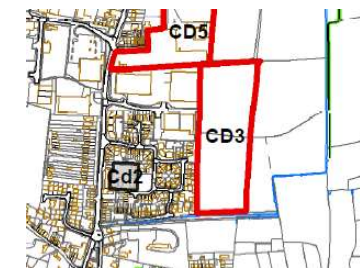



| Site Information | | | | | | | | | | | | |
|--|--|-----------|--------------------------------|------------------------------------|-----------------|-------------------------|-------------------------------|-------------------------|----------------|-------------------|---------------------------------------|------------------------|
| Housing Code | | CD3 | Site Address | | | | Upton Close, Castle Donington | | Settlement | | CASTLE DONINGTON | |
| Employment Code | | | | | | | | | | | | |
| Nearest Settlement | | | Nearest Sustainable Settlement | | | | Proposed Use | | Housing | | | |
| Name | | | Castle Donington | | Name | | Castle Donington | | Hectares | | 3.52 | |
| Settlement Tier | | | Key Service Centre | | Settlement Tier | | Key Service Centre | | Site Capacity* | | Dwellings 66 Emp (m ²) | |
| Relationship to Limits to Development? | | Adjoining | | Distance from sustainable boundary | | Adjoining Boundary | | Periods and Build Rates | | | | |
| | | | | | | | | 0 - 5 | | 6 - 10 | 11 - 20 | |
| | | | | | | | | D | | 66 | | |
| | | | | | | | | 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 | | Castle Donington | Employment | Willow Farm | | |
| Convenience Store | | Co-op, Castle Donington | Public Transport | | | |
| | | | | Within 800m, Skylink Derby - Derby to Leicester, every 20 mins & Skylink Nottingham - Nottingham to Loughborough, every 20 mins | | |
| Primary School | | St Edwards C of E Primary School | Formal Recreation | | | |
| | | | | Within 1000m walking distance | | |
| Secondary School | | Castle Donington College | Informal recreation | | | |
| | | | | Within 800m walking distance | | |
| GP Surgery | | Castle Donington Surgery | Pharmacy | | | |
| | | | | Evans Pharmacy, Castle Donington | | |
| Constraints | | | | | | |
| Rights of Way | | None | Biodiversity and Geodiversity | | LWS | |
| Previously developed? | | No | Soil Resources | | 2 and 3 | |
| Flood risk | | Majority Flood Zone 2/3a (+ climate change) | | Minerals Safeguarding | | Sand and Gravel |
| Tree Preservation Order? | | None | Waste Safeguarded Sites | | None | |

| Qualitative Assessment |
|---|
| The site is greenfield land located to the rear of Carnival Way and Upton Close. The site is flat and is currently used for agricultural purposes. The land is of Grade 3 Agricultural Land with a watercourse and public footpath running along the southern boundary of the site. There is agricultural land to the south and east of the site with residential and industrial development to the north and 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. | Hedges form the site boundaries to the north, east and south but there are no trees within the site. The hedged boundaries should 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 does not form part of a wider green network. 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 is in a location whereby the physical separation of the settlements of Castle Donington and Hemington would as a result of developing this site be significantly reduced, undermining the separate identities of the settlements. The proposed development of this site would take development further east than any other part of the settlement directly west of Hemington and would erode the important separation of the two settlements. An application covering the northern part of this site for employment development was refused and dismissed on appeal on this issue. |
| 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. | At its closest point, the site is c.25 from the Castle Donington Conservation Area. The site is also c.300m from the Hemington Conservation Area. The site is within 125 metres of Donington Mill, a grade II listed building with the Schedule Ancient Monument further to the south. An assessment of proposals to consider the impact of developing this site would be required though it is likely a scheme could be implemented without detriment to heritage 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. | There is an area of "hazardous materials storage" in the north western corner of site. As such, contamination investigation would be required as part of any application to develop the site. |
| 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 industrial/commercial buildings and operations and identification of potential sources of harm together with any mitigation would be required. |
| Ecology | There are ecological issues that require further investigation such as a Phase 1 Survey. | LCC Ecology state the site is considered acceptable with mitigation comprising the retention of hedges with buffer zones alongside. These buffers should not be incorporated into garden boundaries but managed as part of open space to ensure habitat continuity and retain connectivity. Badger and Great Crested Newt (ponds within 500m) surveys would be required and if found may require further mitigation. A GCN survey or entry into the GCN District Level Licensing Scheme would be required. There are opportunities for enhancement through Sustainable Urban Drainage Schemes and woodland planting. |
| 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. | LCC Highways state the site is currently land-locked and has no frontage to an adopted highway. If this can be overcome there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably. Access from Upton Close is unlikely to be acceptable as Glover Road is of an inadequate standard. However, if a suitable second point of access can be provided some additional traffic may be acceptable along Glover Road. |

| Site Information | | | | | | | | | | | | |
|--|--|-----|------------------------------------|--|----|-------------------------|----------------------------------|----|---------------------------------------|-------------------|---|---------|
| Housing Code | | CD5 | Site Address | | | | Land at Duflex, Castle Donington | | Settlement | | CASTLE DONINGTON | |
| Employment Code | | | | | | | | | | | | |
| Nearest Settlement | | | Nearest Sustainable Settlement | | | | Proposed Use | | Housing | |  | |
| Name | | | Name | | | | Hectares | | 2.19 | | | |
| Castle Donington | | | Castle Donington | | | | Site Capacity* | | Dwellings 41 Emp (m ²) | | | |
| Settlement Tier | | | Settlement Tier | | | | Periods and Build Rates | | | | | |
| Key Service Centre | | | Key Service Centre | | | | 0 - 5 | | 6 - 10 | | | 11 - 20 |
| Relationship to Limits to Development? | | | Distance from sustainable boundary | | | | D | | | | | 41 |
| Within | | | Within Boundary | | | | E | | | | | |
| Site of Special Scientific Interest? | | No | Ancient Woodland? | | No | Within Flood Zone 3b? | | No | | SHELAA Assessment | 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 | | Castle Donington | Employment | Willow Farm | |
| Convenience Store | | Co-op, Castle Donington | Public Transport | | |
| | | | Within 800m, Skylink Derby - Derby to Leicester, every 20 mins & Skylink Nottingham - Nottingham to Loughborough, every 20 mins | | |
| Primary School | | St Edwards C of E Primary School | Formal Recreation | | |
| | | | Within 1000m walking distance | | |
| Secondary School | | Castle Donington College | Informal recreation | | |
| | | | Within 800m walking distance | | |
| GP Surgery | | Castle Donington Surgery | Pharmacy | | |
| | | | Evans Pharmacy, Castle Donington | | |
| Constraints | | | | | |
| Rights of Way | | None | Biodiversity and Geodiversity | | None |
| Previously developed? | | Yes | Soil Resources | | N/A |
| Flood risk | | Flood Zone 2/3a + climate change | Minerals Safeguarding | | Sand and Gravel |
| Tree Preservation Order? | | None | Waste Safeguarded Sites | | None |

| Qualitative Assessment |
|--|
| The site is brownfield land and is currently an employment site containing industrial buildings and associated car parking. The site is bordered by industrial/commercial buildings to the north, countryside to the east, industrial/commercial to the south and residential to the west. |

| Topic | Assessment | Notes |
|---|---|--|
| Green Infrastructure | Development is unlikely to negatively affect existing green infrastructure and/or the site will provide the opportunity to improve the Green Infrastructure Network. | The site is in use for industrial purposes comprising buildings and hardstanding. There is no landscaping on the site and re-development of the site would provide opportunities to provide landscaping. |
| Townscape, Landscape and Visual Sensitivity | Development of the site would have a limited impact on townscape and/or landscape character. | The site is in use for industrial purposes comprising buildings and hardstanding. Sympathetic re-development could enhance the site. In any case, the site is well related to the built part of the settlement along the northern and western boundaries and would not lead to encroachment on the area of separation between Castle Donington and Hemington though careful consideration would need to be given to the layout to maximise the separation distances i.e. an adequate buffer to the eastern part of the site. |
| Historic and Cultural Assets | Development of the site is unlikely to affect any heritage assets. | No known assets affected. |
| 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. | Given the historic and existing uses of the site there is likely to be land contamination. Investigation is therefore required to assess the potential risk and provide mitigation as required. |
| 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 industrial/commercial buildings and operations and identification of potential sources of harm together with any mitigation would be required. |
| Ecology | There are no identified ecology issues that would be likely to affect the development at this stage. | LCC Ecology state the site is considered acceptable in ecology terms. |
| 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. | LCC Highways state 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 | | CD9 | Site Address | | | | Land South of Park Lane, Castle Donington | | Settlement | | CASTLE DONINGTON | |
| Employment Code | | | | | | | | | | | | |
| Nearest Settlement | | | Nearest Sustainable Settlement | | | | Proposed Use | | Housing | |  | |
| Name | | | Name | | | | Hectares | | 1.81 | | | |
| Settlement | | | Settlement | | | | Site Capacity* | | Dwellings 45 Emp (m ²) | | | |
| Key Service Centre Tier | | | Key Service Centre Tier | | | | Periods and Build Rates | | | | | |
| Relationship to Limits to Development? | | | Distance from sustainable boundary | | | | D | | | 45 | | |
| Adjoining | | | Adjoining Boundary | | | | 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 | |

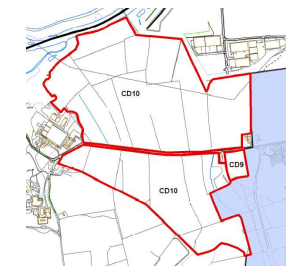
| Quantitative Assessment | | | | |
|--------------------------|--|---------------------------|-------------------------------|---|
| Services | | | | |
| Local Services | | Castle Donington | Employment | Trent Lane Ind Est, Willow Farm Bus Pk and EMDC, Castle Donington |
| Convenience Store | | Co-op, Castle Donington | Public Transport | Within 1200m, My15 - Ilkeston to EMA, hourly |
| Primary School | | Orchard Community Primary | Formal Recreation | Within 1000-2000m walking distance |
| Secondary School | | Castle Donington College | Informal recreation | Within 800-1200m walking distance |
| GP Surgery | | Castle Donington Surgery | Pharmacy | Evans Pharmacy, Castle Donington |
| Constraints | | | | |
| Rights of Way | | None | Biodiversity and Geodiversity | LWS |
| Previously developed? | | No | Soil Resources | 2 |
| Flood risk | | Flood Zone 1 | Minerals Safeguarding | None |
| Tree Preservation Order? | | None | Waste Safeguarded Sites | None |

Qualitative Assessment

The site is a rectangular field currently used for agriculture south of Park Lane to the west of Castle Donington. The site is grade 2 agricultural land. It is surrounded by land also in use for agriculture to the north, south and west although a large adjacent site has permission for development.

| 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. 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 countryside adjacent to the relief road with the permitted site including land to the south (shown as landscaping on the Masterplan).The relief road abuts to the east with housing approved on the eastern side of the new road. Development would encroach into the countryside; however, the site would be well related to the relief road. The site is landscaped and could be developed without significant visual harm given its somewhat self-contained nature. |
| Historic and Cultural Assets | Development of the site is unlikely to affect any heritage assets. | No known 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. | Proximity to East Midlands Airport. |
| Ecology | There are ecological issues that require further investigation such as a Phase 1 Survey. | LCC Ecology stated there is the potential for badgers to be on site, so a badger survey will be required. The hedge has the potential to be a BAP habitat, so needs to be retained with a buffer zone. |
| 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 has stated that this site is likely to impact on the Castle Donington relief road. Suitable modelling will be expected. Any new access onto the relief road which impacts its primary function is likely to be viewed unfavourably by the Highway Authority. Obligations towards the upgrade of Park Lane is likely to be sought from sites using it as an access point. The site would benefit from a coordinated masterplan and assessments with adjacent sites if these are all allocated through a future plan. |

| Site Information | | | | | | | | | | | |
|--|--|--------------------|--------------------------------|------------------------------------|---|-------------------------|--|----------------------------|------------------------|------------------|--|
| Housing Code | | CD10 | Site Address | | Land North of Park Lane, Castle Donington | | | Settlement | | CASTLE DONINGTON | |
| Employment Code | | EMP72 | | | | | | | | | |
| Nearest Settlement | | | Nearest Sustainable Settlement | | | Proposed Use | | Either | | | |
| Name | | | Name | | | Hectares | | 95 | | | |
| Castle Donington | | | Castle Donington | | | Site Capacity* | | Dwellings | | 1425 | |
| | | | | | | Emp (m ²) | | 190000 | | | |
| Settlement Tier | | Key Service Centre | | Settlement Tier | | Key Service Centre | | Periods and Build Rates | | | |
| | | | | | | | | 0 - 5 6 - 10 11 - 20 | | | |
| Relationship to Limits to Development? | | Adjoining | | Distance from sustainable boundary | | Adjoining Boundary | | D | | | |
| | | | | | | | | 1425 | | | |
| | | | | | | | | E | | | |
| | | | | | | | | 190000 | | | |
| Site of Special Scientific Interest? | | No | Ancient Woodland? | | No | Within Flood Zone 3b? | | No | SHELAA Assessment | | |
| National Nature Reserve? | | No | Historic Park or Garden? | | No | EMA Public Safety Zone? | | No | Potentially Suitable | | |
| Local Nature Reserve? | | No | Scheduled Monument? | | No | Existing Permission? | | No | Potentially Available | | |
| | | | | | | | | | Potentially Achievable | | |

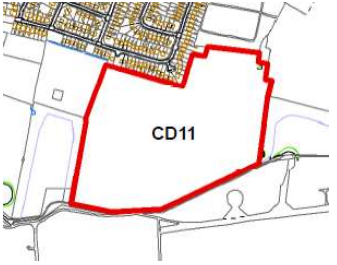


| Quantitative Assessment | | | | | |
|--------------------------|--|----------------------------|--|-------------------------------|-----|
| Services | | | | | |
| Local Services | | Castle Donington | Employment | Castle Donington Town Centre | |
| Convenience Store | | Co-op, Castle Donington | Public Transport | | |
| Primary School | | Orchard Community Primary | Within 1200m, My15 - Ilkeston to EMA, hourly | | |
| Secondary School | | Castle Donington College | Formal Recreation | | |
| GP Surgery | | Castle Donington Surgery | More than 2000m walking distance | | |
| | | | Informal recreation | | |
| | | | More than 1200m walking distance | | |
| | | | Pharmacy | | |
| | | | Evans Pharmacy, Castle Donington | | |
| Constraints | | | | | |
| Rights of Way | | PROW cuts across SW corner | | Biodiversity and Geodiversity | LWS |
| Previously developed? | | No | | Soil Resources | |
| | | | | 2,3 and 4 but over 20ha | |
| Flood risk | | Some Flood Risk | | Minerals Safeguarding | |
| | | | | Part Sand and Gravel | |
| Tree Preservation Order? | | Part of site | | Waste Safeguarded Sites | |
| | | | | None | |

Qualitative Assessment

This large greenfield site comprises several agricultural fields both to the north and south of Park Lane, to the west of Castle Donington (grades 2,3 and 4). To the north lies East Midlands Distribution Centre, the route of the Castle Donington relief road runs to the east, Donington Park lies to the south and a farm lies to the west. A Local Wildlife Site is present in the site boundary (Studbrook Hollow, which is also protected by a Tree Preservation Order). Adjacent to its north-east corner is a wooded area which is designated as a Local Wildlife Site, part of which overlaps slight into this site. In addition, overhead power lines run across the site, east to 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. | Hedges form some site boundaries and those adjacent to the highway and the outer boundaries 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 is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure. The site does not form part of a wider landscaped network. |
| 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 large and comprises agricultural land which undulates and includes landscaping along boundaries. The site is in close proximity to the relief road and with the distribution centre to the north this ensures the site is well related to other development. However, the character and appearance of the site away from the relief road is that of rolling countryside, detached from the main settlement. Development would lead to significant encroachment into the countryside. |
| 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. | There are several listed buildings to the west of the southern part of the site; these include Home Farmhouse (grade II) and Donington Hall (grade II*) together with buildings associated with the hall. Development would have the potential to impact on the setting of these buildings. |
| 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. | The site is in close proximity to East Midlands Airport and Donington Park. |
| Ecology | There are ecological issues that require further investigation such as a Phase 1 Survey. | The site is in a SSSI Impact Risk Zone (Donington Park SSSI). LCC Ecology stated there is the potential for badgers, otter, water vole and GCN to be on site. A Local Wildlife Site is present in the site boundary (Studbrook Hollow, which is also protected by a Tree Preservation Order). The hedges, trees, ditches, woodland, stream, and possible grassland have the potential to be BAP habitats. The site is mostly arable. A Phase 1 habitat/hedge/badger survey will be needed. Development will probably be acceptable with avoidance, mitigation, and compensation. Need to retain hedges with 5m buffer zones natural vegetation and 5m buffer zones to streams and on and off-site woodland. Buffer zone of 20m along the Trent needed. Potential for biodiversity enhancement. |
| 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 has stated that site is likely to impact on the Castle Donington relief road. Suitable modelling will be expected. Any new access onto the relief road which impacts its primary function is likely to be viewed unfavourably by the Highway Authority. Obligations towards the upgrade of Park Lane is likely to be sought from sites using it as an access point. The site would benefit from a coordinated masterplan and assessments with adjacent sites if these are all allocated through a future plan. |

| Site Information | | | | | | | | | | | | |
|--|--|------|------------------------------------|--|----|-------------------------|---|----|--|-------------------|---|---------|
| Housing Code | | CD11 | Site Address | | | | Land off Diseworth Road, Castle Donington | | Settlement | | CASTLE DONINGTON | |
| Employment Code | | | | | | | | | | | | |
| Nearest Settlement | | | Nearest Sustainable Settlement | | | | Proposed Use | | Housing | |  | |
| Name | | | Name | | | | Hectares | | 233 | | | |
| Castle Donington | | | Castle Donington | | | | Site Capacity* | | Dwellings 233 Emp (m ²) | | | |
| Settlement Tier | | | Settlement Tier | | | | Periods and Build Rates | | | | | |
| Key Service Centre | | | Key Service Centre | | | | 0 - 5 | | 6 - 10 | | | 11 - 20 |
| Relationship to Limits to Development? | | | Distance from sustainable boundary | | | | D | | | | | 233 |
| Adjoining | | | Adjoining Boundary | | | | 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 | |

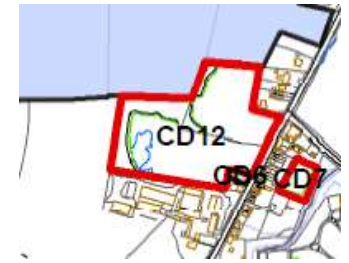
| Quantitative Assessment | | | | | |
|--------------------------|--|--|---------------------|--|------|
| Services | | | | | |
| Local Services | | Castle Donington | Employment | Willow Farm | |
| Convenience Store | | Co-op, Castle Donington | Public Transport | | |
| | | | | Within 1200m, Skylink Derby - Derby to Leicester, every 20 mins & Skylink Nottingham - Nottingham to Loughborough, every 20 mins | |
| Primary School | | St Edwards C of E Primary School | Formal Recreation | | |
| | | | | Within 1000m walking distance | |
| Secondary School | | Castle Donington College | Informal recreation | | |
| | | | | Within 800m walking distance | |
| GP Surgery | | Castle Donington Surgery | Pharmacy | | |
| | | | | Evans Pharmacy, Castle Donington | |
| Constraints | | | | | |
| Rights of Way | | PROW along southern and western boundaries | | Biodiversity and Geodiversity | None |
| 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 parcel of land to the south-east of Stonehill and extends beyond the built-up part of Castle Donington to the east and south. It is currently a field with hedges along the site boundaries and borders dwellings partly to the north and west and the airport to the south. There is countryside to the east where the site also borders the recreation ground and countryside to the west. Public rights of way runs in parallel with (but outside of) the site's southern and western boundaries.

| 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 northern, eastern and western boundaries but accommodates not landscaping within the site. The site does not form part of a wider green network. Development of the site would provide opportunities for further landscaping. |
| 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. | Development of the site would lead to intrusion into the countryside; the adjacent estate has a well-established boundary and layout, and this site would appear as something of a bolt onto the settlement. Furthermore, the site acts as a rural buffer between the settlement and airport. |
| 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. | The site is in close proximity to the airport, a significant noise generator. Mitigation would need to be incorporated to safeguard the amenity of future occupiers of the site. |
| 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. 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 | CD12 | Site Address | West of Hilltop, Castle Donington | | | | Settlement | CASTLE DONINGTON | | |
| Employment Code | EMP93 | | | | | | | | | |
| Nearest Settlement | | Nearest Sustainable Settlement | | | | Proposed Use | Either | | | |
| Name | | Castle Donington | | Name | | Castle Donington | | Hectares | 3.19 | |
| Settlement Tier | | Key Service Centre | | Settlement Tier | | Key Service Centre | | Site Capacity* | Dwellings | 60 |
| Relationship to Limits to Development? | | Outside | | Distance from sustainable boundary | | Adjoining Boundary | | Emp (m ²) | 6400 | |
| Site of Special Scientific Interest? | | No | | Ancient Woodland? | | No | | Periods and Build Rates | | |
| National Nature Reserve? | | No | | Historic Park or Garden? | | No | | 0 - 5 | | |
| Local Nature Reserve? | | No | | Scheduled Monument? | | No | | 6 - 10 | | |
| | | | | | | | | 11 - 20 | | |
| | | | | | | | | D | | |
| | | | | | | | | E | | |
| | | | | | | | | 60 | | |
| | | | | | | | | 6400 | | |
| SHELAA Assessment | | | | | | | | | | Potentially Suitable |
| | | | | | | | | | | Potentially Available |
| | | | | | | | | | | Potentially Achievable |



| Quantitative Assessment | | | |
|--------------------------|----------------------------------|-------------------------------|---|
| Services | | | |
| Local Services | Castle Donington | Employment | Willow Farm |
| Convenience Store | Co-op, Castle Donington | Public Transport | Within 800m, Skylink Derby - Derby to Leicester, every 20 mins & Skylink Nottingham - Nottingham to Loughborough, every 20 mins |
| Primary School | St Edwards C of E Primary School | Formal Recreation | Within 1000-2000m walking distance |
| Secondary School | Castle Donington College | Informal recreation | Within 800-1200m walking distance |
| GP Surgery | Castle Donington Surgery | Pharmacy | Evans Pharmacy, Castle Donington |
| 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? | None | Waste Safeguarded Sites | None |

| Qualitative Assessment |
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| The site occupies two fields to the west of the highway with Hill Top Farm to the south, linear housing to the north-east fronting onto High Street, the highway to the east and the housing allocation site to the west and north-west. The site accommodates mature landscaping with hedges and trees and a pond in the south-west corner. The airport is to the east and the main settlement of Castle Donington to the north |

| 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 | 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 well related to the built form of the settlement to the north-east where it abuts linear housing. There is also housing to the east of the highway. To the south, Hill Top Farm comprises a group of farm buildings and farmhouse and the remainder of the site borders the housing allocation site. Therefore, the site is well related to the settlement and given the housing allocation, the impact of developing the site would potentially not be unduly harmful. |
| 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. | The site is in close proximity to the airport, a significant noise generator. Mitigation would need to be incorporated to safeguard the amenity of future occupiers of the site. |
| 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. 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. |