

# COALVILLE URBAN AREA – SITE ASSESSMENT

## SETTLEMENT SUMMARY

### Settlement Hierarchy

- The Coalville Urban Area is the Principal Town in the adopted Local Plan.
- It is proposed to remain as the Principal Town in the new Local Plan.

### *Key services and facilities*

- There are ten primary schools throughout the Coalville Urban Area and two secondary schools along with Stephenson College.
- There is one large supermarket and 3 medium sized supermarkets along with several smaller outlets which cater for day-to-day needs.
- The Coalville Urban Area is well served by public transport with links to larger urban areas outside the district including Leicester, Loughborough, Burton on Trent and Nottingham as well as direct links to Ashby de la Zouch, Ibstock and Castle Donington within the district.
- There are three large industrial estates within the Coalville Urban Area (Hermitage Industrial Estate, Whitwick Business Park and Stephenson Industrial Estate), as well as a number of smaller areas, whilst the large-scale Bardon employment area adjoins the Urban Area.

### *Other services and facilities*

- Coalville Town Centre has a range of shops and services including a library, whilst GP practices, Community Centres, public houses, places of worship and formal/informal recreation opportunities are located throughout the area.
- The Coalville and Whitwick Leisure Centre provides a range of indoor leisure opportunities, including a swimming pool.

### Settlement Features

- **Flood Zones 2/3a/3b** – areas at greater risk of flooding associated with the Grace Dieu Brook through Whitwick and Thringstone and River Sence through part of Hugglescote and Donington le Heath. Sites C16, C18, C44, C61, C63, C65, C74 and C85 are impacted.
- **Coalville Conservation Area** – the Conservation Area encompasses areas around the town centre, including Marlborough Square, Memorial Square, High Street and Hotel Street.
- **Scheduled Ancient Monument (SAM)** – part of the former Snibston Colliery and the site of Whitwick Castle which lie in the built up area are Scheduled Ancient Monuments, as are the ruins of Grace Dieu Priory and Rabbit warrens on Warren Hills Road which lie just outside the built up area.
- **National Forest** – the settlement and surrounding area is in the National Forest.
- **Charnwood Forest** – land to the north and east of the Coalville Urban Area comprises part of the Charnwood Forest, an upland area of volcanic rocks comprised of wooded valleys, heathlands and grasslands.
- **Area of Separation** – land between Coalville and Whitwick is identified in the adopted Local plan as an Area of Separation.
- **Minerals Consultation Area for Sand and Gravel** – land to the south- west of the settlement is located in this MCA. This affects one site (C85).
- **Minerals Consultation Area for Clay** – land to the south- west of the settlement (including sites, C25, C75, C79, and C85) is located in this MCA.

- **Minerals Consultation Area for Igneous Rock** – various parcels of land surrounding the settlement (including C57 and C76) are located in this MCA.
- **Leicestershire and South Derbyshire Coalfield Landscape Character Area** – Coalville, Hugglescote, Donington le Heath and Bardon are located in this LCA.
- **Charnwood Landscape Character Area** – Greenhill, Thringstone and Whitwick are located in this LCA.

## STAGE 1 - SITE IDENTIFICATION

The [2021 SHELAA](#) identifies 45 sites for housing in the Coalville Urban Area:

Site Reference	Site Address	Settlement
C12	Stevenson House, Ashby Road,	Coalville
C16	Glebe Road	Thringstone
C18	Land rear of Thornborough Road	Whitwick
C19	Stephenson Green	Whitwick
C20	Meadow Lane	Coalville
C21	Land rear of Bardon Road	Coalville
C23	Bardon Grange	Coalville
C25	Farm Lane / Towns End Lane	Donington le Heath
C28 (EMP25)	Land at Wolsey Road	Coalville
C29	Owen Street Allotments	Coalville
C32	Land at 28 London Road	Coalville
C33	Greenhill Farm, South of Greenhill Road	Coalville
C40	Standard Hill	Coalville
C42	Fretsom's Field, Lily Bank	Thringstone
C43	Land South of The Green	Donington le Heath
C44	Church Lane	Whitwick
C45	Thornborough Road Allotments	Whitwick
C46	Broom Leys Farm	Coalville
C47	Land at Redhill Farm, New Swannington	Whitwick
C48	South of Church Lane, New Swannington	Whitwick
C50	Jack's Ices, North of Standard Hill	Coalville
C57	South of Loughborough Road	Whitwick
C58	Adj. 191 Loughborough Road	Whitwick
C59	Land off Forest Road	Hugglescote
C61	Church View, Rose Nursery	Hugglescote
C63	Land at The City of Dan	Whitwick
C64	R/O Hilary Crescent	Whitwick
C65	Holy Hayes, Rosslyn Road	Whitwick
C67	Land at Waterworks Road	Coalville
C71	Land off Church Lane, New Swannington	Whitwick
C72	Rear of 224a-228 Bardon Road	Coalville
C73	Land off Kirton Road	Coalville
C74	Land at Lily Bank	Thringstone
C75	Land at Townsend Lane	Donington le Heath
C76	Land off Meadow Lane	Coalville
C77	Land off Talbot Lane	Whitwick
C78	Land rear of 274 Church Lane	Whitwick
C79	Land off Townsend Lane	Donington le Heath

C81	Land north of Church Lane	Whitwick
C82	Greenhill Farm, Greenhill Road	Coalville
C83	186, 188 + 190 London Road	Coalville
C84	Land south of Townsend Lane	Donington le Heath
C85	Richmond Road	Donington le Heath
C86	Land off Howe Road	Whitwick

In addition, site R17 is located within Ravenstone Parish but physically adjoins the Coalville Urban Area and therefore it has been included as a Coalville Urban Area site.

As referenced in **Appendix 2**, four further sites in the Coalville Urban Area have been submitted to the Council:

- Land east of Grace Dieu Road, Whitwick (C88). This site was submitted on behalf of the landowners in March 2022, it is around 1ha with a site capacity of around 25 dwellings.
- Land between Swannymote Road and Oaks Road, Whitwick (C89). This site was submitted on behalf of the landowners in March 2022. It is 8.6ha with a capacity of around 161 dwellings.
- Land south of the Green/Richmond Road, Donington le Heath (C90). This site was submitted in September 2021 on behalf of a housebuilder. It is 3.3ha with a capacity of around 62 dwellings.
- Land south of Ashburton Road (C91). This site was submitted in September 2021 on behalf of a housebuilder. It is 2.4ha with a capacity of around 45 dwellings.

## STAGE 2 – SITE SIEVE

12 sites were sieved out at this stage, leaving 32 sites for further assessment.

Site Reference	Site Address	Settlement	Reason for being sieved out
C12	Stevenson House, Ashby Road	Coalville	Outline planning permission
C23	Bardon Grange	Coalville	Under construction
C28	Land at Wolsey Road	Coalville	Under construction
C29	Owen Street Allotments	Coalville	Detailed planning permission
C32	Land at 28 London Road	Coalville	Less than 10 dwellings
C33	Greenhill Farm, South of Greenhill Road	Coalville	Under construction
C40	Standard Hill	Coalville	Outline planning permission
C43	Land South of The Green	Donington Le Heath	Under construction
C59	Land off Forest Road	Hugglescote	Detailed planning permission
C62	Workspace 17, Highfield Street	Coalville	Resolution to grant planning permission
C67	Land at Waterworks Road	Coalville	Resolution to grant planning permission

C71	Land off Church Lane, New Swannington	Coalville	Outside Limits and less than 10 dwellings
C84	Land south of Townsend Lane	Donington Le Heath	Part of C85

### STAGE 3 - SUSTAINABILITY APPRAISAL

SA Ref	SA Objective	SA Summary
SA1	Improve the health and wellbeing of the District's population	<p><b>C16, C19, C20, C25, C42, C44, C46, C47, C61, C63, C72, C74, C75, C76, C79, C86</b> and <b>R17</b> score <b>significant positive</b></p> <p><b>C21, C83</b> and <b>C85</b> score <b>minor positive</b></p> <p><b>C18, C48, C50, C57, C58, C64, C65, C73, C77, C78, C81</b> and <b>C82</b> score <b>minor negative</b></p> <p><b>C45</b> scores <b>significant negative</b></p>
SA2	Reduce inequalities and ensure fair and equal access and opportunities for all residents	<p><b>C46</b> scores <b>significant positive</b></p> <p><b>C83</b> scores <b>minor positive</b></p> <p><b>C16, C18, C20, C21, C25, C42, C44, C45, C48, C57, C58, C61, C63, C64, C65, C76, C77, C78, C81, C82</b> and <b>C86</b> score <b>minor negative</b></p> <p><b>C19, C47, C50, C72, C73, C74, C75, C79, C85</b> and <b>R17</b> score <b>significant negative</b></p>
SA3	Help create the conditions for communities to thrive	<p><b>C20, C21, C25, C61, C72, C75</b> and <b>C83</b> score <b>minor positive</b></p> <p><b>C16, C18, C19, C42, C44, C45, C47, C48, C50, C57, C58, C63, C64, C65, C77, C78, C79, C81, C85</b> and <b>C86</b> score <b>minor negative</b></p> <p><b>C46, C73, C74, C76, C82</b> and <b>R17</b> score <b>uncertain</b></p>
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	All score <b>significant positive</b> except <b>C58, C61</b> and <b>C82</b> which score <b>minor negative</b>
SA5	Support economic growth throughout the District	<b>0</b>
SA6	Enhance the vitality and viability of existing town centres and village centres	<b>++</b>
SA7	Provision of a diverse range of employment opportunities	<b>C18, C19, C21, C25, C46, C72, C75, C79</b> and <b>C83</b> score <b>minor positive</b>

	that match the skills and needs of local residents	C16, C20, C42, C44, C45, C47, C48, C50, C57, C58, C61, C63, C64, C65, C73, C74, C76, C77, C78, C81, C82, C85, C86 and R17 score <b>minor negative</b>
SA8	Reduce the need to travel and increase numbers of people walking cycling or using the bus for their day-to-day needs	C46, C61 and C82 score <b>significant positive</b> C18, C20, C21, C44, C45, C47, C48, C77, C81, C83 and C86 score <b>minor positive</b> C19, C50, C63, C64, C65, C72, C73, C76, C78 and R17 score <b>minor negative</b> C16, C25, C42, C57, C58, C74, C75, C79 and C85 score <b>significant negative</b>
SA9	Reduce air, light and noise pollution to avoid damage to natural systems and protect human health	0
SA11	Ensure the District is resilient to climate change	C16, C18, C63, C65 and C74 score <b>minor negative</b> C44, C61 and C85 score <b>significant negative</b> C19, C20, C25, C42, C45, C47, C48, C57, C58, C64, C75, C77, C78, C79, C81, C82, C86 and R17 score <b>neutral</b> C21, C46, C50, C72, C73, C76 and C83 score <b>uncertain</b>
SA12	Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	--
SA13	Conserve and enhance the quality of the District's landscape and townscape character	C16, C20, C21, C61, C72, C78 and C83, score <b>minor positive</b> C18, C19, C25, C42, C44, C45, C46, C47, C48, C57, C58, C63, C64, C65, C73, C74, C75, C76, C77, C79, C81, C85 score <b>significant negative</b> C50, C82, C86 and R17 score <b>uncertain</b>
SA14	Ensure land is used efficiently and effectively	R17 scores <b>minor positive</b> C20, C25, C42, C61, C63, C64, C65, C78, C79, C82 and C83 score <b>minor negative</b> C16, C18, C19, C21, C44, C45, C46, C47, C48, C50, C57, C58, C72, C73, C74, C75, C76, C77, C81, C85 and C86 score <b>significant negative</b>
SA15	Conserve and enhance the character, diversity and local	C75 and C82 score <b>minor negative</b> C25, C79 and C85 score <b>significant negative</b>

	distinctiveness of the District's built and historic heritage	<b>C16, C18, C19, C20, C21, C42, C44, C45, C46, C47, C50, C57, C58, C61, C63, C64, C65, C72, C73, C74, C76, C77, C78, C81, C83, C86</b> and R17 score <b>neutral</b>  <b>C48</b> scores <b>uncertain</b>
<b>SA16</b>	Protect water resources and ensure they are used efficiently	<b>C18</b> and <b>R17</b> score <b>minor negative</b>  <b>C50</b> scores <b>uncertain</b>  <b>C16, C19, C20, C21, C42, C44, C45, C46, C47, C48, C57, C58, C61, C63, C64, C65, C72, C73, C74, C75, C76, C77, C78, C79, C81, C82, C83, C85, C86</b> and <b>R17</b> score <b>neutral</b>
<b>SA17</b>	Ensure the efficient use of natural resources, including reducing waste generation	<b>C16, C20, C21, C42, C46, C50, C57, C61, C63, C65, C72, C73, C74, C82</b> and <b>C83</b> score <b>neutral</b>  <b>C18, C19, C25, C44, C45, C47, C48, C58, C64, C75, C76, C77, C78, C79, C81, C85, C86</b> and <b>R17</b> score <b>uncertain</b>

#### STAGE 4 – DETAILED SITE ASSESSMENT SUMMARY

##### C16 – Glebe Road, Thringstone (1.37ha / about 34 dwellings)

*Services & Facilities* – This site adjoins the built-up area of Thringstone, with a primary school, and recreation (both formal and informal) within good walking distance. A convenience store and access to public transport are within reasonable walking distance, but all other services and facilities, including secondary education and employment are not within a reasonable walking distance. A wider range of services facilities are available in Coalville which is about 4.5KM distant, although it is accessible by public transport.

There is some capacity at the Thringstone Primary School, which also has some capacity to extend. In terms of secondary education there is no capacity at Castle Rock, but it does have the potential to be extended.

##### 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	

As with all sites in the Coalville Urban Area this site performs well against SA4 and SA6 but poorly against SA12. As with most sites it performs poorly against SA14. However, it performs poorly against SA8, reflecting the sites locations on the edge of the Coalville Urban Area and the distance to most

services and facilities. It performs better against SA13 than most other sites, being one of the few to record a positive score. It also performs better against SA1 but worse against SA11 than most other sites. Otherwise, it performs similar to other sites in the Coalville Urban Area.

#### Key Planning Considerations

- The adjoining development fronts on to Glebe Road or Millhouse Estate and there are no gaps where an access point could be achieved, without the acquisition and demolition of properties.
- Whilst development of this site could take place without undue visual impact, it turns its back on the existing built form and so makes integration into the existing community difficult.
- LCC Ecology identifies that there is a potential Local Wildlife Site to the west along a watercourse and suggests that a 10m buffer would be required along the wooded stream to protect it. This would potentially impact upon site capacity.
- In landscape terms, the site is in a wider parcel of land (01COA-A) assessed as being medium landscape sensitivity and medium-high in respect of visual sensitivity. Within this parcel the central area has more distinctive landscape which is more vulnerable to change and where there are longer distance views of higher scenic quality. There is also a dense network of public rights of way.

*Deliverability/Developability* – the site is in multiple ownership, although it appears as though all owners are supportive. There is no known developer interest and the lack of suitable access would appear to require a third party to be involved. Therefore, it is not considered to be developable.

#### C18 – Land rear of Thornborough Road, Whitwick (18.60Ha about 348 dwellings)

*Services & Facilities* – the site is in good walking distance of Stephenson College and the new Coalville Leisure Centre, whilst two supermarkets and employment opportunities are available within a reasonable walking distance of less than 1km, albeit on the opposite side of the A511 which would act as a barrier to some degree. The site is well placed for access to bus services which pass along Thornborough Road, although the site does not itself front Thornborough Road. A wider range of services facilities are available in Coalville which is about 1.6 KM distant, although it is accessible by public transport.

There is some capacity at the New Swannington Primary School, but no capacity to extend. In terms of secondary education there is no capacity at Castle Rock, but it does have the potential to be extended. This site could support additional primary school provision, but probably not within the site itself without potentially impact viability.

#### 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	-	?	

As with all sites in the Coalville Urban Area this site performs well against SA4 and SA6 but poorly against SA12. As with most sites it performs poorly against SA13 and SA14. As with most sites, it performs poorly against SA2 and SA3, but it scores better against SA7 and SA8 than most other sites in view of the sites location. It performs worse against SA1, SA11 and SA16 than most other sites. Against other objectives it scores similar to other sites in the Coalville Urban Area.

#### *Key Planning Considerations*

- The site lies within the current Area of Separation between Coalville and Whitwick. The Area of Separation study identifies this area as making a Primary Contribution to the Area of Separation. Some parts of the site would be visible from the A511 which runs to the south of the site.
- The site lacks an access to the highway network without the acquisition of third-party land. Land to the west is being promoted separately (Site C45) and could provide a means of securing access. The Highway Authority advises that it is not clear how a safe and appropriate means of access to the site could be achieved. Within the site boundary there is a narrow strip between the allotments (site C45) and houses to the south. However, LCC Highways advises that there does not appear to be sufficient width available to secure a suitable access from Thornborough Road. Even if it were possible to provide a suitable access, it would result in housing development without any frontage to Thornborough Road and so make it difficult to integrate into the existing community.
- The site comprises of land in productive agricultural use. It is assessed as being grade 3.
- The site is crossed by a number of Rights of Way which new development would need to integrate into the site layout.
- The site is not included in the Landscape sensitivity study as it is within the built-up area.

*Deliverability/Developability* – the site has previously been promoted by the landowner, although not for some time and there is no evidence of developer interest at this time. The site is not considered to be developable.

#### **C19 – Stephenson Green , Whitwick (76Ha about 1,140 dwellings)**

*Services & Facilities* –the site is located within the built-up Coalville Urban Area, with a supermarket, employment, public transport and recreation all within good walking distance. However, other services such as schools are somewhat distant and beyond the walking distances recommended by the CIHT. The scale of the site is such that it could potentially incorporate some local services, such as a primary school and local shop. A wider range of services facilities are available in Coalville which is about 2.5 KM distant. Bus services along Hermitage Road to the west of the site means Coalville Town Centre is accessible by public transport, although this would involve a walk of about 800metres from the eastern part of the site. However, the scale of development could potentially facilitate either new services or a changed route to an existing service.

There is no capacity at Broom Leys Primary School nor potential to extend, whilst Whitwick Church of England School has some capacity but no potential to extend. However, the scale of the site is such that it may be able to accommodate a primary school. In terms of secondary education there is no capacity at Castle Rock, but it does have the potential to be extended.



## 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	?

As with all sites in the Coalville Urban Area this site performs well against SA4 and SA6 but poorly against SA12. As with most sites it performs poorly against SA13 and SA14. It performs worse against SA2 than most other sites, but it scores better against SA1 and SA7 than most other sites.

### Key Planning Considerations

- The site lies within the current Area of separation between Coalville and Whitwick. The Area of Separation study identifies this area as making a Primary contribution to the Area of Separation. Two previous appeals within this area have been dismissed, partly due to impact upon separation. Development of this site would affect the character and appearance of the site, to the detriment of the townscape and would be visible from the A511 which adjoins the southern boundary of the site.
- At this stage the Highway Authority has objected in the absence of evidence to demonstrate that a satisfactory means of access can be secured.
- An area off Green Lane has been planted with trees and LCC Ecology advises that these should be retained. Badgers and bats may be a constraint but should be mitigatable.
- The site comprises a number of fields in agricultural use which area assessed as being grade 3.
- The site is crossed by a number of Rights of Way which new development would need to integrate into the site layout.
- The site is not included in the Landscape sensitivity study as it is within the built-up area.

*Deliverability/Developability* – the site is controlled by two developers who are promoting it and have prepared Masterplans. As such the site is considered to be developable, notwithstanding the above considerations regarding the site’s location within the Area of Separation.

### **C20 – Meadow Lane, Coalville (0.45Ha about 11 dwellings)**

*Services & Facilities* – the site is well located in respect of access to a local shop, public transport and recreation opportunities, all of which are within good walking distance. Education and health facilities are slightly further afield, although still within reasonable walking distances as recommended by the CIHT. Employment uses are not within a reasonable walking distance. A wider range of services facilities are available in Coalville which is about 2.5 KM distant and accessible by public transport.

There is no capacity at Broom Leys Primary School nor potential to extend. In terms of secondary education there is no capacity at Castle Rock, but it does have the potential to be extended. Whilst

the size of the site would generate little in terms of demand for primary school places, the lack of capacity and any obvious means for this site to address this would be an issue.

#### 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	0	

As with all sites in the Coalville Urban Area this site performs well against SA4 and SA6 but poorly against SA12. It performs slightly better against SA14 than most other sites, albeit it records a minor negative impact. However, it performs better against SA13 than most other sites, being one of the few to record a positive score. It also performs better against SA1, SA3 and SA8 than most other sites. Overall, it records one of the best scores for sites in the Coalville Urban Area.

Overall, this site performs well in terms of the SA, which is partly reflective of its location within the built-up area with good access to services and facilities.

#### Key Planning Considerations

- The site comprises a number of gardens that front on to Meadow Lane. As such the site is landlocked with no current access to the highway network, without the acquisition of third part land.
- The site is 300metres from the Coalville Meadows SSSI, although development is unlikely to have a direct impact upon the SSSI.
- The site is not included in the Landscape sensitivity study as it is within the built-up area.

*Deliverability/Developability* – The site is in multiple ownership. To achieve the sites development would require a co-ordinated approach by the various landowners. There is no known developer interest. The site not considered to be developable.

#### **C21 – Land rear of Bardon Road, Coalville (0.45Ha about 13 dwellings)**

*Services & Facilities* – the site is well located in respect of access to a local shop, public transport, health facilities, employment and recreation opportunities all of which are in good walking distance. Secondary education facilities are slightly further afield, although still within potential walking distances as recommended by the CIHT. However, the nearest primary school is not within a reasonable walking distance. A wider range of services facilities are available in Coalville which is about 1.4 KM distant and accessible by public transport.

There is no capacity at Broom Leys Primary School nor potential to extend. In terms of secondary education there is no capacity at Newbridge, but it does have the potential to be extended. Whilst the size of the site would generate little in terms of demand for primary school places, the lack of capacity and any obvious means for this site to address this would be an issue.

## 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

As with all sites in the Coalville Urban Area this site performs well against SA4 and SA6 but poorly against SA12. As with most sites it performs poorly against SA14, although unlike most sites it performs well against SA13 reflecting the sites location surrounded by built or proposed development. The site also scores better than most against SA1, SA3, SA7 and SA8. Overall, it is one of the best performing sites in the Coalville Urban Area.

### Key Planning Considerations

- The only current means of access would be via a link to Bardon Road which it is proposed would form a key access to the south-east Coalville urban extension. LCC Highways has advised that an access off this link road would necessitate right hand turn movements which could impede the free flow of traffic, potentially resulting in queues back to the A511. LCC Highways advise that the site promoter would need to demonstrate that a safe and appropriate access could be achieved.
- The proposed route of the link road will reduce the site from that shown in the SHELAA. As a result it would only be capable of accommodating about 13 dwellings.
- LCC Ecology notes that the hedgerows at the site represent potential Biodiversity Action Plan habitats. The site is considered acceptable with mitigation and protection of boundary hedges with 5m Buffer zones. The wildlife corridor along the wooded railway line to the south should be protected and enhanced, and connectivity retained.
- The site is not included in the Landscape sensitivity study as it is within the built-up area.
- The site could potentially be developed in conjunction with the adjoining site C83, although the highway issues outlined would still represent a significant constraint.

*Deliverability/Developability* – It is understood that the site is within the ownership or under option of a housing developer. The site is in a suitable location, but issues relating to access means that there are questions as to whether it is developable.

### **C25 – Farm Lane/Towns End Lane Donington le Heath (0.57Ha about 14 dwellings)**

*Services & Facilities* – the site is within good walking distance of a local shop and recreation opportunities. Education facilities, public transport and employment opportunities are slightly further afield, although still within reasonable walking distances as recommended by the CIHT. Health facilities are not within reasonable walking distance. A wider range of services facilities are available in Coalville which is about 2.5 KM distant. This is accessible by public transport services which are within walking distance.

There is no capacity at Hugglescote Primary School. It is not clear whether a new school to be provided as part of south-east Coalville development will help to address this lack of capacity. In terms of secondary education there is no capacity at Newbridge, but it does have the potential to be extended.

*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	?	

As with all sites in the Coalville Urban Area this site performs well against SA4 and SA6. It also scores well against SA1 in view of the site’s proximity to recreation opportunities. It performs better than most sites against SA3 and SA7. However, it scores poorly against SA12 and SA13, as do most sites, although it scores better against SA14 than most sites. It also scores poorly against SA8 in view of the site’s location on the edge of the Coalville Urban Area and so somewhat distant from services and facilities, including public transport. It also scores poorly against SA15 in view of the site’s location in the Conservation Area.

*Key Planning Considerations*

- The site comprises a field currently used as pasture. The site is Grade 2 Agricultural Land (the best and most versatile).
- The site is within the Donington le Heath Conservation Area. It is considered that development would have a detrimental impact the character and appearance of the Conservation Area.
- It is located on the edge of Donington le Heath and it is considered that development would erode the rural character and setting to this part of the settlement.
- The Highway Authority considers that both Farm Lane and Townsend Lane are unsuitable to cater for additional traffic and hence the site is unacceptable in highway terms.
- LCC Ecology identifies the site as a Candidate Local Wildlife Site on the basis of species-rich grasslands, with detailed survey work required to demonstrate this was not the case.
- In landscape terms, the site is in a wider parcel of land (01COA-E) assessed as being medium for both landscape sensitivity and visual sensitivity. Landscape quality is considered to be moderate to good and is consistent across the parcel. Topography is also consistent, with the exception of steeper landform close to the River Sence. A pylon line running through the centre diminishes the sense of place and tranquillity and also detracts from the scenic quality of the parcel. The relatively flat topography allows for some long distance views, including to Coalville and other nearby settlements.
- The very western edge of the site falls within the Minerals Consultation Zone for the potential presence of below surface brick clay resource.

*Deliverability/Developability* – there are no known ownership issues, but there is no known developer interest. However, the objection from the Highway Authority means the site cannot currently be regarded as being developable.

**C42 – Fretsom’s Field, Lily Bank, Thringstone (0.7Ha about 17 dwellings)**

*Services & Facilities* – This site adjoins the built-up area of Thringstone, with a primary school, and recreation (both formal and informal) within good walking distance. A convenience store and access to public transport are within reasonable walking distance, but all other services and facilities, including secondary education and employment are not. A wider range of services facilities are available in Coalville which is about 4.5KM distant, although it is accessible by public transport.

There is some capacity at the Thringstone Primary School, which also has some capacity to extend. In terms of secondary education there is no capacity at Castle Rock, but it does have the potential to be extended.

*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	0	

As with all sites in the Coalville Urban Area this site performs well against SA4 in view of its potential to provide new homes. It also scores well against SA1 in view of the site’s proximity to recreation opportunities. It scores poorly against SA6, SA12 and SA13, as do most sites, although it scores better against SA14 than most sites. It also scores poorly against SA8 in view of the site’s location on the edge of the Coalville Urban Area and so somewhat distant from services and facilities, including public transport.

*Key Planning Considerations*

- This site was the subject of a previous planning application for 25 dwellings which was withdrawn in 2015 (15/00009). The reasons for this are not clear. However, this involved the adjoining field to the south-west, which is not part of this site. The proposed access was from the adjoining Millhouse Estate Road, but was on the additional land to the southwest. As a result there is no longer a common boundary with Millhouse Estate.
- The site has a rural character and appearance. Development of the site would result in encroachment into the countryside and cause harm to the rural approach into the built-up part of the settlement. Furthermore, the site is not well related physically to the built form of the settlement.
- LCC Ecology advise that the grassland at the site represents a former Parish-level Wildlife Site. However, the site is considered acceptable for development with mitigation.

- Lily Bank is a narrow country lane subject to the national speed limit and there are no pedestrian paths connecting to Thringstone. This site would be considered unacceptable to the Highway Authority.
- In landscape terms, the site is in a wider parcel of land (01COA-A) assessed as being medium landscape sensitivity and medium-high in respect of visual sensitivity. Within this parcel the central area has more distinctive landscape which is more vulnerable to change and where there are longer distance views of higher scenic quality. There is also a dense network of public rights of way.

*Deliverability/Developability* – the land is in two ownerships but is being promoted jointly, but there is no known developer interest. In view of the significant access issues the site is not considered to be developable.

#### **C44 – Church Lane, Whitwick (1.46Ha about 36 dwellings)**

*Services & Facilities* – The site is within good walking distance of a small supermarket, public transport and recreation opportunities, whilst a primary school and health facilities are slightly further afield but within reasonable walking distance. Employment opportunities and secondary education are not within walking distance, although employment opportunities are accessible by public transport. A wider range of services facilities are available in Coalville which is about 2.2KM distant, although it is accessible by public transport.

There is some capacity at the New Swannington Primary School, but no capacity to extend. In terms of secondary education there is no capacity at Castle Rock, but it does have the potential to be extended.

#### *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	?	

As with all sites in the Coalville Urban Area this site performs well against SA4 and SA6 but poorly against SA12. As with most sites it performs poorly against SA13 and SA14. It performs worse against SA11 than most other sites, but it scores better against SA1 and SA8 than most other sites. Against other objectives it scores similar to other sites in the Coalville Urban Area.

#### *Key Planning Considerations*

- The site lies within the Area of Separation between Coalville and Whitwick. The Area of Separation study identifies this site as making a secondary contribution to Area of Separation (Parcels 20 and 21). Notwithstanding this, the study recommends that such areas be retained so as to prevent the erosion of the Area of Separation as a whole.

- The Highway Authority state the site does not appear to have a suitable access to the highway network. Therefore, without the acquisition of additional and, most likely, the demolition of existing properties an access could not be achieved.
- The front part of the site is adjacent to the linear housing to the north; however, the remainder of the site projects significantly beyond this. This part of the settlement is characterised by linear development and development of the rear part of the site would add a depth that would not respond to the prevailing pattern of development.
- LCC Ecology advise that the hedges, scrub and watercourses around the site represent potential Biodiversity Action Plan habitats. However, the site is considered acceptable for development with mitigation.
- The site is not included in the Landscape sensitivity study as it is within the built-up area.

*Deliverability/Developability* –The site is being promoted by a Strategic Land and Planning Promoter attached to a volume housebuilder. As such the site is considered to be developable, notwithstanding the above considerations regarding the site’s location within the Area of Separation.

**C45 – Thornborough Road Allotments, Whitwick (2.2Ha about 41 dwellings)**

*Services & Facilities* – the site is within good walking distance of Stephenson College and the new Coalville Leisure Centre, whilst two supermarkets, a primary school and employment opportunities are within a reasonable walking distance , albeit on the opposite side of the A511 which would act as a barrier to some degree. The site is well placed for access to bus services which pass along the frontage of the site. A wider range of services facilities are available in Coalville which is about 1.6 KM distant, although it is accessible by public transport.

There is some capacity at the New Swannington Primary School, but no capacity to extend. In terms of secondary education there is no capacity at Castle Rock, but it does have the potential to be extended.

*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	?	

As with all sites in the Coalville Urban Area this site performs well against SA4 and SA6 but poorly against SA12. As with most sites it performs poorly against SA13 and SA14. The site scores poorly against SA1 as development would involve the loss of an allotment. The site also scores better against SA8 in view of the sites location. Against other objectives it scores similar to other sites in the Coalville Urban Area.

Development of the site could require the provision of a replacement allotment site to address SA1, although it is not clear as to whether the scale of the site would support such provision from a viability point of view. It would also depend upon where such a site was located.

#### Key Planning Considerations

- The site is currently well used for allotments. Development of the site would require the relocation of the allotments.
- Development of this site would introduce a pattern of development not in keeping with the existing development along Thornborough Road which is linear in nature.
- The site lies within the Area of Separation between Coalville and Whitwick. The Area of Separation study identifies this as being Incidental in terms of its contribution to the overall Area of Separation (parcel 18). The study recommends that such areas should be retained as part of the Area of Separation unless there is a demonstrable need for development that cannot be accommodated elsewhere.
- LCC Ecology states the site is considered acceptable with mitigation.
- The Highway Authority considers that there is no reason to exclude the site at this stage, subject to detailed assessment.
- The site is not included in the Landscape sensitivity study as it is within the built-up area.

*Deliverability/Developability* – The site is in single ownership and is promoted by an agent although there is no known developer interest and the site has not been promoted for some time. As such, the site is not considered to be developable.

#### C46 – Broom Leys Farm, Coalville (14.16H about 266 dwellings)

*Services & Facilities* – the site is within good walking distance to a primary school, shop and GP surgery, as well as recreation opportunities and public transport routes. Access to secondary education and employment are further afield at about 1km, but still within a reasonable walking distance. A wider range of services facilities are available in Coalville which is about 1.8 KM distant, although it is accessible by public transport.

There is no capacity at Broom Leys Primary School and no capacity to extend it. However, the scale of the site is such that it would be able to make a contribution towards a new a primary school if this is required, although it could not be accommodated on the site itself. In terms of secondary education there is no capacity at Castle Rock, but it does have the potential to be extended.

#### 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	



As with all sites in the Coalville Urban Area this site performs well against SA4 and SA6 but poorly against SA12. As with most sites it performs poorly against SA13 and SA14, but it also scores well against SA1, SA2 (unlike virtually all other sites), S8 and, to lesser degree, SA7. There are 2 uncertain effects. Overall, this is one of the best performing sites in terms of SA.

Overall, this site scores quite well compared to most sites in the Coalville area.

#### *Key Planning Considerations*

- The site lies within the Area of Separation between Coalville and Whitwick. The Area of Separation study identifies this site as making a secondary contribution to Area of Separation (Parcels 1 and 2). The study recommends that such areas be retained so as to prevent the erosion of the Area of Separation as a whole. However, it notes that development would have a relatively limited effect on the remainder of the Area of Separation due to topography and vegetation.
- The site is agricultural land to the rear of properties fronting Broom Leys Road, Coalville. The site is predominantly greenfield although part of the site is occupied by a farmhouse and buildings associated with agricultural and livery uses.
- The Highway Authority would require evidence to demonstrate that a suitable access to the road network can be achieved. A previous planning application (14/00808) was not determined, but the Highway Authority did not raise an objection to the proposed access which involved an access from the A511 which linked through to Broom Leys Road. This suggests, therefore, that it should be possible to secure an access, although it would be necessary to have regard to up-to-date information regarding traffic volumes.
- LCC Ecology state there are no designated ecological sites within the site boundary although the hedges and veteran trees around the site represent potential Biodiversity Action Plan habitats. The site is considered acceptable for development with mitigation.
- The site is not included in the Landscape sensitivity study as it is within the built-up area.

*Deliverability/Developability* – The site is in single ownership. The site has previously been promoted on behalf of a volume housebuilder. It is understood that there is interest from potential developers, but nothing confirmed. There are no known ownership issues. As such the site is considered to be developable, notwithstanding the above considerations regarding the site's location within the Area of Separation.

#### **C47 – Land at Redhill farm, New Swannington (18.26Ha about 342 dwellings)**

*Services & Facilities* – the site is within good walking distance of a small supermarket, recreation opportunities and public transport routes. All other services are not within a reasonable walking distance. A wider range of services facilities are available in Coalville which is about 2.7 KM distant, although it is accessible by public transport.

There is some capacity at the New Swannington Primary School, but no capacity to extend. In terms of secondary education there is no capacity at Castle Rock, but it does have the potential to be extended.

## 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	?

As with all sites in the Coalville Urban Area this site performs well against SA4 and SA6 but poorly against SA12. As with most sites it performs poorly against SA13 and SA14. It also scores worse than most other sites in respect of SA2. On the other hand it scores better against SA8 than most other sites and also scores well against SA1.

### Key Planning Considerations

- In landscape terms, the site is in a wider parcel of land (01COA-A) assessed as being medium landscape sensitivity and medium-high in respect of visual sensitivity. Within this parcel the central area has more distinctive landscape which is more vulnerable to change and where there are longer distance views of higher scenic quality. There is also a dense network of public rights of way.
- The site provides an attractive countryside fringe to the development to the east and south. Development of the site would remove this setting, whilst the undulating nature of the site would make it difficult to develop without resulting in significant harm to the rural nature of this land.
- The site is not particularly well related to the built-up part of the settlement with fields on most boundaries and the site projects significantly to the west of the main settlement. The north-eastern boundary does not adjoin the existing built settlement, although land beyond is being promoted separately (site C77).
- LCC Ecology advises that there are no designated ecological sites within the site boundary. The hedges within the site represent potential Biodiversity Action Plan habitats. The site is considered to be acceptable with mitigation. The site is within an Impact Risk Zone for a SSSI and so Natural England would expect to see habitat creation and significant Green Infrastructure provision.
- The Highway Authority considers that it is doubtful whether a satisfactory means of access to the site could be achieved.

*Deliverability/Developability* – The site is in single ownership and is promoted by agents, although there is no known developer interest. On its own the site is not considered developable, particularly as it lacks a direct means of access. This could be addressed if the site was considered in conjunction with a number of adjoining sites.

### **C48 – South of Church Lane, New Swannington (15.08Ha about 283 dwellings)**

*Services & Facilities* – this site is within good walking distance to both primary and secondary education, as well as public transport and a local shop. Employment and formal recreation

opportunities are within reasonable walking distance, albeit on the opposite side of the A511 which would act as a barrier to some degree. The new Coalville Leisure Centre is also within reasonable walking distance of the site. A wider range of services facilities are available in Coalville which is about 1.6 KM distant, although it is accessible by public transport.

There is some capacity at the New Swannington Primary School, but no capacity to extend. In terms of secondary education there is no capacity at Castle Rock, but it does have the potential to be extended. This site could support additional primary school provision, but probably not within the site itself without potentially impact viability.

#### 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	?

As with all sites in the Coalville Urban Area this site performs well against SA4 and SA6 but poorly against SA12. As with most sites it performs poorly against SA13 and SA14. It scores better against SA8 than most other sites. Otherwise, it scores very similar to most other sites.

#### Key Planning Considerations

- This site was the subject of an outline planning application (ref: 16/01407/OUTM) for the development of up to 270 residential dwellings on the site. The application was refused, an appeal was lodged, however, the appeal was subsequently withdrawn. T
- In landscape terms, the site is in a wider parcel of land (01COA-A) assessed as being medium landscape sensitivity and medium-high in respect of visual sensitivity. Within this parcel the central area has more distinctive landscape which is more vulnerable to change and where there are longer distance views of higher scenic quality. There is also a dense network of public rights of way.
- The site is fairly flat and currently used for agricultural purposes (grade 3). The characteristic of the adjoining area to the north and west is of a rural environment and development would lead to incursion into the countryside.
- The prevailing character of the built development in the locality is linear development to the east and development of this site would not respond to that character, other than in the south-eastern most corner which adjoins Thornborough Road.
- LCC Ecology advises that there are no designated ecological sites within the site boundary. The hedges and watercourse within the site represent potential Biodiversity Action Plan habitats. The site is considered to be acceptable with mitigation.
- The Highway Authority did not object to a previous planning application on the site.

*Deliverability/Developability* – the site is in single ownership and is being promoted by a strategic land promotion company. The site is considered to be developable.

## C50 – Jack’s Ices, North of Standard Hill, Coalville (2.53Ha about 108 dwellings)

*Services & Facilities* – The site is poorly related to most services and facilities, with only informal recreation being within good walking distance. Secondary education, employment and formal recreation are within a reasonable walking distance, but all other services and facilities are not within walking distance. A wider range of services facilities are available in Coalville which is about 1.4km distant but it is not accessible by public transport with the nearest bus service being more than 1.2km distance away.

There is capacity at Belvoirdale Primary School which would serve this site, and capacity to expand. In terms of secondary education there is no capacity at Newbridge, but it does have the potential to be extended.

### 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

As with all sites in the Coalville Urban Area this site performs well against SA4 and SA6 but poorly against SA12. As with most sites it performs poorly against SA14. It also scores worse against SA2 than most sites as a result of its lack of access to services and facilities. There is an uncertain effect in terms of SA13 as the site is surrounded by built and proposed development and also includes some previously developed land.

### Key Planning Considerations

- The site was the subject of a planning application for 109 dwellings (19/02159). The application was withdrawn in November 2019.
- Land to the north and west is the subject of a planning permission for 400 dwellings, which along with existing development to the east means that the site would be surrounded by built development. Development would therefore have a limited visual impact on the wider locality.
- At the time the application referred to above was being considered there were outstanding highway matters, including the vertical alignment of standard Hill. Access via the consented development would raise capacity concerns and require a secondary emergency access having regard to the overall amount of development. In addition, the land levels are considered to be challenging such that roads would not be adoptable.
- The site is part brownfield and part greenfield, with the greenfield element assessed as being grade 3 agricultural land.
- LCC Ecology state that there is a candidate Local Wildlife Site adjacent to the north-east of the site. Information submitted with withdrawn application suggested that subject to conditions regarding bats and badgers would be sufficient, although updated survey would be needed.

The hedge and woodland on site are potential Biodiversity Action Plan habitats and there is a known badger sett on site. The site is considered acceptable with mitigation.

The site is not included in the Landscape sensitivity study as it is within the built-up area.

*Deliverability/Developability* –The site is in single ownership and there is currently no confirmed developer interest. The site is in a suitable location but it is understood that the previous application was withdrawn for a variety of issues, including costs and owner aspirations regarding returns which raises questions as to its developability at this time.

### **C57 – South of Loughborough Road, Whitwick (2.5Ha about 47 dwellings)**

*Services & Facilities* – the site is within good walking distance of a primary school and informal recreation, whilst a small supermarket, public transport and formal recreation are within a reasonable walking distance as recommended by the CIHT. However, the location of the site on high ground would be likely to deter walking or cycling to these facilities. Other services including health centre, secondary education and employment are located much further away. A wider range of services facilities are available in Coalville which is about 2.7 KM distance, but as noted the site is not readily accessible by public transport.

There is capacity at Whitwick COE Primary School which would serve this site, and capacity to expand. In terms of secondary education there is no capacity at Castle Rock, but it does have the potential to be extended.

#### *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	0	

Overall this sites scores poorly, with only two positive scores against SA4 and SA6, which all other sites scores well against.

As with all sites in the Coalville Urban Area this site performs poorly against SA12. As with most sites it performs poorly against SA13 and SA14. It also scores poorly against SA8 in view of the site’s location right on the edge of the Coalville Urban Area and so is somewhat distant from services and facilities, including public transport.

#### *Key Planning Considerations*

- A previous application for housing (16/00070/FULM) was refused due to its adverse impact upon the present open character and rural appearance and one which is visible on the approach from the countryside to the east. Whilst there is housing to the north and west of the site, the character changes from settlement to countryside on this site.

- In landscape terms, the site is in a wider parcel of land (01COA-B) assessed as being high landscape sensitivity and medium-high in respect of visual sensitivity. This is a landscape of extensive woodland cover with small pastoral fields which creates a strong sense of character and place. A number of the woodlands are ancient and there are also SSSIs which are vulnerable to change. Views across much of the parcel are of a high scenic quality, although the extensive woodland filters views to some degree such that some development may be capable of being accommodated from a visual perspective.
- The site is Grade 3 Agricultural Land and lies within the Charnwood Forest Regional Park.
- LCC Ecology state the site is in a very good area of habitat and in a sensitive location close to designated wildlife sites. The site lies within a SSSI Impact Risk Zone where there is potential for adverse impacts. Natural England advise that “*Would not anticipate a significant adverse impact as long as landscaping is designed to be complimentary to the SSSI*” and that “*Development may provide opportunity to provide stepping-stone habitats between SSSI and habitats to south of proposed development site*”.
- There is no objection from the Highway Authority.
- The site falls within the Minerals Consultation Zone for igneous rock. LCC advise that blasting takes place at the nearby Whitwick Quarry. It would be necessary to demonstrate that any housing would not be affected by the quarrying operations in respect of noise, air quality, dust and vibration.

*Deliverability/Developability* – the site is in single ownership but there is no known developer interest and the site has not been promoted for some time.

#### **C58 – Adj 191 Loughborough Road, Whitwick (1.26Ha about 11 dwellings)**

*Services & Facilities* – the site is within good walking distance of informal recreation whilst a small supermarket, primary school, public transport and formal recreation, are within a reasonable walking distance. The location of the site on high ground would be likely to deter walking or cycling to these facilities. Other services including health centre, secondary education and employment are located much further away. A wider range of services facilities are available in Coalville which is about 2.7 KM distance, but as noted the site is not readily accessible by public transport.

There is capacity at Whitwick COE Primary School which would serve this site, and capacity to expand. In terms of secondary education there is no capacity at Castle Rock, but it does have the potential to be extended.

#### *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	?	

Overall this site scores poorly, with only two positive scores against SA4 and SA6, which all other sites scores well against.

As with all sites in the Coalville Urban Area this site performs poorly against SA12. As with most sites it performs poorly against SA13 and SA14. It also scores poorly against SA8 in view of the site's location right on the edge of the Coalville Urban Area and so is somewhat distant from services and facilities, including public transport. Overall, this site performs worse than most other sites in the Coalville Urban Area.

#### *Key Planning Considerations*

- The site forms part of the rural approach into Whitwick from the north and east and development would have an urbanising effect which would adversely affect the character and appearance of the wider countryside and fail to protect or enhance the landscape. A previous application for housing development was refused on this basis (19/02033).
- In landscape terms, the site is in a wider parcel of land (01COA-B) assessed as being high landscape sensitivity and medium-high in respect of visual sensitivity. This is a landscape of extensive woodland cover with small pastoral fields which creates a strong sense of character and place. A number of the woodlands are ancient and there are also SSSIs which are vulnerable to change. Views across much of the parcel are of a high scenic quality, although the extensive woodland filters views to some degree such that some development may be capable of being accommodated from a visual perspective.
- The site lies within the Charnwood Forest Regional Park and within a SSSI Impact Risk Zone where there is potential for adverse impacts. LCC Ecology considers that the site is acceptable, subject to mitigation. Natural England would prefer to avoid development within such close proximity to the SSSI, but note that the impacts could be mitigated, including a significant complementary buffer to the north of the site.
- Land to the west was the subject of planning permission for up to 7 dwellings (14/000933) which has subsequently been developed. This included a 10-metre buffer to the boundary with the SSSI. The inclusion of a similar buffer on this site would mean that it would not be able to accommodate 10 dwellings and so would not be formally allocated for development. Separate consideration is required as to whether it should be included in the limits to development.
- There is no objection in principle from the Highway Authority.

*Deliverability/Developability* – The site is being promoted on behalf of a housebuilder.

#### **C61 – Church View Rose Nursery, Hugglescote (0.5Ha about 10 dwellings)**

*Services & Facilities* – the site is within good walking distance of a GP surgery, pharmacy, public transport and informal and formal recreation opportunities, whilst both primary and secondary education and a convenience shop are within a reasonable walking distance. A wider range of services and facilities is available in Coalville town centre about 2.5km distant and which is accessible by public transport.

There is no capacity at Hugglescote Primary School. It is not clear whether a new school to be provided as part of south-east Coalville development will help to address this lack of capacity. In terms of secondary education there is no capacity at Newbridge, but it does have the potential to be extended. The scale of this site is such that it will not exacerbate significantly the current situation, but neither will it be able to make a significant contribution towards addressing the capacity issue.

## 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

As with all sites in the Coalville Urban Area this site performs well against SA6 but poorly against SA12. In view of the sites size it does not score as well against SA4 than most other sites (although it is still positive). The site also performs well against SA1 and SA8, and scores better than most against SA3, SA9 and SA13. It scores poorly against SA11 as part of the site is in Flood Zone. Overall, this is one of the best performing sites in the Coalville Urban Area.

### Key Planning Considerations

- The site is a former rose nursery located to the south of Grange Road. The site is overgrown. To the east is a former railway line, with recent housing development to the south and to the west is an area of open land, beyond which is recently completed housing development.
- Subject to retaining the existing boundary landscaping it is considered that development would not have an undue harmful impact. LCC Ecology considers that subject to mitigation the site is considered acceptable.
- LCC Highways notes that the site does not currently have a suitable access but that there is potential to secure one-off Grange Road.
- The site is not included in the Landscape sensitivity study as it is within the built-up area.
- Part of the site lies in Flood Zones 2 and 3. The site capacity takes this into account.

*Deliverability/Developability* – the site is in single ownership but there is no known developer interest. The site is in a suitable location and there is a reasonable prospect that it will available and could be viably developed in the plan period.

### **C63 – Land at the City of Dan, Whitwick (0.84Ha about 21 dwellings)**

*Services & Facilities* – The site is within good walking distance of a convenience store, public transport and both formal and informal recreation opportunities. A Primary school, GP surgery and pharmacy are within walking distance A wider range of services facilities are available in Coalville which is about 2.5KM distant, although it is accessible by public transport.

There is capacity at Whitwick COE Primary School which would serve this site, and capacity to expand. In terms of secondary education there is no capacity at Castle Rock, but it does have the potential to be extended.



## 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

As with all sites in the Coalville Urban Area this site performs well against SA4 and SA6 but poorly against SA12. As with most sites it performs poorly against SA13. It scores well against SA1 and scores better than most against SA14. It scores worse than most against SA11.

### Key Planning Considerations

- The site is open space with residential development to the south-west on higher ground, a car park to the north-east and a public footpath along the north and eastern boundary. The Grace Dieu Brook runs through the site. The site is covered by a Tree Preservation Order. It is not clear how many dwellings could be accommodated in a way which would not compromise the Tree Preservation Order. This could reduce the number of dwellings considerably.
- In landscape terms, the site is in a wider parcel of land (01COA-B) assessed as being high landscape sensitivity and medium-high in respect of visual sensitivity. This is a landscape of extensive woodland cover with small pastoral fields which creates a strong sense of character and place. A number of the woodlands are ancient and there are also SSSIs which are vulnerable to change. Views across much of the parcel are of a high scenic quality, although the extensive woodland filters views to some degree such that some development may be capable of being accommodated from a visual perspective.
- LCC Ecology have identified the site as being a candidate Local Wildlife Site (cLWS). This is part of the Grace Dieu Brook corridor, which is a locally important corridor through Whitwick, for access and open space as well as wildlife. The brook itself is of County-wide value, as a unique habitat in Leicestershire - a fast-flowing brook through a very steeply cut wooded valley. A buffer zone of 20metres and comprising natural open space would be recommended. The cLWS is the brook and the associated scrub and woodland, but also includes grassland where this is part of the overall mosaic.
- At this stage there is no objection from LCC Highways, although more detail would be required.

*Deliverability/Developability* – The land is in single ownership and is owned by Whitwick Parish Council. There is no known developer interest in the site.

### **C64 – Rear of Hilary Crescent, Whitwick (0.58Ha about 14 dwellings)**

*Services & Facilities* – The site is within good walking distance of public transport and informal recreation, whilst a convenience store, secondary school and formal recreation are within reasonable

walking distance. Other services and facilities (GP surgery and employment) are not within walking distance. A wider range of services facilities are available in Coalville which is about 3.4KM distant, although it is accessible by public transport.

There is capacity at Whitwick COE Primary School which would serve this site, and capacity to expand. In terms of secondary education there is no capacity at Castle Rock, but it does have the potential to be extended.

*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	?	

As with all sites in the Coalville Urban Area this site performs well against SA4 and SA6 but poorly against SA12. As with most sites it performs poorly against SA13. It scores better than most against SA14.

*Key Planning Considerations*

- This site comprises informal open space, including a small playground. Residential development adjoins part of the south western boundary.
- In landscape terms, the site is in a wider parcel of land (01COA-B) assessed as being high landscape sensitivity and medium-high in respect of visual sensitivity. This is a landscape of extensive woodland cover with small pastoral fields which creates a strong sense of character and place. A number of the woodlands are ancient and there are also SSSIs which are vulnerable to change. Views across much of the parcel are of a high scenic quality, although the extensive woodland filters views to some degree such that some development may be capable of being accommodated from a visual perspective.
- To the north east beyond a small watercourse is an area of ancient woodland identified by LCC as a Local Wildlife Site whilst part of the site itself is a candidate Local Wildlife Site (cLWS). This is part of the Grace Dieu Brook corridor, which is a locally important corridor through Whitwick, for access and open space as well as wildlife. The brook itself is of County-wide value, as a unique habitat in Leicestershire - a fast-flowing brook through a very steeply cut wooded valley. Some development may be possible but would require a wide buffer along the brook and woodland. This would affect site capacity such that it would be unlikely to be able to accommodate 10 dwellings and so would not be allocated..
- At this stage there is no objection from LCC Highways, although more detail would be required.

*Deliverability/Developability* – The land is in single ownership and is owned by Whitwick Parish Council. There is no known developer interest in the site.

## C65 – Holy Hayes, Rosslyn Road, Whitwick (0.79Ha about 20 dwellings)

*Services & Facilities* – The site is not as well related to services and facilities as most other sites, with only a convenience store, public transport and informal recreation being within good walking distance. Other services such as access to both primary and secondary schools, health centre and pharmacy are within a reasonable walking distance. A wider range of services facilities are available in Coalville which is about 3KM distant, although it is accessible by public transport. Access to employment is poor, with the nearest employment area being about 2.4km away.

There is capacity at Whitwick COE Primary School which would serve this site, and capacity to expand. In terms of secondary education there is no capacity at Castle Rock, but it does have the potential to be extended.

### 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	

As with all sites in the Coalville Urban Area this site performs well against SA4 and SA6 but poorly against SA12. As with most sites it performs poorly against SA13. It scores better than most against SA14. It scores worse than most against SA11.

### Key Planning Considerations

- This site is currently a mix of recreation open space with areas of mature trees, open areas and a children’s play area which adjoins Holly Hayes Road. The land slopes significantly from the rear of Rosslyn Road down towards Holly Hayes Road.
- In landscape terms, the site is in a wider parcel of land (01COA-B) assessed as being high landscape sensitivity and medium-high in respect of visual sensitivity. This is a landscape of extensive woodland cover with small pastoral fields which creates a strong sense of character and place. A number of the woodlands are ancient and there are also SSSIs which are vulnerable to change. Views across much of the parcel are of a high scenic quality, although the extensive woodland filters views to some degree such that some development may be capable of being accommodated from a visual perspective.
- The site has been identified by LCC Ecology as a candidate Local Wildlife Site with potential BAP habitats. This is part of the Grace Dieu Brook corridor, which is a locally important corridor through Whitwick, for access and open space as well as wildlife. The brook itself is of County-wide value, as a unique habitat in Leicestershire - a fast-flowing brook through a very steeply cut wooded valley. It would be possible for some minor development but this

would need to leave a wide buffer zone along the brook and associated woodland of a recommended 20m of natural open space, which may be more if a path goes through it.

- LCC Highways advise that any access should come off Holly Hayes Road as Hayes Close is inappropriate.

*Deliverability/Developability* – The land is in single ownership and is owned by Whitwick Parish Council. There is no known developer interest. It may be possible to develop the grassed area of the site which fronts Holly Hayes Road, but it would be likely to result in less than 10 dwellings and so therefore would be too small to be allocated.

#### **C72 – Rear of 224a-228 Bardon Road, Coalville (1.43Ha about 35 dwellings)**

*Services & Facilities* – The site is within good walking distance of public transport and formal and informal recreation opportunities, whilst a convenience store, employment and secondary education are within reasonable walking distance. Both health services and primary education are beyond reasonable walking distance being about 1.6km and 1.9km respectively. A wider range of services facilities are available in Coalville which is about 2.4KM distant, although it is accessible by public transport.

There is no capacity at Broom Leys Primary School and no capacity to extend it. In terms of secondary education there is no capacity at Castle Rock, but it does have the potential to be extended. The scale of this site is such that it will not exacerbate significantly the current situation, but neither will it be able to make a significant contribution towards addressing the capacity issue.

#### *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	

As with all sites in the Coalville Urban Area this site performs well against SA4 and SA6 but poorly against SA12. As with most sites it performs poorly against SA14. Unlike most sites it performs well against SA13 reflecting the site's location surrounded by built or proposed development. The site scores better than most sites in terms of SA1, SA3 and SA7. However, the site scores worse than most sites against SA2 due to poor access to services and facilities in the locality of the site. Overall, this site performs similar to other sites in the Coalville Urban Area but it has more positives (6) than negatives (4).

#### *Key Planning Considerations*

- The site is located within a built-up area with residential development to the north-east (including a site currently being developed) and north-west and a recently completed employment development to the south-east. To the south-west is the Leicester-Burton railway line (currently freight only) beyond which is the south-east Coalville urban extension.

- In landscape terms, the site is in a wider parcel of land (01COA-D) assessed as being medium-low for both landscape sensitivity and visual sensitivity. This is a highly varied landscape, comprising mixed land use and varying topography. The presence of Bardon Road and the industrial areas associated with Bardon Quarry detract from the areas tranquillity and the character is disjointed. A mixture of land use and topography contributes to variable quality of views, and while there are some long distance views, there is a strong presence of visual detractors.
- A minor watercourse runs diagonally across the site from the north eastern corner to halfway along the western boundary and a public right of way follows this. LCC Ecology has identified a large part of the site as Local Wildlife Site and they have advised that they would not object to development of the remainder of the site.
- It is possible that access could be achieved via the site currently being developed or from land to the north west (Saunders Drive) but would require further detail to satisfy the Highway Authority. However, both access routes would have to pass through the LWS.

*Deliverability/Developability* – The site is promoted by an agent on behalf of the landowner. The agent states that there is developer interest in the site although no confirmed involvement. The site's location is considered to make it suitable in principle, but it is not clear how it could be developed in a way which does not harm the identified ecological interest. At this stage the site is not considered to be developable.

### **C73 – Land off Kirton Road, Coalville (11.2Ha about 168 dwellings)**

*Services & Facilities* –Public transport and informal recreation are within good walking distance, whilst a primary school and formal recreation are within a reasonable walking distance. A wider range of services facilities are available in Coalville which is about 3.7KM distant, although it is accessible by public transport.

There is capacity at Warren Hills Primary School and capacity to extend it. In terms of secondary education there is no capacity at Castle Rock, but it does have the potential to be extended. The scale of this site is such that it would be able to make a reasonable contribution towards addressing the capacity issue.

#### *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	

As with all sites in the Coalville Urban Area this site performs well against SA4 and SA6 but poorly against SA12. As with most sites it performs poorly against SA13 and SA14. The site scores worse than most sites against SA2 due to poor access to services and facilities in the locality of the site which is

also reflected in the against SA7 and SA8. However, the site is of a size that may support some additional infrastructure provision off site.

#### *Key Planning Considerations*

- The site adjoins established residential development to the north and a quarry to the south, although this is hidden from view by a significant earth bund. This has the effect of enclosing the site. The site is crossed by a number of informal paths, along with a path which runs east west and forms part of the Ivanhoe Way.
- In landscape terms, the site is in a wider parcel of land (01COA-D) assessed as being medium-low for both landscape sensitivity and visual sensitivity. This is a highly varied landscape, comprising mixed land use and varying topography. The presence of Bardon Road and the industrial areas associated with Bardon Quarry detract from the areas tranquillity (although these are somewhat distant from this site) and the character of the parcel is disjointed. A mixture of land use and topography contributes to variable quality of views, and while there are some long-distance views, there is a strong presence of visual detractors.
- Development of the site would result in encroachment into the countryside and cause harm to the rural backdrop of the built-up part of the settlement, although the nature of the landscape, along with significant number of hedgerows on and around the site, serves to limit views of the site.
- LCC Ecology identifies that the hedges, trees and grassland on the site have the potential to be BAP habitats, although more detailed survey work would be required. Natural England advises that development may result in loss of Green Infrastructure, including paths and so would want to see significant additional Green Infrastructure. There is also potential for impact upon two nearby SSSIs as a result of increased recreation pressure.
- LCC Highways advises that there may be a ransom strip to Kirton Road which is where the site promoter has identified taking an access from.
- An area along the eastern boundary and to the south is included in the Minerals Safeguarding Area for igneous rock. Part of the adjoining land to the north which is currently being developed is similarly in the Safeguarding Area and did not prohibit development.
- Development would turn its back on the existing built form and there are very limited opportunities for creating new links into these existing areas. As a result, this would make integrating it into the existing community difficult.
- The site falls within the Minerals Consultation Zone for igneous rock. LCC advise that blasting takes place at the nearby Whitwick Quarry. It would be necessary to demonstrate that any housing would not be affected by the quarrying operations in respect of noise, air quality, dust and vibration.

*Deliverability/Developability* – The site is promoted by an agent of behalf of the landowner. There is developer interest in the site. The site is considered to be developable.

#### **C74 – Land at Lily Bank, Thringstone (3.42Ha about 64 dwellings)**

*Services & Facilities* – Public transport and recreation are within good walking distance. All other services are beyond a reasonable walking distance, although subject to the layout and design of development it is possible that the primary school, which adjoins the site, could be made directly accessible. A wider range of services facilities are available in Coalville which is about 5KM distant, although it is accessible by public transport.

There is some capacity at the Thringstone Primary School, which also has some capacity to extend. In terms of secondary education there is no capacity at castle Rock, but it does have the potential to be extended.

*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

As with all sites in the Coalville Urban Area this site performs well against SA4 and SA6 but poorly against SA12. As with most sites it performs poorly against SA13 and SA14. It also scores worse than most other sites in respect of SA2 and SA8, reflecting the site’s location on the edge of the Coalville Urban Area and the distance to most services and facilities. However, it scores better than most in respect of SA1.

*Key Planning Considerations*

- The site is agricultural land (grade 3) located to the north of Thringstone. To the east is a recent residential development and Thringstone Primary School, with fields and agricultural buildings to the west.
- In landscape terms, the site is in a wider parcel of land (01COA-A) assessed as being medium landscape sensitivity and medium-high in respect of visual sensitivity. Within this parcel the central area has more distinctive landscape which is more vulnerable to change and where there are longer distance views of higher scenic quality. There is also a dense network of public rights of way.
- A stream which crosses the site, together with grasslands and hedgerows, have been identified by LCC Ecology as potential BAP habitats, although more detailed survey work would be required.
- The Highway Authority would object to a new access from the A512 and they also have concerns regarding the suitability of Lily Bank due to its width. The SHELAA submission included a report and various supporting documents which suggest that an access could potentially be achieved from Lilly Bank where the site adjoins the George and Dragon Public House. Planning permission has recently been granted for the erection of 3 dwellings on that part of the site between Field House Farm and the George and Dragon Public House (23/00240/OUT). This has utilised the access point referred to above. Alternatively, it is suggested that access could be achieved via the recent development to the east (Griffin Road), although this would include a ransom strip and LCC Highways have concerns about the intensification in turning traffic at the A512/Loughborough Road junction. However, at this stage it remains unclear if safe and appropriate access can be achieved.

*Deliverability/Developability* – The site is promoted by an agent on behalf of the landowner. The site is in single ownership and the landowner supports the development of the site. There is no known developer interest in the site. The site is in a suitable location and available, but there are questions regarding whether a satisfactory access to the site can be achieved. The site is considered to be potentially developable.

**C75 – Land at Townsend Lane, Donington le Heath (1.3Ha about 32 dwellings)**

*Services & Facilities* –Recreation facilities (both formal and informal) and a shop are within good walking distance. Education, employment and public transport are within a reasonable walking distance. A wider range of services facilities are available in Coalville which is about 2.7KM distant. The fact that public transport is not within easy walking distance would be likely to detract from its attractiveness as a means to access these wider services and facilities.

There is no capacity at Hugglescote Primary School. It is not clear whether a new school to be provided as part of south-east Coalville development will help to address this lack of capacity. In terms of secondary education there is no capacity at Newbridge, but it does have the potential to be extended. The scale of this site is such that it will not exacerbate significantly the current situation, but neither will it be able to make a significant contribution towards addressing the capacity issue.

*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	?

As with all sites in the Coalville Urban Area this site performs well against SA4 but poorly against SA12. As with most sites it performs poorly against SA13 and SA14. It also scores worse than most other sites in respect of SA2 and SA8, reflecting the site’s location on the edge of the Coalville Urban Area and the distance to most services and facilities and also SA15 in view of the site’s location close to a Conservation Area. However, it scores better than most in respect of SA1 and also SA3 and SA7

*Key Planning Considerations*

- This site consists of a field which currently appears to be used for informal storage and is grade 2 agricultural land. There are fields on 3 sides whilst to the north is a site currently the subject of an ongoing residential development.
- In landscape terms, the site is in a wider parcel of land (01COA-E) assessed as being medium for both landscape sensitivity and visual sensitivity. Landscape quality is considered to be moderate to good and is consistent across the parcel. Topography is also consistent, with the exception of steeper landform close to the River Sence. A pylon line running through the centre diminishes the sense of place and tranquillity and also detracts from the scenic



quality of the parcel. The relatively flat topography allows for some long distance views, including to Coalville and other nearby settlements.

- The site would be poorly related to the rest of the settlement and would result in an unacceptable encroachment into the surrounding countryside.
- Donington le Heath is a Conservation Area and development would be likely to adversely affect its setting.
- LCC Ecology identifies that the grassland on the site has the potential to be a BAP habitat, although more detailed survey work would be required.
- LCC Highways state that access to the public highway does not seem possible without accessing third party land. The permitted scheme on land to the north which is in the same ownership would appear to not allow for access to this land.
- The westernmost edge of the site falls within the Minerals Consultation Zone for the potential presence of below surface brick clay resources.

*Deliverability/Developability* – The site has been submitted by an agent on behalf of the landowner, there is no known developer interest in the site.

### **C76 – Land off Meadow Lane, Coalville (23ha about 431 dwellings)**

*Services & Facilities* – this site is within good walking distance of a secondary school, public transport, recreation opportunities and a convenience store, whilst health services and a primary school are accessible within a reasonable walking distance. The nearest employment is not within a reasonable walking distance, being 3.4Km. A wider range of services facilities are available in Coalville which is about 2.8KM distant, although it is accessible by public transport.

This site falls in the catchment of Whitwick COE where there is capacity, but no room to expand and Warren Hills Primary School where there is no capacity but room to expand. However, the scale of the site is much that it may be able to accommodate a primary school. In terms of secondary education there is no capacity at Castle Rock, but it does have the potential to be extended.

#### *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	?

As with all sites in the Coalville Urban Area this site performs well against SA4 and SA6 but poorly against SA12. As with most sites it performs poorly against SA13 and SA14. The site performs better than most against SA1 in view of the site's good access to services and facilities. However, otherwise it performs similar to other sites in the Coalville Urban Area.

#### *Key Planning Considerations*

- This greenfield site is grade 3 agricultural land. To the west and south lies residential dwellings and to the north and east open space and a former quarry.
- In landscape terms, the site is in a wider parcel of land (01COA-C) assessed as being medium landscape sensitivity and medium-high in respect of visual sensitivity. This is typically a rural landscape where strength of character is focussed on the more upland feel of distinctive rocky topography of Warren Hills; areas of lower lying topography are typically less sensitive to development. The rocky outcrop and dry-stone walls create a strong sense of place, but away from these areas the sense of place is less. There are high scenic quality views, particularly around the rocky outcrops, although these lessen at the settlement edge. The site adjoins parcel 01COA – B which is judged as being high for landscape sensitivity and medium-high for visual sensitivity.
- A candidate Local Wildlife Site is within the site comprising the hedgerows within the site and along the site boundary. There is also a tree protected by a TPO near the front top corner of the site. The site is also adjacent to a SSSI. LCC Ecology advises that development is likely to be acceptable on arable field, but with a layout that retains hedges in open spaces, with natural buffer zones alongside, and minimal breaks in hedges for access.
- Natural England advises that without significant mitigation the SSSI would be impacted, including from both construction and recreation pressures. They suggest that development would need to include significant areas of complimentary meadow grassland, scrub and woodland, forming a soft edge to the development and screening it from the SSSI. The submission from the prospective developer suggests that a transition zone could be provided to avoid undue impact on the SSSI.
- LCC Highways considers that a vehicular access to the site appears achievable subject to designing access in accordance with approved standards.
- The northern part of the site falls within the Minerals Consultation Zone for igneous rock. LCC advise that blasting takes place at the nearby Whitwick Quarry. It would be necessary to demonstrate that any housing would not be affected by the quarrying operations in respect of noise, air quality, dust and vibration.

*Deliverability/Developability* – The site is promoted by a volume housebuilder who has the site under option. The site is considered to be developable.

### **C77 – Land off Talbot Lane, Whitwick (4.84Ha about 91 dwellings)**

*Services & Facilities* – The site is within good walking distance of public transport, recreation opportunities, a convenience store and health services whilst both primary and secondary education are within reasonable walking distance. The nearest employment site is beyond reasonable walking distance at about 2.6km. A wider range of services facilities are available in Coalville which is about 2.9KM distant, although it is accessible by public transport.

There is some capacity at the New Swannington Primary School, but no capacity to extend. In terms of secondary education there is no capacity at Castle Rock, but it does have the potential to be extended. The scale of this site is such that it would be able to make a reasonable contribution towards addressing the capacity issue.

## 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	?	

As with all sites in the Coalville Urban Area this site performs well against SA4 and SA6 but poorly against SA12. As with most sites it performs poorly against SA13 and SA14. The site scores better than most against SA8. Otherwise, it performs similar to other sites in the Coalville Urban Area.

### Key Planning Considerations

- The site lies on the western edge of Whitwick and comprises of 3 fields identified as being Grade 4 agricultural land. To the west is open countryside in agricultural use, with those immediately joining it put forward separately (site C47).
- In landscape terms, the site is in a wider parcel of land (01COA-A) assessed as being medium landscape sensitivity and medium-high in respect of visual sensitivity. Within this parcel the central area has more distinctive landscape which is more vulnerable to change and where there are longer distance views of higher scenic quality. There is also a dense network of public rights of way.
- LCC Ecology consider that hedges, streams and grassland may be potential BAP habitats., although further survey work be required. The site is within an Impact Risk Zone for a SSSI and so Natural England would expect to see habitat creation and significant Green Infrastructure provision.
- LCC Highways considers that an access of Talbot Lane appears achievable with a secondary access from School Lane.

*Deliverability/Developability* – The site is in single ownership and is promoted by the landowner an international charity, there is no known developer interest in the site. The site is in a suitable location for housing development and there is a reasonable prospect that it will be available and could be viably developed during the Local Plan period.

### **C78 – Land rear of 274 Church Lane Whitwick (0.89Ha about 22 dwellings)**

*Services & Facilities* – The site is within good walking distance of public transport, informal recreation opportunities, a convenience store and secondary education. A primary school, employment and formal recreation opportunities are within reasonable walking distance. Health services are not within walking distance being a distance of about 1.3km away. A wider range of services facilities are available in Coalville which is about 2KM distant, although it is accessible by public transport.

There is some capacity at the New Swannington Primary School, but no capacity to extend. In terms of secondary education there is no capacity at Castle Rock, but it does have the potential to be extended. The scale of this site is such that it will not exacerbate significantly the current situation, but neither will it be able to make a significant contribution towards addressing the capacity issue.

*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	?	

SA9 changed from minor -

As with all sites in the Coalville Urban Area this site performs well against SA4 and SA6 but poorly against SA12. Unlike most sites it performs well against SA13 and also scores better than most against SA14. Overall the site scores similar to most other sites in the Coalville Urban Area.

*Key Planning Considerations*

- The site is a rectangular parcel of land currently used for agricultural purposes (grade 3). There are residential properties to the east, north and south-west with countryside to the west (part of site C47). There is only a very narrow frontage to the site such that it could only form an access. This would result in development being set well back from public vantage points.
- In landscape terms, the site is in a wider parcel of land (01COA-A) assessed as being medium landscape sensitivity and medium-high in respect of visual sensitivity. Within this parcel the central area has more distinctive landscape which is more vulnerable to change and where there are longer distance views of higher scenic quality. There is also a dense network of public rights of way.
- There are a number of mature trees on the northern part of the site and LCC Ecology advises that there are a number of potential BAP habitats. The site is within an Impact Risk Zone for a SSSI and so Natural England would expect to see habitat creation and significant Green Infrastructure provision.
- LCC Highways considers that access to the site from Church Lane appears to be undesirable due to the likely proximity of the access to the junction between Church Lane and Thornborough Road. If possible, an access from Robinson Road would alleviate this potential issue although this would appear to involve land outside of the applicants’ control.

*Deliverability/Developability* – The site is promoted by an agent on behalf of the landowners. The landowners support the development of the site, there is no known developer interest in the site.

**C79 – Land off Townsend Lane, Donington le Heath (0.46Ha about 11 dwellings)**

*Services & Facilities* – the site is within good walking distance of recreation opportunities and a shop. Public transport, a primary school and employment opportunities are slightly further afield, although still within potential walking distances as recommended by the CIHT. Health facilities are not within reasonable walking distance and neither is a secondary school.

There is no capacity at Hugglescote Primary School. It is not clear whether a new school to be provided as part of south-east Coalville development will help to address this lack of capacity. In terms of secondary education there is no capacity at Newbridge, but it does have the potential to be extended. The scale of this site is such that it will not exacerbate significantly the current situation, but neither will it be able to make a significant contribution towards addressing the capacity issue.

*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	?	

As with all sites in the Coalville Urban Area this site performs well against SA4 and SA6 but poorly against SA12. As with most sites it performs poorly against SA13. It also performs worse than most against SA15 in view of the site’s location close to a Conservation Area. However, it scores better than most in respect of SA1, SA7 and SA14. It also scores worse than most other sites in respect of SA2 and SA8, reflecting the site’s location on the edge of the Coalville Urban Area and the distance to most services and facilities.

*Key Planning Considerations*

- This site consists of two parcels of land north and south of Townsend Lane and is grade 2 agricultural land. The northern parcel adjoins another proposed site (C25) to the east, whilst that to the south is adjoined by a site currently being developed for housing.
- Part of the northern parcel appears to be previously developed land, although most of it is not. That south of Townsend Land is previously developed land.
- In landscape terms, the site is in a wider parcel of land (01COA-E) assessed as being medium for both landscape sensitivity and visual sensitivity. Landscape quality is considered to be moderate to good and is consistent across the parcel. Topography is also consistent, with the exception of steeper landform close to the River Sence. A pylon line running through the centre diminishes the sense of place and tranquillity and also detracts from the scenic quality of the parcel. The relatively flat topography allows for some long distance views, including to Coalville and other nearby settlements.

- Development of the northern site in the absence of development on site C25 would be inappropriate as it would be separated from the settlement. The northern part is within Donington le Heath Conservation Area and development would be harmful to the character and appearance.
- LCC Ecology advises that grassland on the site is a potential BAP habitat.
- LCC Highways notes that there is no direct access to the highway without third party land.

The site falls within the Minerals Consultation Zone for the potential presence for below surface brick clay resources.

*Deliverability/Developability* – The site has been submitted by an agent on behalf of the landowner/s. The site is in joint ownership and both owners support the development of the site. There is no developer interest in the site.

### **C81 – Land north of Church Lane, Whitwick (2.68Ha bout 50 dwellings)**

*Services & Facilities* – The site is within good walking distance of public transport, informal recreation opportunities, a convenience store and primary education. A secondary school, employment and formal recreation opportunities are within reasonable walking distance. Health services are not within walking distance being a distance of about 1.3km away. A wider range of services facilities are available in Coalville which is about 2KM distant, although it is accessible by public transport.

There is some capacity at the New Swannington Primary School, but no capacity to extend. In terms of secondary education there is no capacity at Castle Rock, but it does have the potential to be extended. The scale of this site is such that it will not exacerbate significantly the current situation, but neither will it be able to make a significant contribution towards addressing the capacity issue.

#### *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	?	

As with all sites in the Coalville Urban Area this site performs well against SA4 and SA6 but poorly against SA12. As with most sites it performs poorly against SA13 and SA14. The site scores better than most against SA8. Otherwise, it performs similar to other sites in the Coalville Urban Area.

#### *Key Planning Considerations*

- The site is a triangular area of land which adjoins two other sites being promoted separately (C47 and C78). The frontage of the site adjoins small areas of housing to the east and west. However, these are frontage developments so development of this site would be out of keeping with this character.

- In landscape terms, the site is in a wider parcel of land (01COA-A) assessed as being medium landscape sensitivity and medium-high in respect of visual sensitivity. Within this parcel the central area has more distinctive landscape which is more vulnerable to change and where there are longer distance views of higher scenic quality. There is also a dense network of public rights of way.
- LCC Ecology notes there is the potential for the site to accommodate species but would require surveys. The site is within an Impact Risk Zone for a SSSI and so Natural England would expect to see habitat creation and significant Green Infrastructure provision.
- LCC Highways has concerns about access on to Church Lane which is narrow and the subject of parking associated with the nearby primary school.

*Deliverability/Developability* – The site has been submitted by an agent on behalf of the landowner. There are no known ownership constraints and all owners of the site are stated to support its development. There is no known developer interest in the site at present.

### **C82 – Greenhill Farm, Greenhill Road, Coalville (2.81Ha about 53 dwellings)**

*Services & Facilities* – The site is not as well related to services and facilities as many other sites, with only informal recreation and public transport within good walking distance. Education (both primary and secondary) and formal recreation are within a reasonable walking distance, but all other services are not within walking distance. A wider range of services facilities are available in Coalville which is about 3.38KM distant, although it is accessible by public transport.

There is capacity at Warren Hills Primary School and capacity to extend it. In terms of secondary education there is no capacity at Castle Rock, but it does have the potential to be extended. The scale of this site is such that it would be able to make a reasonable contribution towards addressing the capacity issue.

#### *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	

As with all sites in the Coalville Urban Area this site performs well against SA6 but poorly against SA12. It does not score as well against SA4 than most other sites (although it is still positive), but the site also performs well against SA8, and scores better than most against SA14 (albeit a negative score is recorded) otherwise it performs similar to other sites.

#### *Key Planning Considerations*

- The site lies to the south of Greenhill Road on the edge of the Coalville Urban Area. There is an existing significant dwelling on part of the site, but otherwise the site comprises fields. To the south and west is a current housing development whilst to the east is a substantial

woodland which acts as a barrier to viewing the site from the east and the higher ground of the Charnwood Forest.

- In landscape terms, the site is in a wider parcel of land (01COA-C) assessed as being medium landscape sensitivity and medium-high in respect of visual sensitivity. This is typically a rural landscape where strength of character is focussed on the more upland feel of distinctive rocky topography of Warren Hills; areas of lower lying topography are typically less sensitive to development. The rocky outcrop and dry-stone walls create a strong sense of place, but away from these areas the sense of place is less. There are high scenic quality views, particularly around the rocky outcrops, although these lessen at the settlement edge.
- LCC Ecology advises that the grassland, trees and hedges have the potential to accommodate species. The site is opposite a SSSI and Natural England advises that impacts are likely and would require sensitive construction. They suggest that the north eastern corner of the site would provide an opportunity for habitat creation to link into the SSSI and the adjoining woodland areas.
- LCC Highways considers that a safe and suitable access appears to be achievable, but that concerns with levels on the site mean it is unlikely that roads would be adoptable.
- The site falls within the Minerals Consultation Zone for igneous rock. LCC advise that blasting takes place at the nearby Whitwick Quarry. It would be necessary to demonstrate that any housing would not be affected by the quarrying operations in respect of noise, air quality, dust and vibration.

*Deliverability/Developability* – The site has been submitted by an agent on behalf of the landowner. There are no known ownership constraints and all owners of the site are stated to support its development. There is no known developer interest in the site at present.

**C83 – 186, 188 and 190 London Road, Coalville (2.68Ha about 50 dwellings)**

*Services & Facilities* – This site is well related to a number of services and facilities, with a convenience store, secondary education, health services, employment, public transport and informal recreation all being within good walking distance. Formal recreation and a primary school are within a reasonable walking distance. A wider range of services facilities are available in Coalville which is about 1.3KM distant, although it is accessible by public transport.

There is capacity at Belvoirdale Primary School which would serve this site, and capacity to expand. In terms of secondary education there is no capacity at Newbridge, but it does have the potential to be extended.

*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	



As with all sites in the Coalville Urban Area this site performs well against SA4 and SA6 but poorly against SA12. It performs better than most sites against SA1, SA2, SA3, SA7, SA8, SA13 and SA14 reflecting the sites location within the built up area. Overall, it is one of the best performing sites in the Coalville Urban Area.

#### *Key Planning Considerations*

- The site comprises three dwellings set in extensive curtilages to the south of London Road, Coalville. The site is bordered to the north west and south west by Scotlands Playing Field with dwellings fronting London Road to the north. Development of the site could take place without significant harm to the character or appearance of the locality.
- LCC Ecology advises that hedgerows on the site represent potential BAP habitats which would require buffer zones, whilst the wildlife corridor along the wooded railway line would need to be protected and enhanced.
- The site is currently accessed via a long drive from London Road. However, the access is located close to a former railway bridge which restricts visibility to the east. The former railway is understood to be in the same ownership as the rest of the site. It may be necessary to secure additional land to secure a suitable access or alternatively reduce the height of the road across the bridge to improve visibility. A further option might be to link into the proposed link road from Bardon Road into south east Coalville, possibly in conjunction with site C21. However, LCC Highways has advised that an access off this link road would necessitate right hand turn movements which would impede the free flow of traffic, potentially resulting in queues back to the A511. It would be necessary to demonstrate that a safe and appropriate access could be achieved.

*Deliverability/Developability* – The site is within multiple ownership but within the same family, all of whom have indicated support for the development of the site. There is no known developer interest in the site at present.

#### **C85 – Richmond Road, Donington le Heath (22.93Ha about 430 dwellings)**

*Services & Facilities* – the site is within good walking distance of formal recreation opportunities. Public transport, informal recreation and a convenience store are slightly further afield, although still within reasonable walking distances as recommended by the CIHT. Health and education facilities and employment are not within reasonable walking distance. A wider range of services facilities are available in Coalville which is about 2.8KM distant, with public transport being within a reasonable walking distance.

There is no capacity at Hugglescote Primary School. It is not clear whether a new school to be provided as part of south-east Coalville development will help to address this lack of capacity. In terms of secondary education there is no capacity at Newbridge, but it does have the potential to be extended. The scale of this site is such that it will exacerbate significantly the current situation, but equally it should be able to make a significant contribution towards addressing the capacity issue.

#### *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	?

As with all sites in the Coalville Urban Area this site performs well against SA4 and SA6 but poorly against SA12, SA13 and SA14. It also scores poorly against SA2, SA8 (this reflects the sites location on the edge of the Coalville Urban Area), SA11 and SA15 (this reflects the sites scale and location adjoining the Donington le Heath Conservation Area). It also scores a positive against SA1, albeit of minor significance. Overall, this site is one of the poorest performing sites in SA terms and records the greatest number of significant negative impacts.

#### *Key Planning Considerations*

- The site comprises a large area of land to the west of Donington-le-Heath in agricultural use. Small pockets of land to the east of the site are being promoted separately (C25, C75 and C79). The site is Grade 2 agricultural use (ie best and most versatile).
- In landscape terms, the site is in a wider parcel of land (01COA-E) assessed as being medium for both landscape sensitivity and visual sensitivity. Landscape quality is considered to be moderate to good and is consistent across the parcel. Topography is also consistent, with the exception of steeper landform close to the River Sence. A pylon line running through the centre diminishes the sense of place and tranquillity and also detracts from the scenic quality of the parcel. The relatively flat topography allows for some long distance views, including to Coalville and other nearby settlements.
- The scale and form of development would be out of keeping with the scale and character of Donington -le-Heath. Development on this site would affect the setting and character and appearance of the conservation area.
- The site may accommodate Great Crested Newts.
- The site does not have a current satisfactory vehicular access to serve the development. LCC Highways advises that two points of access would be required for a development of this scale. It is highly unlikely a safe and appropriate access can be taken from Berryhill Lane, and it does not appear that safe accesses can be taken from the limited frontage on Richmond Road.
- Parts of the site falls within the Minerals Consultation Area for sand and gravel as well as brick and clay resources.

*Deliverability/Developability* – The site has been submitted by an agent on behalf of the owner of the site. There is no known developer interest in the site at present.

#### **C86 – Land off Howe Road, Whitwick (0.7Ha about 17 dwellings)**

*Services & Facilities* – This site is well related to a number of services and facilities, with a convenience store, public transport and informal and formal recreation all being within good walking distance. Health and secondary education are within reasonable walking distance, but employment and the closest primary school are beyond the recommended walking distances. A wider range of services

facilities are available in Coalville which is about 2.5KM distant, although it is accessible by public transport.

There is some capacity at the New Swannington Primary School, but no capacity to extend. In terms of secondary education there is no capacity at Castle Rock, but it does have the potential to be extended. The scale of this site is such that it will not exacerbate significantly the current situation, but neither will it be able to make a significant contribution towards addressing the capacity issue.

### 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	?	

As with all sites in the Coalville Urban Area this site performs well against SA4 and SA6 but poorly against SA12. As with most sites it performs poorly against SA14, although unlike most sites it performs well against SA13 reflecting the sites location surrounded by built. The site also scores better than most against SA1, and SA8.

### Key Planning Considerations

- This is an undeveloped area of open space within an otherwise built-up area of housing. This open space also provides a link to the adjoining countryside, although this is being promoted separately (Site C47).
- In landscape terms, the site is in a wider parcel of land (01COA-A) assessed as being medium landscape sensitivity and medium-high in respect of visual sensitivity. Within this parcel the central area has more distinctive landscape which is more vulnerable to change and where there are longer distance views of higher scenic quality. There is also a dense network of public rights of way.
- The land drops away quite steeply to the rear of the site which may restrict the amount of development that could be achieved.
- LCC Ecology advise that there is potential for the development to impact upon ecological interests and would need to be supported by additional information at application stage.

*Deliverability/Developability* – The site is in single ownership (NWLDC) and is promoted by the owner. The site is also an Asset of Community Value. It is understood that the intention would be to develop the site as a Council scheme.

## R17 - Land at junction of Coalville Lane/Wash Lane (8.17Ha about 153 dwellings)

This site is located in Ravenstone parish, but in view of its relationship to the Coalville Urban Area it is assessed as part of the latter.

*Services & Facilities* – This site is well related to access to public transport and recreation (both formal and informal) as all are within good walking distance. Employment and a convenience store are within a reasonable walking distance whilst all other services and facilities are beyond a reasonable walking distance. A wider range of services facilities are available in Coalville which is about 2.4KM distant, although it is accessible by public transport.

There is no capacity at Ravenstone Woodcote Primary School. It is understood that there is the physical capacity to extend the school but it is not clear if such an expansion would be supported. The site abuts the catchment for All Saints Primary School which has capacity but not the ability to extend.

In terms of secondary education there is no capacity at Newbridge, but it does have the potential to be extended.

### 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	-	?

As with all sites in the Coalville Urban Area this site performs well against SA4 and SA6 but poorly against SA12. It performs better than most sites against SA1 and SA14 but less well against SA2.

### Key Planning Considerations

- This site comprises an area of agricultural land on the northern half and a range of industrial buildings, hardstanding and residential property on the southern half. The northern half is the subject of a planning application for 105 dwellings ((21/00494/OUTM). The southern half may be subject to contamination, although detailed survey work would be required to ascertain as to whether this is the case or not. The site is well screened from both Coalville Lane and the A447, such that views into the site are minimised.
- In landscape terms, the site is in a wider parcel of land (01COA-E) assessed as being medium for both landscape sensitivity and visual sensitivity. Landscape quality is considered to be moderate to good and is consistent across the parcel. Topography is also consistent, with the exception of steeper landform close to the River Sence. A pylon line running through the centre diminishes the sense of place and tranquillity and also detracts from the scenic quality of the parcel. The relatively flat topography allows for some long distance views, including to Coalville and other nearby settlements.

- LCC Highways and Ecology have raised no objections to the proposed development on the northern part of the site (subject to conditions). The remainder of the site would need to be supported by appropriate information, including a Phase 1 survey.

*Deliverability/Developability* – The site is promoted by a strategic land promoter, although at least part appears to be in a separate ownership. There is no known developer interest in the site at present. The site is considered to be potentially developable.

## **STAGE 5 – OVERALL CONCLUSIONS**

In terms of the outcome from the SA, all sites score at least one significant negative with most scoring at least two significant negatives. All sites score at least one significant positive.

The greatest number of significant negative effects (7) is recorded against one site (**C85**), followed by three sites (**C74, C75 and C79**) which record five each and nine sites (**C19, C25, C44, C45, C47, C57, C58 and C73**) which record four each. Whilst site **C65** only records two significant negative scores, it also records seven minor negative effects. Similarly, sites **C63** and **C64** only record two significant negative effects but also record six minor negative effects, whilst site **C78** only records one significant negative effect but six minor negative scores.

Sites **C65** and **C85** score the most negatives scores (9) with a further five sites (**C18, C57, C58, C63 and C64**) recording eight and thirteen sites scoring 8 (**C16, C42, C44, C45, C48, C50, C71, C73, C74, C77, C78, C79 and C81**). The least number of significant negative effects (1) is recorded against five sites (**C20, C62, C78, C82 and C83**)

One site (**C83**) scores 8 positives (two significant and six minor), whilst sites **C21** and **C62** record 7 positives.

One site (**C46**) scores five significant positives.

Generally, the smaller sites and which are located within the built-up area (i.e. within Limits to Development but not within the Area of Separation)) (**C20, C21, C61, C62 and C83**) tend to score more positives than negatives. This reflects the fact that these sites are likely to be more accessible to services and facilities and will have less of an impact due to their scale.

When excluding those objectives where every site or at least the majority score positive, there are number of sites which do not score any other positives (**C19, C42, C50, C57, C58, C63, C64, C65, C73, C74, C76**).

Excluding those objectives where all sites or at least a majority score negatively (SA12, SA13 and SA14), only one site (C46) score no other negatives (**C46 and C83**), all other sites score some negatives but some score only one minor negative and no significant negatives (**C21,** ).

In terms of other considerations:

Site **C16** – Whilst this site performs similar to other sites in terms of the SA, the lack of suitable point of access without the acquisition of additional properties raises significant concerns regarding deliverability. Therefore, it is considered that the site should not be allocated.

Site **C18** – In SA terms the site is judged as being mixed, with a number of positives reflecting its accessibility to services and facilities, although overall it records more negatives than most other sites. The site's location within Area of Separation, and the fact that it is identified as being a Primary Contributor coupled with significant doubts about the ability to secure a suitable access to the site and also about deliverability mean that it is proposed that this site is not allocated.

Site **C19** – In SA terms most other sites perform better. The scale of this site means it has the potential to deliver new services and facilities. The land is in the control of two developers which suggests that deliverability should not be an issue. However, the site is located within the Area of Separation to which it is identified as being a Primary Contributor. For this reason, the site should not be allocated.

Site **C20** – this site scores well in SA terms, particularly as it is within the existing built-up area. However, the lack of suitable point of access and questions regarding deliverability due to multiple ownership means that allocating this site would not be appropriate, although it may come forward as a windfall site.

Site **C21** - This site scores well in terms of SA reflecting its location within the existing built-up area. In terms of the site's location, it would represent a logical allocation. There would be a need to address the access concerns highlighted by the Highway Authority, but at this time it is considered that this site should be proposed as an allocation, subject to resolving the highway issues.

Site **C25** - This site is located on the edge of the Coalville Urban Area and is not as accessible as some sites to all services and facilities. This is reflected in the SA. Overall, the site performs similar to other sites, but there are practical issues that do not support its allocation including in terms of access, impact upon heritage features and ecological issues. Therefore, it is considered that this site should not be allocated.

Site **C42** - In SA terms this site does not perform as well as most other sites. In particular, it scores worse in respect of reducing the need to travel. From a practical point of view the lack of suitable point of access together with the impact upon the rural setting for this part of Thringstone, means that it is proposed that this site is not allocated.

Site **C44** - Whilst being well located for many services and facilities, the site's location within the Area of Separation, to which it is identified as being a Secondary Contributor together with the lack of a suitable point of access to the site, means that it is proposed that this site is not proposed to be allocated.

Site **C45** - In SA terms this site does not score dissimilar to most other sites in that most of the negative impacts are common to most sites. It may be possible to address the significant negative impact against SA1 through the provision of a replacement allotment, although it is not clear where this would be or what its impact would be in respect of site viability. The site has not been actively promoted for some time raising questions about deliverability. Although the site is identified as making an incidental contribution to the Area of Separation, for the reasons outlined it is proposed that this site is not allocated.

Site **C46** - This is one of the best scoring sites in terms of SA and is well located for access to services and facilities. The site is located within the Area of Separation but is identified as making a secondary contribution. A previous planning application was not determined, but was not objected to in highway terms, although this would need to be considered in the light of more up to date information. It is understood that the landowner is willing to make the site available for development, although there is no confirmed developer interest at this time. The Area of Separation study suggests that this site should be retained as such, although it also notes that development would have limited impact upon the rest of the Area of Separation. On balance it is proposed that this site is not allocated.

Site **C47** - In terms of SA, this site performs similar to other sites with its more negative scores being the same as other sites. There are two key issues with this site; highway access as it does not have a boundary with the highway network and ownership as it does not appear to have been promoted for

some time. On its own this site could not be allocated. However, this site does have some potential in conjunction with adjoining sites (C77, C78, C81 and C86), possibly as a Broad Location for further exploration.

Site **C48** - In terms of SA, this site performs similar to other sites with its more negative scores being the same as other sites. Whilst recognising that development of this site would result in a visual intrusion into the countryside, the site's location and the lack of any other fundamental objections to this site, support its allocation. There is no developer associated with the site, but it is being promoted by a strategic land promoter who has a track record of delivering such sites. On balance it is proposed that this site be allocated.

Site **C50** – This site does not perform as well as most other sites in terms of SA. However, it is surrounded by existing or proposed development and as such development would be considered appropriate, subject to addressing highway concerns. Therefore, at this time it is considered that this site should be proposed as an allocation, subject to resolving the highway issues.

Site **C57** - In SA terms this site scores quite poorly compared to most other sites. In particular, it is poorly related in respect of access to services and facilities, partly due to its location on the high ground on the edge of Whitwick. It is also located within the Charnwood Forest. These together with its ecological and landscape impact means that it is proposed that this site is not allocated.

Site **C58** – this site performs worse than most others in terms of SA. The need for a significant landscape buffer required to the boundary of the site with the SSSI would reduce site capacity such that it would not be likely to deliver at least 10 dwellings and so therefore it is proposed that it is not allocated.

Site **C61** - Overall, this site performs well in terms of SA. There is no objection in principle to this site, although there is no known developer interest. Notwithstanding this it is proposed that this site is allocated.

Site **C63** - In terms of the SA this site performs similar to other sites in the Coalville Urban Area. There is a strong ecological objection to development of this site. Allowing for a possible 20 metre buffer and potential impact upon a Tree Preservation Order it is not clear whether it would be possible to accommodate 10 or more dwellings on the site. Therefore, it is proposed that this site is not allocated.

Site **C64** - Notwithstanding the fact that this site performs similar to other sites in the Coalville Urban Area in terms of the SA, it is considered that it would not be appropriate to allocate the full extent of this site in view of the loss of open space that would result. In addition, as noted by LCC Ecology a buffer would be required. However, development on that part immediately opposite dwellings on Hilary Crescent might be appropriate but would result in less than 10 dwellings. Therefore, it is proposed that this site is not allocated.

Site **C65** - In terms of the SA this site performs similar to other sites in the Coalville Urban Area. The loss of the open space and recreation resource would be to the detriment of the locality and the wider green network of which this site forms part. There is an ecological objection to development of this site. It may be possible to develop the grassed area of the site which fronts Holly Hayes Road, but it would be likely to result in less than 10 dwellings. Therefore, it is proposed that this site is not allocated.

Site **C72** - The site performs well generally against the SA. The site's location surrounded by built development makes it an ideal site in many respects, but part of the site is covered by a Local

Wildlife Site designation, although it is not clear as to how much is covered by this designation. Until this is clarified it is proposed that this site is not allocated.

Site **C73** - In terms of SA, this site performs similar to other sites with its more negative scores being the same as other sites. Integration with the existing community will be difficult as the site lies behind existing development, although this is likely to be easier in the northern part of the site where there are established footpath links in place. The site benefits from a number of significant hedgerows which would need to be integrated into the design and layout of any development. On balance it is considered that the poor relationship to existing development, together with the proximity to Bardon Quarry mean the site is not suitable.

Site **C74** –in terms of the SA, this site performs similar to other sites, although it does have a higher number of significant negative effects than most other sites, although it enjoys a similar number of significant positive effects as most other sites. Development would represent a rounding off of this part of Thringstone but would be subject to being able to demonstrate a safe and appropriate means of access can be achieved. Therefore, at this time it is considered that this site should be proposed as an allocation, subject to resolving the highway issues.

Site **C75** – In terms of the SA, this site has more significant negative scores than most other sites. There are fundamental objections to this site in terms of access and impact upon heritage features. Therefore, it is proposed that this site is not allocated.

Site **C76** – In terms of SA, this site performs similar to other sites with its more significant negative and positive scores being the same as other sites. There are some potential ecological issues, particularly in respect of its proximity to a SSSI which need to be addressed although there appears to be no reason that this could not happen. Therefore, it is proposed that this site is allocated, subject to addressing these issues.

Site **C77** – The site performs similar to other sites in the Coalville Urban Area in terms of the SA. There are no fundamental objections to this site, other than impact upon setting of this part of Whitwick. However, developing this site on its own would represent piecemeal development. However, this site does have some potential in conjunction with adjoining sites (C47, C78, C81 and C86), possibly as a Broad Location for further exploration.

Site **C78** – The site performs similar to other sites in the Coalville Urban Area in terms of the SA. Access to this site is problematical such that the site cannot reasonably be expected to deliver on its own. Furthermore, developing this site on its own would represent piecemeal development. However, this site does have some potential in conjunction with adjoining sites (C47, C77, C81 and C86), possibly as a Broad Location for further exploration.

Site **C79** – The site performs similar to other sites in the Coalville Urban Area in terms of the SA, although its location on the edge of the urban area means it does not have such good access to services and facilities as most sites. Notwithstanding the fact that part of this site is previously developed land, this does not outweigh the other fundamental objections including lack of a suitable access and impact upon heritage. Therefore, it is proposed that this site is not allocated.

Site **C81** – The site performs similar to other sites in the Coalville Urban Area in terms of the SA. Access to this site is problematical and developing this site on its own would represent piecemeal development. However, this site does have some potential in conjunction with adjoining sites (C47, C77, C78 and C86), possibly as a Broad Location for further exploration.



Site **C82** – In SA terms this site scores better than most as it records only one significant negative impact which is common to all sites, although it is not as well related to services and facilities as other sites. Whilst the site would represent a logical rounding off to this part of Coalville, the lack of services and facilities means the site should not be allocated.

Site **C83** – This site performs very well in terms of SA, particularly as it is located within the built-up area and with good access to services and facilities. However, access is problematical. It would be necessary to show that a safe and appropriate access could be achieved from London Road or in conjunction with site C21 via the proposed link road from Bardon Road. There are no other fundamental reasons as to why development of this site would be appropriate. Therefore, at this time it is considered that this site should be proposed as an allocation, subject to resolving the highway issues.

Site **C85** – This site performs poorly in SA terms and whilst some mitigation is likely, it is not clear whether this would address all of the concerns sufficiently. Access is a very significant constraint as both Richmond Road and Manor Road are narrow, whilst access from the former also suffers from poor visibility. Large parts of the site are also poorly related to services and facilities, exacerbated by the fact that large parts of the site are low lying compared to where services are located. The scale of development would also be out of keeping with Donington le Heath and would affect the setting and character and appearance of the conservation area. Therefore, it is considered that this site should not be allocated.

Site **C86** – In SA terms this site scores slightly better than most other sites. This site has development to three sides and reads as part of the built-up area of Whitwick. There are no fundamental reasons as to why development should not be acceptable in principle. The site could be developed on its own or potentially with adjoining land (Site C47) However, this site does have some potential in conjunction with adjoining sites (C47, C78, C81 and C86), possibly as a Broad Location for further exploration.

Site **R17** - In SA terms this site performs similar to other sites overall, although it performs better against SA13 and SA14 than most sites. The site is being actively promoted. There are no fundamental objection to allocation of this site. Therefore, it is proposed that this site is allocated.