

Site Information															
Housing Code		C16		Site Address			Glebe Road, Thringstone			Settlement		THRINGSTONE			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Coalville Urban Area		Name		Coalville Urban Area		Hectares		1.37					
Settlement		Principal Town		Settlement		Principal Town		Site Capacity*		Dwellings 34 Emp (m ²)					
Tier				Tier				Periods and Build Rates							
Relationship to Limits to Development?		Within		Distance from sustainable boundary		Within Boundary		D		34					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No				Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Not Currently Achievable	

Quantitative Assessment							
Services							
Local Services		Coalville		Employment		Hermitage Industrial Estate, Coalville	
Convenience Store		Thringstone Village Store		Public Transport		Within 1200m, 16 - Coalville to Loughborough, Hourly & Skylink Nottingham-Loughborough, hourly	
Primary School		Thringstone Primary		Formal Recreation		Within 1000m walking distance	
Secondary School		Castle Rock High		Informal recreation		Within 800m walking distance	
GP Surgery		Whitwick Health Centre		Pharmacy		Masons Chemists, Whitwick	
Constraints							
Rights of Way		None		Biodiversity and Geodiversity		None	
Previously developed?		No		Soil Resources		3	
Flood risk		Some Flood Risk		Minerals Safeguarding		None	
Tree Preservation Order?		None		Waste Safeguarded Sites		None	

Qualitative Assessment

The site is a greenfield site to the rear of Glebe Road, Thringstone. There are residential properties to the north, south and east of the site and agricultural land to the west. The site is grade 3 agricultural land and is within the National Forest. The site abuts two trees with TPOs. There is a watercourse running along the western boundary of the site.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees the site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. The site comprises something of a self-enclosed parcel of land and does not form part of a wider green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	Development of the site may have an impact on sensitive townscape or landscape characteristics, but it is possible that it could be mitigated to an acceptable level.	The site is well related to existing built development to the north-east, east and to the south. It is also well landscaped and is not unduly prominently located when viewed from the public realm. The site forms part of the rural setting for this part of the settlement; however, there are other fields to the west that also provide this and on balance, as the site is also well related to the built development and well landscaped, it is considered development could take place without undue visual harm.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated there is potential for badgers, water voles, otters and crayfish to inhabit the site. The watercourse to the west is a potential Local Wildlife Site. The watercourse and wooded parts of the site represent potential Biodiversity Action Plan habitats within the site boundary. The site is considered acceptable providing a 10m buffer is retained along the wooded stream corridor.
Highway Safety	The site does not have access to the road network and/or impacts on the road network are unlikely to be mitigated to an acceptable level.	The Highway Authority stated that the site does not have a suitable access to the highway network. The site would therefore be considered unacceptable to the Highway Authority.

Site Information										
Housing Code		C18	Site Address		Land rear of Thornborough Road, Whitwick			Settlement	WHITWICK	
Employment Code										
Nearest Settlement			Nearest Sustainable Settlement			Proposed Use		Housing		
Name			Name			Hectares	18.6			
Coalville Urban Area			Coalville Urban Area			Site Capacity*	Dwellings Emp (m ²)	348		
Settlement Tier		Principal Town	Settlement Tier		Principal Town	Periods and Build Rates				
Relationship to Limits to Development?		Within	Distance from sustainable boundary		Within Boundary	0 - 5	6 - 10	11 - 20		
						D		348		
Site of Special Scientific Interest?	No	Ancient Woodland?	No	Within Flood Zone 3b?	Part	SHELAA	Potentially Suitable			
National Nature Reserve?	No	Historic Park or Garden?	No	EMA Public Safety Zone?	No	Assessment	Potentially Available			
Local Nature Reserve?	No	Scheduled Monument?	No	Existing Permission?	No		Potentially Achievable			

Quantitative Assessment			
Services			
Local Services		Coalville	Employment
Convenience Store		Lidl, Coalville	Hermitage Industrial Estate, Coalville
Primary School		New Swannington Primary	Public Transport
Secondary School		Stephenson Studio School	Within 800m, 29/29A - Coalville to Swadlincote, every 30 mins & Skylink - Nottingham to Loughborough, Hourly
GP Surgery		Whitwick Health Centre	Formal Recreation
			Within 1000-2000m walking distance
			Informal recreation
			Within 800m walking distance
			Pharmacy
			Masons Chemists, Whitwick
Constraints			
Rights of Way		Various PROWs running through site	Biodiversity and Geodiversity
Previously developed?		No	None
Flood risk		Some Flood Risk	Soil Resources
Tree Preservation Order?		None	3
			Minerals Safeguarding
			Coal
			Waste Safeguarded Sites
			None

Qualitative Assessment

The site is located to the rear of properties fronting Thornborough Road and comprise agricultural fields. The Hermitage Leisure Centre and an area of public recreational open space, which includes a lake, are located adjacent to the eastern boundary of the site. There is a further field to the south and housing to the west.

Topic	Assessment	Notes
Green Infrastructure	It is unlikely development of the site will provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form the site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. The fields form part of the area of separation with adjacent land and therefore form part of a wider green network.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site comprises a series of fields to the rear of existing housing fronting onto the highway. This part of the settlement is characterised by linear development and development of this site would add a depth that would not respond to the prevailing pattern of development. Furthermore, the site forms part of the area of separation which would be significantly eroded should development take place.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets affected.
Land and Water Contamination	The site is or may be affected by land contamination or landfill. The site will or may cause groundwater pollution. It is possible that it can be mitigated to an acceptable level.	The site is 20m from a Historic Landfill Site (Swannington Playing Field) and is 100m away from two further Historic Landfill Sites. Further contamination investigation of the site is recommended.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated the pond to the east of the site is known to be inhabited by Great Crested Newts and there is potential for Great Crested Newts to inhabit ponds within the site boundary. There is potential for badgers, water voles, otters and crayfish to inhabit parts of the site. The ponds, watercourses and hedges within the site boundary represent potential Biodiversity Action Plan habitats. The site is considered to be acceptable with mitigation/enhancement. Depending on results of a Great Crested Newt survey of the nearby pond, there may be a requirement to mitigate for the species. 10m Buffer zones should be retained along watercourses and boundary hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	LCC Highway Authority stated there are no apparent fundamental Highway reasons for this site to be excluded from consideration. Evidence will be required however to demonstrate a suitable access can be provided.


Site Information										
Housing Code		C19	Site Address		Stephenson Green, Whitwick			Settlement	WHITWICK	
Employment Code										
Nearest Settlement			Nearest Sustainable Settlement			Proposed Use		Housing		
Name			Name			Hectares		76		
Coalville Urban Area			Coalville Urban Area			Site Capacity*	Dwellings Emp (m ²)	1140		
Settlement Tier		Principal Town		Settlement Tier		Principal Town		Periods and Build Rates		
Relationship to Limits to Development?		Within		Distance from sustainable boundary		Within Boundary		D	1140	
Site of Special Scientific Interest?		No	Ancient Woodland?		No	Within Flood Zone 3b?		No	SHELAA	
National Nature Reserve?		No	Historic Park or Garden?		No	EMA Public Safety Zone?		No	Assessment	
Local Nature Reserve?		No	Scheduled Monument?		No	Existing Permission?		No	Potentially Suitable	
									Potentially Achievable	



Quantitative Assessment			
Services			
Local Services		Coalville	Employment
Convenience Store		Morrisons, Coalville	Whitwick Business Park, Coalville
Primary School		Broom Leys School	Public Transport
Secondary School		Castle Rock High	Within 800m, 29/29A - Coalville to Leicester, every 30 mins & 16 - Coalville to Loughborough, hourly
GP Surgery		Whitwick Health Centre	Formal Recreation
			Within 1000m walking distance
			Informal recreation
			Within 800m walking distance
			Pharmacy
			Masons Chemists, Whitwick
Constraints			
Rights of Way		Various PROWs running through site	Biodiversity and Geodiversity
Previously developed?		No	None
Flood risk		Flood Zone 1	Soil Resources
Tree Preservation Order?		None	3
			Minerals Safeguarding
			Part Coal
			Waste Safeguarded Sites
			None

Qualitative Assessment
<p>The site is grade 3 agricultural land to the north-east of Stephenson Way, Coalville. There are residential properties to the north, north-west and north-east of the site and an industrial estate and retail park to the west on the opposite side of Stephenson Way. Coalville Rugby Club adjoins the south-eastern boundary of the site. Mature hedges and power lines bisect the site. The site largely comprises fields that separate Coalville from Whitwick.</p>

Topic	Assessment	Notes
Green Infrastructure	It is unlikely development of the site will provide the opportunity to improve the Green Infrastructure Network.	Hedges form some site boundaries and would need to be maintained and supplemented as much as possible as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. The site is part of a wider area that separates Whitwick from Coalville and therefore forms part of a wider green network. Development of the site would erode this open green space.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site comprises a series of fields which cover a large area and provide a green wedge between settlements. Development of the site would fundamentally affect the character and appearance of the site, to the detriment of the townscape.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated there are no designated ecological sites within the site boundary although there are known badger setts on the site and there is potential for bats to roost in the existing buildings on the site. Great Crested Newts inhabit a nearby pond to the north-west of the site at the Hermitage Recreation Ground and there is a pond adjacent to the site which could be inhabited by Great Crested Newts. The hedges represent potential Biodiversity Action Plan habitats. It is considered that the site is acceptable with mitigation/enhancement. Depending on results of Great Crested Newt survey of the nearby pond, there may be a requirement to mitigate for the species. Mitigation should include 10m Buffer zones retained along significant hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	LCC Highways Authority stated there would be an objection to the development of this site until the impact on the local highway network can be demonstrated. It is possible that issues can be overcome through mitigation measures and planning conditions.


Site Information															
Housing Code		C20		Site Address			Meadow Lane, Coalville			Settlement		COALVILLE URBAN AREA			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Name				Hectares		0.73					
Coalville Urban Area				Coalville Urban Area				Site Capacity*		Dwellings 13 Emp (m ²)					
Settlement Tier		Principal Town		Settlement Tier		Principal Town		Periods and Build Rates							
Relationship to Limits to Development?		Within		Distance from sustainable boundary		Within Boundary		0 - 5		6 - 10				11 - 20	
								D				11			
								E							
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		Assessment		Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

Quantitative Assessment			
Services			
Local Services		Coalville	
Convenience Store		Londis, Meadow Lane	
Primary School		Broom Leys School	
Secondary School		Castle Rock High	
GP Surgery		Broomleys Surgery	
Employment		Whitwick Business Park, Coalville	
Public Transport		Within 800m, 29/29A - Coalville to Leicester, every 30 mins	
Formal Recreation		Within 1000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		Well Pharmacy, Meadow Lane	
Constraints			
Rights of Way		None	
Previously developed?		No	
Flood risk		Flood Zone 1	
Tree Preservation Order?		None	
Biodiversity and Geodiversity		SSSI	
Soil Resources		N/A	
Minerals Safeguarding		None	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site is to the rear of properties along Meadow Lane and is comprised of several of the gardens of the properties along Meadow Lane. The site is enclosed by existing residential development.

Topic	Assessment	Notes
Green Infrastructure	Development is unlikely to negatively affect existing green infrastructure and/or the site will provide the opportunity to improve the Green Infrastructure Network.	The site contains some landscaping; however, it is constrained on all sides by residential development and is not visually prominent beyond the bordering houses. The site does not therefore form part of a wider green network. The site is within the National Forest and is approximately 15m from a TPO area.
Townscape, Landscape and Visual Sensitivity	Development of the site would have a limited impact on townscape and/or landscape character.	The site comprises several gardens serving dwellings and is therefore composed of several different elements. However, the site is surrounded by residential development and subject to protecting any important trees the development could take place without harm to the character and appearance of the locality.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology state the site is a large back garden site which is considered acceptable with mitigation. If there are buildings on the site a bat survey maybe needed. The site is approximately 300m from SSSI (Coalville Meadow).
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The Highway Authority state there is no objection to the principle of development, although there are issues regarding potential layout, pedestrian access onto Hall Lane and provision of off-street parking to be addressed.

Site Information															
Housing Code		C21		Site Address			Land rear of Bardon Road, Coalville			Settlement		COALVILLE URBAN AREA			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Name				Hectares		1.04					
Coalville Urban Area				Coalville Urban Area				Site Capacity*		Dwellings 26 Emp (m ²)					
Settlement Tier				Settlement Tier				Periods and Build Rates							
Principal Town				Principal Town				0 - 5		6 - 10				11 - 20	
Relationship to Limits to Development?		Within		Distance from sustainable boundary		Within Boundary		D		26					
E															
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		Assessment		Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Not Currently Achievable	

Quantitative Assessment			
Services			
Local Services		Coalville	
Convenience Store		Spar, Broom Leys Road	
Primary School		Broom Leys School	
Secondary School		The Newbridge School	
GP Surgery		Long Lane Surgery	
Employment		Scotlands Industrial Estate, Coalville	
Public Transport		Within 800m, 29/29A - Leicester to Coalville, Every 30 mins and 11-Coalville to Agar Nook, Every 30 mins	
Formal Recreation		Within 1000-2000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		Well Pharmacy, Broomleys Road	
Constraints			
Rights of Way		PROW running through entrance to site	
Biodiversity and Geodiversity		LWS	
Previously developed?		No	
Soil Resources		3	
Flood risk		Flood Zone 1	
Minerals Safeguarding		None	
Tree Preservation Order?		None	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site is grade 3 agricultural land to the south-west of Bardon Road, Coalville. The site is greenfield land with residential properties to the north, although not adjoining the site. A disused railway line runs along the western boundary. The site is an approximate triangular shape with access to the north-east onto Bardon Road.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the site will provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form some site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. The dense landscaping along the southern and western boundaries forms part of a larger pattern of planting following the former railway line and therefore this part of the site forms part of a larger green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	Development of the site would have a limited impact on townscape and/or landscape character.	The site is well related to the built form of this part of the settlement with housing to the north and east. The site does not occupy a prominent location with housing preventing views from the public realm. Development of the site could take place without significant harm to the character or appearance of the locality.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated that there are no designated ecological sites within the site boundary although the hedgerows at the site represent potential Biodiversity Action Plan habitats. There is potential for badgers to inhabit the site. The site is considered acceptable with mitigation and protection of boundary hedges with 5m Buffer zones which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. The wildlife corridor along the wooded railway line to the south should be protected and enhanced, and connectivity retained.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	LCC Highway Authority stated that it is considered that this site would require strategic transport planning as part of the wider South-East Coalville Sustainable Urban Extension. Evidence would be required to demonstrate that a suitable access can be provided.


Site Information															
Housing Code		C25		Site Address			Farm Lane / Towns End Lane, Donington le Heath			Settlement		DONINGTON LE HEATH			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Coalville Urban Area				Hectares		0.57					
Settlement				Settlement				Site Capacity*		Dwellings				14	
Tier				Tier				Emp (m ²)							
Relationship to Limits to Development?				Adjoining				Periods and Build Rates		0 - 5				6 - 10	
Distance from sustainable boundary				Adjoining Boundary				D						14	
E															
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		Assessment		Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Not Currently Achievable	

Quantitative Assessment							
Services							
Local Services		Coalville		Employment		South Leicester Industrial Estate, Ellistown	
Convenience Store		Co-op, Donington le Heath		Public Transport		Within 1200m, 26 - Leicester to Coalville, hourly & 159 - Coalville to Hinckley, hourly & 15, Ibstock to Ravenstone, 2 per hour	
Primary School		Hugglescote Community Primary		Formal Recreation		Within 1000m walking distance	
Secondary School		The Newbridge School		Informal recreation		Within 800m walking distance	
GP Surgery		Hugglescote Surgery		Pharmacy		Masons Chemists, Hugglescote	
Constraints							
Rights of Way		None		Biodiversity and Geodiversity		LWS	
Previously developed?		No		Soil Resources		2	
Flood risk		Flood Zone 1		Minerals Safeguarding		Part Brick Clay	
Tree Preservation Order?		None		Waste Safeguarded Sites		None	

Qualitative Assessment

The site comprises a field currently used as pasture. There are residential properties to the north and east with the higher density being to the east and agricultural land located to the west and south of the site. The site is Grade 2 Agricultural Land.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form the site boundaries to the east, south and west and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into the locality. The site has limited important trees other than on the boundaries and the site does not form part of a wider green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site comprises a field which provides part of the rural setting for the village. Although there are buildings to the north these are sporadic and include barns with the more built-up part of the village to the east of Farm Lane. This field forms a group with fields to the west and south-west and although there are some farm buildings to the south together with some new builds this field has a different character to the land to the south which continues the built form from the adjacent east. Development on this site would erode the rural character and setting to this part of the village.
Historic and Cultural Assets	The site is likely to affect heritage asset(s) and it is possible that it cannot be mitigated to an acceptable level.	The site is within the conservation area and forms part of the rural setting to the village. It provides views of the countryside from the path to the south to the north-west and contrasts with the more built-up character to the east of Farm Lane. It is considered the development of this site would not preserve the character and appearance of the designation.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology state the site is a candidate Local Wildlife Site. The species-rich grassland represents a potential Biodiversity Action Plan habitat within the site boundary. There is potential for badgers to inhabit the site. As a result, it would be necessary to demonstrate that a more up-to-date survey demonstrates a change in habitat value, or significant harm can be avoided through appropriate mitigation or compensation.
Highway Safety	The site does not have access to the road network and/or impacts on the road network are unlikely to be mitigated to an acceptable level.	The Highway Authority state that the site is a significant distance to the local public transport network. Both Farm Lane and Townsend Lane are unsuitable to cater for the traffic likely to be generated. The site would be unacceptable in highway terms.

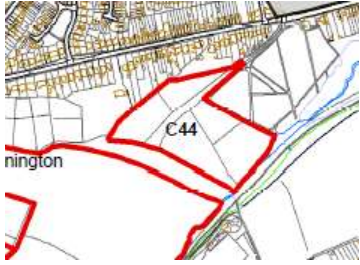
Site Information															
Housing Code		C42		Site Address			Fretsom's Field, Lily Bank, Thringstone			Settlement		THRINGSTONE			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Coalville Urban Area				Hectares		0.7					
Settlement				Settlement				Site Capacity*		Dwellings				17	
Principal Town				Principal Town				Emp (m ²)							
Tier				Tier				Periods and Build Rates		0 - 5				6 - 10	
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		<400m		D				17			
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		Assessment		Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

Quantitative Assessment			
Services			
Local Services		Coalville	
Convenience Store		Thringstone Village Store	
Primary School		Thringstone Primary	
Secondary School		Castle Rock High	
GP Surgery		Whitwick Health Centre	
Employment		Hermitage Industrial Estate, Coalville	
Public Transport		Within 1200m, 16 - Coalville to Loughborough, Hourly & Skylink Nottingham-Loughborough, hourly	
Formal Recreation		Within 1000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		Masons Chemists, Whitwick	
Constraints			
Rights of Way		None	
Previously developed?		No	
Flood risk		Flood Zone 1	
Tree Preservation Order?		None	
Biodiversity and Geodiversity		LWS	
Soil Resources		3	
Minerals Safeguarding		None	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site is grade 3 agricultural land to the west of Lily Bank, Thringstone. The site is greenfield land with several mature trees and hedges around the boundary. The site slopes upwards from the apex of Lily Bank corner. There is a farm located to the north of the site, with residential properties a short distance from the southern boundary. There are fields to the east and west of the site.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the site will provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form the site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. There are no important trees within the site itself. The site forms part of a group of fields but does not form part of a wider green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site comprises a field which together with adjacent fields provides part of the rural setting of the settlement. There are field to the north, south and west and 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.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated the grassland at the site represents a former Parish-level Wildlife Site. The hedges and grassland represent potential Biodiversity Action Plan habitats and there is potential for badgers to inhabit the site. The site is considered acceptable for development with mitigation. 5m Buffer zones should be retained along significant hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.
Highway Safety	The site does not have access to the road network and/or impacts on the road network are unlikely to be mitigated to an acceptable level.	The Highway Authority stated Lily Bank is a narrow country lane subject to the national speed limit. There are no pedestrian walkways that would enable new residents to access the nearest bus service on Henson's Lane. This site would be considered unacceptable to the Highway Authority.

Site Information															
Housing Code		C44		Site Address			Church Lane, Whitwick			Settlement		WHITWICK			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Coalville Urban Area		Name		Coalville Urban Area		Hectares		1.46					
Settlement		Principal Town		Settlement		Principal Town		Site Capacity*		Dwellings 36 Emp (m ²)					
Tier				Tier				Periods and Build Rates							
Relationship to Limits to Development?		Within		Distance from sustainable boundary		Within Boundary		D		36					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		Part		SHELAA		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		Assessment		Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Not Currently Achievable	

Quantitative Assessment							
Services							
Local Services		Coalville		Employment		Hermitage Industrial Estate, Coalville	
Convenience Store		Co-op, Whitwick		Public Transport		Within 800m, 29/29A - Coalville to Swadlincote, every 30 mins & Skylink - Nottingham to Loughborough, Hourly	
Primary School		Holy Cross School		Formal Recreation		Within 1000m walking distance	
Secondary School		Castle Rock High		Informal recreation		Within 800m walking distance	
GP Surgery		Whitwick Health Centre		Pharmacy		Masons Chemists, Whitwick	
Constraints							
Rights of Way		PROW running NE-SW across site		Biodiversity and Geodiversity		None	
Previously developed?		No		Soil Resources		N/A	
Flood risk		Some Flood Risk		Minerals Safeguarding		Coal	
Tree Preservation Order?		None		Waste Safeguarded Sites		None	

Qualitative Assessment
<p>The site is partly grade 3 agricultural land and is located to the rear of Church Lane, Whitwick. The site slopes downwards, away from Church Lane, which is a relatively minor highway with parking on both sides. A factory unit is immediately opposite the likely site entrance. The site is greenfield and mainly unused agricultural land, although part of the site is used as a paddock. There are residential properties to the north-western boundary of the site, and Whitwick Cemetery is located to the north-east. There is further agricultural land located to the south of the site and recreational land to the south-east. A public footpath leads into the site from Church Lane.</p>

Topic	Assessment	Notes
Green Infrastructure	It is unlikely development of the site will provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form the site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. The site form part of the area of separation with adjacent land and therefore form part of a wider green network.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site comprises fields to the rear of housing sited to the north. 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. Furthermore, the site forms part of the area of separation which would be significantly eroded should development take place.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated there are no designated ecological sites within the site boundary. The hedges, scrub and watercourses around the site represent potential Biodiversity Action Plan habitats. There is potential for badgers, otters, water voles and crayfish to inhabit the site. The site is considered acceptable for development with mitigation. 5m Buffer zones should be retained along significant hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.
Highway Safety	The site does not have access to the road network and/or impacts on the road network are unlikely to be mitigated to an acceptable level.	LCC Highway Authority stated the site does not appear to have a suitable access to the highway network. For a development of over 50 dwellings the Highway Authority would wish to see a minimum of 5.5m carriageway width, as per the 6Cs Design Guide, therefore this site would be unacceptable to the Highway Authority. No suitable access is apparent, and evidence would be required to demonstrate that a satisfactory access could be provided.


Site Information															
Housing Code		C45		Site Address			Thornborough Road Allotments, Whitwick			Settlement		WHITWICK			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Coalville Urban Area		Name		Coalville Urban Area		Hectares		2.2					
Settlement		Principal Town		Settlement		Principal Town		Site Capacity*		Dwellings 41 Emp (m ²)					
Tier				Tier				Periods and Build Rates							
Relationship to Limits to Development?		Within		Distance from sustainable boundary		Within Boundary		D		41					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		SHELAA Assessment		Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No		SHELAA Assessment		Potentially Achievable	

Quantitative Assessment							
Services							
Local Services		Coalville		Employment		Hermitage Industrial Estate, Coalville	
Convenience Store		Lidl, Coalville		Public Transport		Within 800m, 29/29A - Coalville to Swadlincote, every 30 mins & Skylink - Nottingham to Loughborough, Hourly	
Primary School		New Swannington Primary		Formal Recreation		Within 1000-2000m walking distance	
Secondary School		Stephenson Studio School		Informal recreation		Within 800m walking distance	
GP Surgery		Whitwick Health Centre		Pharmacy		Masons Chemists, Whitwick	
Constraints							
Rights of Way		None		Biodiversity and Geodiversity		None	
Previously developed?		No		Soil Resources		3	
Flood risk		Flood Zone 1		Minerals Safeguarding		Coal	
Tree Preservation Order?		None		Waste Safeguarded Sites		None	

Qualitative Assessment

The site is to the east of Thornborough Road and is currently used as allotments. The site gently slopes away from Thornborough Road and there are residential properties to the north and a short distance from the southern boundary of the site. There are further residential dwellings to the west, on the opposite side of Thornborough Road. Agricultural land is to the east.

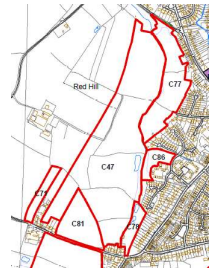
Topic	Assessment	Notes
Green Infrastructure	It is unlikely development of the site will provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form the site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. The site form part of the area of separation with adjacent land and therefore form part of a wider green network.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site comprises a field used for allotments. The front part of the site is adjacent to the linear housing to the north and south; 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. Furthermore, the site forms part of the area of separation which would be significantly eroded should development take place.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated the site is considered acceptable with mitigation: 5m Buffer zones should be retained along significant hedges, 10m buffers along the watercourse, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. A Great Crested Newt survey would need to be undertaken of the nearby pond; if Great Crested newts are found then there may be a need to mitigate for the species.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	LCC Highway Authority stated there are no apparent fundamental Highway reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.

Site Information															
Housing Code		C46		Site Address			Broom Leys Farm, Coalville			Settlement		COALVILLE URBAN AREA			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Coalville Urban Area				Hectares		14.16					
Settlement				Settlement				Site		Dwellings				266	
Tier				Tier				Capacity*		Emp (m ²)					
Relationship to Limits to Development?				Within				Periods and Build Rates		0 - 5				6 - 10	
Distance from sustainable boundary				Within Boundary				D						266	
E															
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No				Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

Quantitative Assessment							
Services							
Local Services		Coalville		Employment		Scotlands Industrial Estate, Coalville	
Convenience Store		Spar, Coalville		Public Transport		Within 800m, 11 - Coalville - Agar Nook, Every 30 mins, 159 Coalville to Hinckley, hourly	
Primary School		Broom Leys School		Formal Recreation		Within 1000m walking distance	
Secondary School		Castle Rock High		Informal recreation		Within 800m walking distance	
GP Surgery		Long Lane Surgery		Pharmacy		Well Pharmacy, Broomleys Road	
Constraints							
Rights of Way		PROW running N-S through site		Biodiversity and Geodiversity		LWS	
Previously developed?		No		Soil Resources		N/A	
Flood risk		Flood Zone 1		Minerals Safeguarding		None	
Tree Preservation Order?		None		Waste Safeguarded Sites		None	

Qualitative Assessment
<p>The site is agricultural land to the rear of properties fronting Broomleys 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 site itself is fairly flat with mature hedgerows dividing some of the field boundaries. A public footpath bound by mature trees and hedgerows runs along the northern boundary of the site. There are residential properties to the south and Coalville Community Hospital to the south-west of the site. The A511 runs along the western boundary. There is further greenfield agricultural and recreation land to the north of the site.</p>

Topic	Assessment	Notes
Green Infrastructure	It is unlikely development of the site will provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form the site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. The site is part of a wider area that separates Whitwick from Coalville and therefore forms part of a wider green network. Development of the site would erode this open green space.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site comprises a series of fields which cover a relatively large area and provide a green wedge between settlements. Development of the site would fundamentally affect the character and appearance of the site, to the detriment of the townscape.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated 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. There is potential for bats, badgers and Great Crested Newts to occupy the site and surrounding land/ponds/buildings. Depending on results of Great Crested Newt survey of the nearby pond and bat surveys in buildings on the site there may be a requirement to mitigate if these species are found on the site. The site is considered acceptable for development with mitigation. 5m Buffer zones should be retained along significant hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	Evidence would be required to demonstrate that a satisfactory access could be provided, and that additional traffic generation could be accommodated within the local highway network.

Site Information															
Housing Code		C47		Site Address			Land at Redhill Farm, New Swannington			Settlement		WHITWICK			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Coalville Urban Area		Name		Coalville Urban Area		Hectares		18.26					
Settlement Tier		Principal Town		Settlement Tier		Principal Town		Site Capacity*		Dwellings 342 Emp (m ²)					
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		Periods and Build Rates		0 - 5 6 - 10 11 - 20					
								D		342					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No				Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Not Currently Achievable	

Quantitative Assessment							
Services							
Local Services		Coalville		Employment		Hermitage Industrial Estate, Coalville	
Convenience Store		New Swannington Local Store		Public Transport		Within 800m, 29/29A - Coalville to Swadlincote, every 30 mins & Skylink - Nottingham to Loughborough, Hourly	
Primary School		New Swannington Primary		Formal Recreation		Within 1000m walking distance	
Secondary School		Castle Rock High		Informal recreation		Within 800m walking distance	
GP Surgery		Whitwick Health Centre		Pharmacy		Masons Chemists, Whitwick	
Constraints							
Rights of Way		Various PROWs running through site		Biodiversity and Geodiversity		LWS	
Previously developed?		No		Soil Resources		3 and 4	
Flood risk		Flood Zone 1		Minerals Safeguarding		Coal	
Tree Preservation Order?		Part of site		Waste Safeguarded Sites		None	

Qualitative Assessment
<p>The site is located to the north of Church Lane, New Swannington. The site slopes downwards to the adjacent residential properties and is in mainly arable agricultural use (grade 4). Boundaries to and within the site comprise mainly mature hedges with some trees along the hedge boundaries. The site comprises several fields with further fields to the north, east and south.</p>


Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form the site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. The site comprises a series of fields and although there are other fields to the east, south and west the site does not form part of any wider green network. There are however several trees and hedges within the site. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site comprises several fields which are well landscaped along all boundaries. The site undulates and provides an attractive countryside fringe to the development to the east and south. Development of the site would remove this setting and given the undulating nature of the site and the important landscaping within; it would be difficult to develop the site without resulting in significant harm to the rural nature of this land. Furthermore, 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.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated there is potential for badgers to occupy the site and Great Crested Newts (GCN) to occupy land adjacent to the west of the site. Depending on results of GCN survey of the nearby pond, it may be necessary to mitigate for species. 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, namely 5m Buffer zones retained along significant hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.
Highway Safety	The site does not have access to the road network and/or impacts on the road network are unlikely to be mitigated to an acceptable level.	LCC Highway Authority stated the site does not appear to share a common boundary with the public highway and therefore it is doubtful whether a satisfactory access can be provided. Two points of access would be required for developments over 150 dwellings. If access were to be provided via Church Lane significant off-site works would be required. Most appropriate access would be via the residential estate roads to the east of the site.

Site Information															
Housing Code		C48		Site Address			South of Church Lane, New Swannington			Settlement		WHITWICK			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Coalville Urban Area		Name		Coalville Urban Area		Hectares		15.08					
Settlement		Principal Town		Settlement		Principal Town		Site Capacity*		Dwellings 283 Emp (m ²)					
Tier				Tier				Periods and Build Rates							
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		D		283					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		Assessment		Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

Quantitative Assessment			
Services			
Local Services		Coalville	
Convenience Store		New Swannington Local Store	
Primary School		New Swannington Primary	
Secondary School		Stephenson Studio School	
GP Surgery		Whitwick Road Surgery	
Employment		Hermitage Industrial Estate, Coalville	
Public Transport		Within 800m, 29/29A - Coalville to Swadlincote, every 30 mins & Skylink - Nottingham to Loughborough, Hourly	
Formal Recreation		Within 1000-2000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		Lloyds Pharmacy, Coalville	
Constraints			
Rights of Way		PROW running E-W across site	
Previously developed?		No	
Flood risk		Flood Zone 1	
Tree Preservation Order?		None	
Biodiversity and Geodiversity		LWS	
Soil Resources		3	
Minerals Safeguarding		Coal	
Waste Safeguarded Sites		None	

Qualitative Assessment
<p>The site is a greenfield site located to the south of Church Lane and the north of Spring Lane. The site is fairly flat and currently used for agricultural purposes (grade 3). Boundaries to and within the site mainly consist of mature hedgerows and trees. To the south of the site is Stephenson College and to the north-west corner is New Swannington Primary School. There is a public footpath running along the western boundary of the site and along part of the eastern boundary. There is also a footpath that crosses the northern part of the site.</p>

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	The site comprises a series of fields with hedges forming the boundaries. The site does however form any wider green network. Development of the site should maintain the boundaries on the highway borders and development of the site would provide further opportunities for landscaping.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site is formed of a group of fields with further fields to the north and west. Although there is housing to the east and occasional buildings to the north-west, the characteristic 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 west and development of this site would not respond to that character.
Historic and Cultural Assets	Development of the site may have the potential to affect heritage assets, but it is possible that it could be mitigated to an acceptable level.	The planning application on the site identified potential archaeology within the site that requires further investigation.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated there is potential for badgers, water vole, otter, crayfish and Great Crested Newts (GCN) to occupy the site. 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, namely 5m Buffer zones to be retained along significant hedges, 10m along watercourse, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and connectivity. Depending on results of GCN survey of ponds, it may be necessary to mitigate for species which could involve significant buffer zones around pond and retention of connecting corridors.
Highway Safety	The site could potentially have a safe access to the highway network and potentially may not impact on the local highway network.	LCC Highways stated no objection in principle to the application identified that depending on where an access was taken from off-site highway works would be required.

Site Information										
Housing Code		C50	Site Address		Jack's Ices, North of Standard Hill, Coalville			Settlement	COALVILLE URBAN AREA	
Employment Code										
Nearest Settlement			Nearest Sustainable Settlement			Proposed Use		Housing		
Name			Name			Hectares	2.53			
Coalville Urban Area			Coalville Urban Area			Site Capacity*	Dwellings	108		
Principal Town			Principal Town			Emp (m ²)				
Settlement Tier		Within	Distance from sustainable boundary		Within Boundary		Periods and Build Rates			
Relationship to Limits to Development?					D	0 - 5	6 - 10	11 - 20		
Site of Special Scientific Interest?		No	Ancient Woodland?		No	Within Flood Zone 3b?		No	SHELAA	Potentially Suitable
National Nature Reserve?		No	Historic Park or Garden?		No	EMA Public Safety Zone?		No	Assessment	Available
Local Nature Reserve?		No	Scheduled Monument?		No	Existing Permission?		No		Potentially Achievable

Quantitative Assessment				
Services				
Local Services		Coalville	Employment	Owen Street Industrial Estate, Coalville
Convenience Store		McColls, Hugglescote	Public Transport	More than 1200m, 26 - Leicester to Coalville, hourly & 159 - Coalville to Hinckley, hourly & 15, Ibstock to Ravenstone, 2 per hour
Primary School		Hugglescote Community Primary	Formal Recreation	Within 1000-2000m walking distance
Secondary School		The Newbridge School	Informal recreation	Within 800m walking distance
GP Surgery		Hugglescote Surgery	Pharmacy	Masons Chemists, Hugglescote
Constraints				
Rights of Way		None	Biodiversity and Geodiversity	LWS
Previously developed?		Part - 26%-30% - includes a caravan storage on part of site	Soil Resources	3
Flood risk		Flood Zone 1	Minerals Safeguarding	None
Tree Preservation Order?		None	Waste Safeguarded Sites	None

Qualitative Assessment

The site is a part brownfield part greenfield site located to the north of Standard Hill. Just over half of the site is greenfield land used for agricultural purposes (grade 3); the remainder of the site is comprised of a residential dwelling, an ice cream factory, farm buildings, grain stores and an agricultural contractor business. The site slopes downwards east to west and is bound by mature hedgerows and trees, especially along the western boundary. To the north of the site is currently dense woodland planting; however, SHELAA site C40 has outline planning permission for the development of up to 400 dwellings. To the east of the site are residential dwellings and to the south is agricultural land.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	The site includes a dense area of planting along the western boundary which helps to integrate the site into its rural environment. The remainder of the site contains little important landscaping. The site does not form part of a wider green network and development of the site could provide additional planting within the site.
Townscape, Landscape and Visual Sensitivity	Development of the site may have an impact on sensitive townscape or landscape characteristics, but it is possible that it could be mitigated to an acceptable level.	part of the site accommodates buildings and structures although the remainder comprises an agricultural field; this provides a rural approach into the settlement. However, permission exists for residential development to the west and north and with existing residential development to the east, this is something of an island of undeveloped space. Development would therefore have a limited visual impact on the wider locality.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets affected.
Land and Water Contamination	The site is or may be affected by land contamination or landfill. The site will or may cause groundwater pollution. It is possible that it can be mitigated to an acceptable level.	Given the historic use of the land accommodating buildings and the site adjoining the south-west corner a small former landfill site, investigation into potential land contamination would be required.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated there is a candidate Local Wildlife site adjacent to the north-east of the site. The hedge and woodland on site are potential Biodiversity Action Plan habitats. There is a known badger sett on site and also the potential for bats to be roosting in buildings. A badger and bat survey would be required, and the treatment of buildings would be dependent on results of bat survey. Woodland must be retained with a 10m buffer zone; hedges/watercourse should also be retained with a 5m buffer zone. Buffer zones should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. The site is considered acceptable with mitigation.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	LCC Highway Authority stated it is unlikely that a new access or use of the existing access would be appropriate for this site due to visibility constraints on Standard Hill towards Hugglescote. If access were able to be taken to the north and west of the site, it may be acceptable to the Highways Authority, but it would need to be assessed as part of the usual development control process.

Site Information															
Housing Code		C57		Site Address			South of Loughborough Road, Whitwick			Settlement		WHITWICK			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Coalville Urban Area		Name		Coalville Urban Area		Hectares		2.5					
Settlement		Principal Town		Settlement		Principal Town		Site Capacity*		Dwellings 47 Emp (m ²)					
Tier				Tier				Periods and Build Rates							
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		D		47					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		Assessment		Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

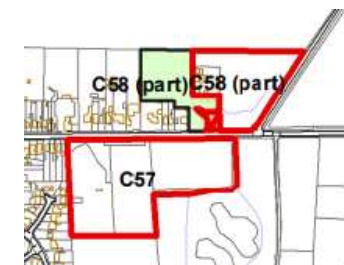
Quantitative Assessment							
Services							
Local Services		Coalville		Employment		Hermitage Industrial Estate	
Convenience Store		Co-op, Whitwick		Public Transport		Within 1200m, 29/29A - Coalville to Leicester, every 30 mins & 16 - Coalville to Loughborough, hourly	
Primary School		Whitwick St John the Baptist		Formal Recreation		Within 1000-2000m walking distance	
Secondary School		Stephenson Studio School		Informal recreation		Within 800m walking distance	
GP Surgery		Whitwick Health Centre		Pharmacy		Masons Chemists, Whitwick	
Constraints							
Rights of Way		None		Biodiversity and Geodiversity		RIGS, SSSI & LWS	
Previously developed?		No		Soil Resources		3	
Flood risk		Flood Zone 1		Minerals Safeguarding		None	
Tree Preservation Order?		None		Waste Safeguarded Sites		None	

Qualitative Assessment

The site is located to the south of Loughborough Road and consists of three agricultural fields. The site is Grade 3 Agricultural Land and slopes steeply upwards from west to east. To the north of the site is Loughborough Road and there are residential properties on the opposite side of the road. There is countryside to the south and east with dwellings to the west.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form the site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. The site has limited important trees other than on the boundaries and those forming hedges which dissect the fields and the site does not form part of a wider green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site comprises a group of fields which are attached to further fields to the east and south which include a significant level of trees. Development of this site would erode the present open character and rural appearance and one which is visible on the approach from the countryside to the east. It is noted that application 16/00070/FULM for housing was refused on this basis. Whilst there is housing to the north and west the character changes from settlement to countryside on this site.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology state the site is in a very good area of habitat and in a sensitive location close to designated wildlife sites. There are ponds nearby to the south-east of the site; a Great Crested Newt survey or entry into the Great Crested Newt District Level Licensing Scheme would be required.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The Highway Authority state there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably

Site Information										
Housing Code	C58	Site Address	Adj. 191 Loughborough Road, Whitwick				Settlement	WHITWICK		
Employment Code										
Nearest Settlement		Nearest Sustainable Settlement				Proposed Use	Housing			
						Hectares	1.26			
Name	Coalville Urban Area		Name	Coalville Urban Area		Site Capacity*	Dwellings	11		
						Emp (m ²)				
Settlement Tier	Principal Town		Settlement Tier	Principal Town		Periods and Build Rates				
						0 - 5	6 - 10	11 - 20		
Relationship to Limits to Development?	Adjoining		Distance from sustainable boundary	Adjoining Boundary		D	11			
						E				
Site of Special Scientific Interest?	adjoining	Ancient Woodland?	No		Within Flood Zone 3b?	No		SHELAA Assessment	Not Currently Suitable	
National Nature Reserve?	No	Historic Park or Garden?	No		EMA Public Safety Zone?	No			Available	
Local Nature Reserve?	No	Scheduled Monument?	No		Existing Permission?	No			Potentially Achievable	

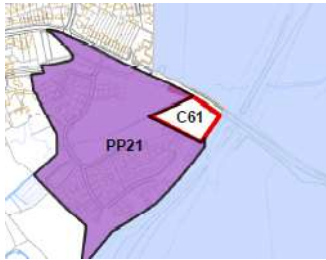


Quantitative Assessment			
Services			
Local Services	Coalville	Employment	Hermitage Industrial Estate
Convenience Store	Co-op, Whitwick	Public Transport	Within 1200m, 29/29A - Coalville to Leicester, every 30 mins & 16 - Coalville to Loughborough, hourly
Primary School	Whitwick St John the Baptist	Formal Recreation	Within 1000-2000m walking distance
Secondary School	Stephenson Studio School	Informal recreation	Within 800m walking distance
GP Surgery	Whitwick Health Centre	Pharmacy	Masons Chemists, Whitwick
Constraints			
Rights of Way	None	Biodiversity and Geodiversity	SSSI
Previously developed?	No	Soil Resources	3
Flood risk	Flood Zone 1	Minerals Safeguarding	Igneous
Tree Preservation Order?	Part of site	Waste Safeguarded Sites	None

Qualitative Assessment

The site is located to the north of Loughborough Road and to the west of the junction with Swannymote Road. The land is flat and there are a considerable number of mature trees on the site which are subject to TPO's. There is dense woodland planting to the north of the site which is part of the Grace Dieu and High Sharpley SSSI. There is a short dry-stone wall that bounds the site along Swannymote Road and Loughborough Road. The site is Grade 3 Agricultural Land.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	There are several important trees within the site especially adjacent to the eastern and southern boundaries which are protected. Any development would need to demonstrate the long-term health and amenity of these trees would be maintained. However, the site differs in character to the land to the north which comprises dense woodland and does not therefore form part of a wider green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site comprises a field with mature trees along and adjacent the eastern and southern boundaries. It forms part of the rural approach into the settlement 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. This is echoed in the refusal to develop under 19/02033
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology state there is the potential for badger to be on site. There are no designated sites on-site but there is a SSSI to the north. The semi-improved grassland and scrub woodland may be potential BAP habitats. As part of application 14/00933/OUTM a badger survey was required. As there is only a small amount of grassland and scrub woodland a Phase 1 habitat survey would not be needed. Development of the site is considered acceptable with mitigation; development should not impinge on the SSSI.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	LCC Highways state there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.


Site Information										
Housing Code	C61	Site Address	Church View, Rose Nursery, Hugglescote				Settlement	HUGGLESCOTE		
Employment Code										
Nearest Settlement		Nearest Sustainable Settlement			Proposed Use	Housing				
Name		Name			Hectares	0.5				
Coalville Urban Area		Coalville Urban Area			Site Capacity*	Dwellings	10			
						Emp (m ²)				
Settlement Tier	Principal Town		Settlement Tier	Principal Town		Periods and Build Rates				
						0 - 5	6 - 10	11 - 20		
Relationship to Limits to Development?	Within		Distance from sustainable boundary	Within Boundary		D			10	
						E				
Site of Special Scientific Interest?	No	Ancient Woodland?	No	Within Flood Zone 3b?	Part		SHELAA Assessment	Suitable		
National Nature Reserve?	No	Historic Park or Garden?	No	EMA Public Safety Zone?	No			Potentially Available		
Local Nature Reserve?	No	Scheduled Monument?	No	Existing Permission?	No			Potentially Achievable		

Quantitative Assessment			
Services			
Local Services	Coalville	Employment	South Leicester Industrial Estate, Ellistown
Convenience Store	McColls, Hugglescote	Public Transport	Within 800m, 26 - Leicester to Coalville, hourly & 159 - Coalville to Hinckley, hourly & 15, Ibstock to Ravenstone, 2 per hour
Primary School	Hugglescote Community Primary	Formal Recreation	Within 1000m walking distance
Secondary School	The Newbridge School	Informal recreation	Within 800m walking distance
GP Surgery	Hugglescote Surgery	Pharmacy	Masons Chemists, Hugglescote
Constraints			
Rights of Way	None	Biodiversity and Geodiversity	LWS
Previously developed?	No	Soil Resources	3
Flood risk	Some Flood Risk	Minerals Safeguarding	None
Tree Preservation Order?	None	Waste Safeguarded Sites	None

Qualitative Assessment

The site is a former rose nursery located to the south of Grange Road. The site is overgrown and bound by densely planted trees and vegetation. The site is relatively flat. To the east is a former railway line and to the west is an area of marshland. There is a stream running along the western boundary which feeds into the River Sence. Land adjoining the western and southern boundaries has planning permission (ref: 15/00357/REM) for the development of 105 dwellings, development of the site has commenced.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	The site has mature landscaping along the roadside boundary which should be retained as it provides an attractive setting for the site. Within the site there is further landscaping although this is at a lower level. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure. The site does not form part of any wider green network although the landscaping adjacent to the former railway line does link to adjacent landscaping and this would also need to be retained.
Townscape, Landscape and Visual Sensitivity	Development of the site may have an impact on sensitive townscape or landscape characteristics, but it is possible that it could be mitigated to an acceptable level.	The site forms a small, undeveloped space with some important landscape characteristics. However, given the permission on the adjacent site to the south and west it has a somewhat isolated character and should the boundary landscaping be retained the site could potentially be developed without any undue harmful impact.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated there are badgers and water vole on site, there is a known badger sett to the north-east of the site and known water vole in a ditch on site. There is a candidate Local Wildlife Site woodland to the north-west and a further candidate Local Wildlife Site along the railway line to the south-east. Overall, the site is considered acceptable with mitigation, namely the retention of 10m buffer zones to the woodland and ditch (with past water vole records) and 5m buffer zones to the dismantled railway corridor.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The site does not currently have a suitable access but there is potential to secure an adequate access off Grange Road. This would need to be demonstrated as part of any application.


Site Information															
Housing Code		C63		Site Address			Land at The City of Dan, Whitwick			Settlement		WHITWICK			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Name				Hectares		0.84					
Coalville Urban Area				Coalville Urban Area				Site Capacity*		Dwellings 21 Emp (m ²)					
Settlement Tier				Settlement Tier				Periods and Build Rates		0 - 5 6 - 10 11 - 20					
Principal Town				Principal Town				D		21					
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		E							
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		Assessment		Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

Quantitative Assessment							
Services							
Local Services		Coalville		Employment		Hermitage Industrial Estate, Coalville	
Convenience Store		Co-op, Whitwick		Public Transport		Within 800m, 29/29A - Coalville to Leicester, every 30 mins & 16 - Coalville to Loughborough, hourly	
Primary School		Holy Cross School		Formal Recreation		Within 1000m walking distance	
Secondary School		Castle Rock High		Informal recreation		Within 800m walking distance	
GP Surgery		Whitwick Health Centre		Pharmacy		Masons Chemists, Whitwick	
Constraints							
Rights of Way		None		Biodiversity and Geodiversity		LWS	
Previously developed?		No		Soil Resources		N/A	
Flood risk		Some Flood Risk		Minerals Safeguarding		None	
Tree Preservation Order?		Whole of site		Waste Safeguarded Sites		None	

Qualitative Assessment

The site is located to the south-east of City of Dan between Leicester Road to the north and Hall Lane to the south. The site is recreational open space. There is residential development along the south-west boundary and a car park to the north-east boundary of the site. A public footpath runs along the northern and eastern boundaries of the site. There are several mature trees on site and the site is covered by Tree Preservation Orders. Grace Dieu Brook runs along the northern boundary and then flows outside, but close to the north-eastern boundary of the site.


Topic	Assessment	Notes
Green Infrastructure	It is unlikely development of the site will provide the opportunity to improve the Green Infrastructure Network.	The site is a green open space with mature landscaping, footpaths, the brook and recreation areas forming an attractive, well landscaped space. This provides relief to the housing that borders the site on all sides. The site is an important, landscaped open space in its own right but is also linked to the dense planting to the south-east. As such, it forms part of a wider green network that should be preserved.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site is an important, landscaped, green space which is a recreational resource as well as an attractive respite from the adjacent housing. It comprises an important open space which is a key characteristic of the locality. Development of the site would significantly erode this, to the detriment of the site and locality.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that potentially cannot be overcome through mitigation.	LCC Ecology stated there is a known badger sett on site and the site is potentially used for bat foraging. The site is a candidate Local Wildlife Site. The species-rich grassland, trees and scrub may be potential BAP habitats. Development would cause loss of a candidate for local wildlife site and therefore is not acceptable in ecology terms.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	LCC Highways stated there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.

Site Information															
Housing Code		C64		Site Address			R/O Hilary Crescent, Whitwick			Settlement		WHITWICK			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Coalville Urban Area				Hectares		0.58					
Settlement				Settlement				Site Capacity*		Dwellings				14	
Tier				Tier				Emp (m ²)							
Relationship to Limits to Development?				Adjoining				Distance from sustainable boundary		Adjoining Boundary					
Periods and Build Rates		0 - 5		6 - 10		11 - 20		D		14					
E															
Site of Special Scientific Interest?		No		Ancient Woodland?		Part		Within Flood Zone 3b?		No		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No				Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

Quantitative Assessment							
Services							
Local Services		Coalville		Employment		Hermitage Industrial Estate, Coalville	
Convenience Store		Co-op, Meadow Lane		Public Transport		Within 800m, 29/29A - Coalville to Leicester, every 30 mins	
Primary School		Holy Cross School		Formal Recreation		Within 1000-2000m walking distance	
Secondary School		Castle Rock High		Informal recreation		Within 800m walking distance	
GP Surgery		Broomleys Surgery		Pharmacy		Well Pharmacy, Meadow Lane	
Constraints							
Rights of Way		PROW running NW-SE through site		Biodiversity and Geodiversity		LWS	
Previously developed?		No		Soil Resources		3	
Flood risk		Flood Zone 1		Minerals Safeguarding		Igneous	
Tree Preservation Order?		None		Waste Safeguarded Sites		None	

Qualitative Assessment
<p>The site is an area of open space/recreation area located to the north-east of Hilary Crescent. The site is on the edge of development between residential and woodland. There are residential dwellings running along the south-west boundary and Holly Hayes Wood is to the north of the site. Holly Hayes Wood is an ancient semi-natural woodland. A body of water runs along the northern boundary of the site and a public footpath runs along the south west boundary.</p>

Topic	Assessment	Notes
Green Infrastructure	It is unlikely development of the site will provide the opportunity to improve the Green Infrastructure Network.	The site is a green open space with mature landscaping, the brook and a footpath forming an attractive, well landscaped space. This provides relief to the housing that borders the site on all sides. The site is an important, landscaped open space in its own right but is also linked to the dense planting to the south-east. As such, it forms part of a wider green network that should be preserved.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site is an important, landscaped, green space which is a recreational resource as well as an attractive respite from the adjacent housing. It comprises an important open space which is a key characteristic of the locality. Development of the site would significantly erode this, to the detriment of the site and locality.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated there is the potential for badgers to be on site as well as for bats foraging. Part of the site is a candidate Local Wildlife Site, the ancient woodland on the opposite bank of the stream is a Local Wildlife Site. The woodland and watercourse are important wildlife corridors and may be potential BAP habitats. The woodland should be retained along the wildlife corridor, with a buffer zone; it would be acceptable, in ecology terms, to develop the grassland adjacent to the road. A badger survey would be required, and a lighting condition would be needed to protect bats foraging. The site is considered acceptable with mitigation and avoidance of impacts on the wildlife corridor.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	LCC Highways stated there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.

Site Information															
Housing Code		C65		Site Address			Holy Hayes, Rosslyn Road, Whitwick			Settlement		WHITWICK			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Coalville Urban Area		Name		Coalville Urban Area		Hectares		0.79					
Settlement		Principal Town		Settlement		Principal Town		Site Capacity*		Dwellings 20 Emp (m ²)					
Tier				Tier				Periods and Build Rates							
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		D		25					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		Part		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		Assessment		Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Not Currently Achievable	

Quantitative Assessment							
Services							
Local Services		Coalville		Employment		Hermitage Industrial Estate, Coalville	
Convenience Store		Co-op, Whitwick		Public Transport		Within 800m, 29/29A - Coalville to Leicester, every 30 mins & 16 - Coalville to Loughborough, hourly	
Primary School		Holy Cross School		Formal Recreation		Within 1000-2000m walking distance	
Secondary School		Castle Rock High		Informal recreation		Within 800m walking distance	
GP Surgery		Whitwick Health Centre		Pharmacy		Masons Chemists, Whitwick	
Constraints							
Rights of Way		Various PROWs running through site		Biodiversity and Geodiversity		LWS	
Previously developed?		No		Soil Resources		N/A	
Flood risk		Flood Zone 2		Minerals Safeguarding		None	
Tree Preservation Order?		Adjacent to site		Waste Safeguarded Sites		None	

Qualitative Assessment

The site is located between Holly Hayes Road and Rosslyn Road and part of the site adjoins City of Dan in the north-west corner. The site is currently 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. There is residential development along the north-east and the south-west boundaries. There is a public footpath running from where the site meets City of Dan through the site and then along the north-west boundary, where the site adjoins Holly Hayes Road. Another footpath crosses the site from Holly Hayes Road in the north and adjoins with Rosslyn Road in the south. Two further footpaths lead off this path which both head southwards and ultimately join together. Grace Dieu Brook runs north-west to south-east through the site. The south-eastern corner of the site adjoins Holly Hayes Wood (Ancient semi-natural woodland).

Topic	Assessment	Notes
Green Infrastructure	It is unlikely development of the site will provide the opportunity to improve the Green Infrastructure Network.	The site is a green open space with mature landscaping, footpaths, the brook and recreation areas forming an attractive, well landscaped space. This provides relief to the housing that borders the site on all sides. The site is an important, landscaped open space in its own right but is also linked to the dense planting to the south-east. As such, it forms part of a wider green network that should be preserved.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site is an important, landscaped, green space which is a recreational resource as well as an attractive respite from the adjacent housing. It comprises an important open space which is a key characteristic of the locality. Development of the site would significantly erode this, to the detriment of the site and locality.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that potentially cannot be overcome through mitigation.	LCC Ecology stated there is a known badger sett on site. There is potential for bats foraging onsite as well as crayfish, otter and water vole to be present in the watercourse. The site is a candidate Local Wildlife Site, the ancient woodland to the south-east of the site is a Local Wildlife Site. The species-rich grassland, scrub, woodland and watercourse are all potential BAP habitats. The site is an important local wildlife corridor. Development would result in the loss of a candidate Local Wildlife Site and would cause harm to the wildlife corridor therefore the site is not considered developable in ecology terms.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The Highway Authority stated there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably. Details to show a suitable access in accordance with the 6C's Design Guide would need to be demonstrated.


Site Information															
Housing Code		C72		Site Address			Rear of 224a-228 Bardon Road, Coalville			Settlement		COALVILLE URBAN AREA			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Coalville Urban Area				Hectares		1.43					
Settlement				Settlement				Site Capacity*		Dwellings				35	
Principal Town				Principal Town				Emp (m ²)							
Tier				Tier				Periods and Build Rates		0 - 5				6 - 10	
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		D				35			
E															
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No				Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

Quantitative Assessment							
Services							
Local Services		Coalville		Employment		Bardon Employment Area	
Convenience Store		Co-op, Cropston Drive		Public Transport		Within 800m, 29/29A - Coalville to Swadlincote, every 30 mins & Skylink - Nottingham to Loughborough, Hourly	
Primary School		St Clares Primary		Formal Recreation		Within 1000m walking distance	
Secondary School		The Newbridge School		Informal recreation		Within 800m walking distance	
GP Surgery		Long Lane Surgery		Pharmacy		Well Pharmacy, Broomleys Road	
Constraints							
Rights of Way		PROW running E-W across site		Biodiversity and Geodiversity		LWS	
Previously developed?		No		Soil Resources		3	
Flood risk		Flood Zone 1		Minerals Safeguarding		None	
Tree Preservation Order?		None		Waste Safeguarded Sites		None	

Qualitative Assessment

The site is to the rear of residential properties that front onto Bardon Road and comprises an approximately rectangular parcel of land. The site is agricultural land and is bound on three sides by mature trees and hedgerows. The mature planting along the southern boundary of the site is denser than that to the north and east. Beyond the southern boundary is an operational freight railway line. The remaining boundary to the north-west is adjoined by a recent residential development. The parcel of land that adjoins the north-east of the site has outline planning permission for 10 dwellings including the demolition and rebuilding of 224a Bardon Road for access purposes. A minor watercourse runs diagonally across the site from the north eastern corner to halfway along the western boundary. A public right of way follows the route of the watercourse across the site and then runs along the north eastern and northern boundaries of the site. Overhead power lines cross east to west across the site close to the southern boundary.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form the site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. There are no important trees within the site. The site has development on two sides and does not form part of any wider green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	Development of the site would have a limited impact on townscape and/or landscape character.	The site is well related to the built form of this part of the settlement with housing to the north and west. The site does not occupy a prominent location with housing preventing views from the public realm. Development of the site could take place without significant harm to the character or appearance of the locality.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated there is the potential for badgers to be on site. The part of the site north of the ditch is a Local Wildlife Site (LWS) and as such there would be an objection to development on ecology grounds. The grassland, scrub and stream/ditch are potential BAP habitats. To south, appears tall ruderal of limited value (except possible badger). Considered that it would be acceptable to develop the southern part of the site with mitigation but retain the northern part as a LWS.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	LCC Highway Authority stated the site promoter advises that access could be achieved via the site to the north west which is currently under construction. However, it would require more detailed consideration, as part of the usual Development Control process. Evidence is required to demonstrate a satisfactory access could be provided.

Site Information															
Housing Code		C73		Site Address			Land off Kirton Road, Coalville			Settlement		COALVILLE URBAN AREA			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Coalville Urban Area				Hectares		11.2					
Settlement				Settlement				Site Capacity*		Dwellings 168 Emp (m ²)					
Principal Town				Principal Town				Periods and Build Rates		0 - 5 6 - 10 11 - 20					
Tier				Tier				D		168					
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		E							
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		Assessment		Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

Quantitative Assessment			
Services			
Local Services		Coalville	
Convenience Store		Co-op, Cropston Drive	
Primary School		Warren Hills Community Primary	
Secondary School		Castle Rock High	
GP Surgery		Broomleys Surgery	
Employment		Scotlands Industrial Estate, Coalville	
Public Transport		Within 800m, 11 - Coalville - Agar Nook, Every 30 mins	
Formal Recreation		Within 1000-2000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		Well Pharmacy, Meadow Lane	
Constraints			
Rights of Way		PROW running N-S through site	
Biodiversity and Geodiversity		None	
Previously developed?		No	
Soil Resources		3	
Flood risk		Flood Zone 1	
Minerals Safeguarding		None	
Tree Preservation Order?		None	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site is a large greenfield site which is grade 3 agricultural land. The site comprises several agricultural fields both to the north and east of Kirton Road on the south-eastern side of Coalville. To the north lies residential dwellings and to the south open space and then a quarry. A footpath runs through the site (north to south) and then turns to run adjacent to its southern boundary.

Topic	Assessment	Notes
Green Infrastructure	It is unlikely development of the site will provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form the site boundaries and field boundaries and would need to be maintained and supplemented as much as possible as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. This group of fields form part of a larger group of fields which include substantial landscaping and it is considered the site forms part of a wider green network. Development of the site would erode this landscaping, to the detriment of the site and surroundings.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site comprises a group of fields to the south of the existing residential development which stretch to the west and share a relatively consistent rear boundary. This boundary comprises fields and mature landscaping that is a strong feature in the landscape and development would significantly erode this. It acts in part as a backdrop to the existing development. 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.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated there is the potential for badgers and GCN to be on site. The hedges, trees and grassland have the potential to be BAP habitats. The site is mainly grassland with hedges/tree belts. Phase 1 habitat survey needed. GCNs are present in nearby ponds. Badgers are also present nearby. Off-site mature woodland would need protection with 10m buffer zone.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The site does not appear to be served by a suitable access and evidence would need to be provided that this could be provided.

Site Information															
Housing Code		C74		Site Address			Land at Lily Bank, Thringstone			Settlement		THRINGSTONE			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Coalville Urban Area		Name		Coalville Urban Area		Hectares		3.42					
Settlement		Principal Town		Settlement		Principal Town		Site Capacity*		Dwellings 64 Emp (m ²)					
Tier				Tier				Periods and Build Rates							
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		D		64					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		Assessment		Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

Quantitative Assessment							
Services							
Local Services		Coalville		Employment		Hermitage Industrial Estate, Coalville	
Convenience Store		Thringstone Village Store		Public Transport		Within 800m, 16 - Coalville to Loughborough, Hourly & Skylink Nottingham-Loughborough, hourly	
Primary School		Thringstone Primary		Formal Recreation		Within 1000m walking distance	
Secondary School		Castle Rock High		Informal recreation		Within 800m walking distance	
GP Surgery		Whitwick Health Centre		Pharmacy		Masons Chemists, Whitwick	
Constraints							
Rights of Way		PROW cuts across NW corner		Biodiversity and Geodiversity		None	
Previously developed?		No		Soil Resources		3	
Flood risk		Some Flood Risk		Minerals Safeguarding		None	
Tree Preservation Order?		None		Waste Safeguarded Sites		None	

Qualitative Assessment

The site is agricultural land (grade 3) located to the north of Thringstone. The site is bound by Ashby Road which runs along the majority of the northern boundary of the site and Lily Bank which adjoins the western boundary of the site. The site is bound by mature hedgerows and trees. A stream runs from Ashby Road to Lily Bank along the north-western boundary of the site; this stream and the hedgerow along the boundary with Ashby Road are both historic Local Wildlife Sites. To the east of the site is a recently completed housing development of 85 new residential dwellings. To the far south-eastern corner of the site is Thringstone Primary School.

There is existing built form to the south-east of the site although the majority of this is some distance from the site boundary. The site boundary excludes the residential properties of Lily Bank Bungalow and Field House Farm. There are some large agricultural buildings to the north of the residential property of Field House Farm; these are within the site boundary. A public footpath runs along part of the eastern boundary of the site. A second public footpath runs from Lily Bank along the sites boundary to the south of Lily Bank Bungalow and then travels

northwards along the rear of the gardens of Lily Bank Bungalow and Field House Farm and continues through to Ashby Road via the northern part of the site where the agricultural buildings are located.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form the site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. There are no important trees within the site itself. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site comprises a field which links the modern residential development to the east to the countryside to the west. There are field to the north, south-west and west and 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.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated there is the potential water vole and badgers to be on site. The stream and roadside hedge are historic wildlife sites. The stream, grassland and hedgerows may be potential BAP habitats. A Phase 1 Habitat Survey would be needed before a decision on developing the site could be made. The stream to the north west would require a 10-metre buffer zone of natural vegetation and the roadside hedge would need retaining with a buffer.
Highway Safety	The site does not have access to the road network and/or impacts on the road network are unlikely to be mitigated to an acceptable level.	LCC Highway Authority stated the site benefits from shared boundaries with the A512 and Lily Bank. The Highway Authority would not be supportive of the creation of new access onto the A512 as this would be contrary to policy IN5 of the Leicestershire Highways Design Guide. Lily Bank is not suitable to serve a development of this size, due to sections of the highway, particularly towards the A512 being substandard in width.

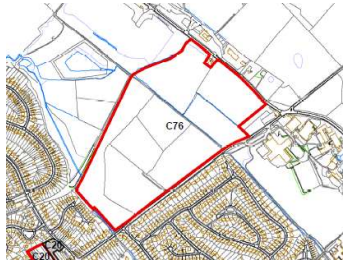
Site Information															
Housing Code		C75		Site Address			Land at Townsend Lane, Donington le Heath			Settlement		DONINGTON LE HEATH			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Coalville Urban Area		Name		Coalville Urban Area		Hectares		1.3					
Settlement		Principal Town		Settlement		Principal Town		Site Capacity*		Dwellings 32 Emp (m ²)					
Tier				Tier				Periods and Build Rates							
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		D		32					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		Assessment		Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

Quantitative Assessment							
Services							
Local Services		Coalville		Employment		South Leicester Industrial Estate, Ellistown	
Convenience Store		Co-op, Hugglescote		Public Transport		Within 1200m, 26 - Leicester to Coalville, hourly & 159 - Coalville to Hinckley, hourly & 15, Ibstock to Ravenstone, 2 per hour	
Primary School		Hugglescote Community Primary		Formal Recreation		Within 1000m walking distance	
Secondary School		The Newbridge School		Informal recreation		Within 800m walking distance	
GP Surgery		Hugglescote Surgery		Pharmacy		Masons Chemists, Hugglescote	
Constraints							
Rights of Way		PROW running along site boundary		Biodiversity and Geodiversity		None	
Previously developed?		No		Soil Resources		2	
Flood risk		Flood Zone 1		Minerals Safeguarding		Part Brick Clay	
Tree Preservation Order?		None		Waste Safeguarded Sites		None	

Qualitative Assessment

This site, which lies to the south-west of Donington le Heath, consists of a field which currently appears to be used for informal storage. The site is grade 2 agricultural land and there are further fields to the south, west, east and north with some residential dwellings to the north-east. The River Sense is just beyond the site's southern boundary. The site adjoins Donington le Heath Conservation Area to the north and a public footpath runs along its western boundary.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form the site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. The site does not however form part of a wider green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site lies to the south of the built part of the village and does not respond to the established development pattern. The site is to the rear of the building line and would elongate the settlement, resulting in an unacceptable encroachment into the surrounding countryside.
Historic and Cultural Assets	Development of the site may have the potential to affect heritage assets, but it is possible that it could be mitigated to an acceptable level.	The site abuts the conservation area and has a neutral impact on the designation. It is however largely undeveloped, and development is likely to adversely affect the setting of the conservation area.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated there is the potential for badgers to be on site. The grassland is a potential BAP habitat. A Phase 1 habitat survey will be needed.
Highway Safety	The site does not have access to the road network and/or impacts on the road network are unlikely to be mitigated to an acceptable level.	LCC Highways stated the site does not appear to be able to have access to the public highway without accessing third party land. Evidence is required to demonstrate that a satisfactory access can be provided.

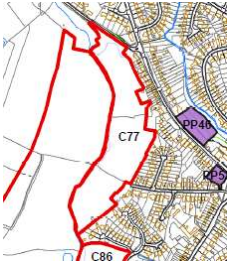
Site Information															
Housing Code		C76		Site Address			Land off Meadow Lane, Coalville			Settlement		COALVILLE URBAN AREA			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Coalville Urban Area		Name		Coalville Urban Area		Hectares		23					
Settlement Tier		Principal Town		Settlement Tier		Principal Town		Site Capacity*		Dwellings 431 Emp (m ²)					
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		Periods and Build Rates		0 - 5 6 - 10 11 - 20					
								D		215 216					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No				Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

Quantitative Assessment			
Services			
Local Services		Coalville	
Convenience Store		Co-op, Meadow Lane	
Primary School		Warren Hills Community Primary	
Secondary School		Castle Rock High	
GP Surgery		Broomleys Surgery	
Employment		Whitwick Business Park, Coalville	
Public Transport		Within 800m, 29/29A - Coalville to Leicester, every 30 mins	
Formal Recreation		Within 1000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		Well Pharmacy, Meadow Lane	
Constraints			
Rights of Way		PROW running along site boundary	
Biodiversity and Geodiversity		LWS	
Previously developed?		No	
Soil Resources		3	
Flood risk		Flood Zone 1	
Minerals Safeguarding		Igneous	
Tree Preservation Order?		None	
Waste Safeguarded Sites		None	

Qualitative Assessment

This large greenfield site is grade 3 agricultural land and comprises several agricultural fields to the north of Meadow Lane, to east of Coalville. To the west and south lies residential dwellings and to the north and east open space and then a former quarry. 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.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the site will provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form the site boundaries and also the field boundaries; some retention would be required as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. The site forms part of a wider group of fields but does not form part of a wider green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	This is a large site encompassing several fields which provide a rural backdrop to this part of the settlement and part of the rural setting. The site is well related to housing to part of the western boundary and with the housing to the south. However, for the remainder of the boundaries it borders further fields and is not well related to the built form. The scale of the site, together with the limited physical relationship with the built parts of the settlement would result in a significant incursion into the open countryside, to the detriment of the rural setting.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that potentially cannot be overcome through mitigation.	LCC Ecology stated there is the potential for badgers and water voles to be on site. The hedges within the site are a Candidate Local Wildlife Site. The site is also adjacent to a SSSI. The hedges, stream and grassland have the potential to be BAP habitats. Hedges are important and need to be retained. Part grassland (not species-rich), rest is arable. Impacts on SSSI may be high as it would become surrounded by houses. Need to discuss with Natural England.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	LCC Highway Authority stated the site benefits from a shared boundary with Meadow Lane, a 7.5t weight restricted C Class road with a 30mph speed limit. Whilst vehicular access to the site appears achievable subject to designing access in accordance with standards set out in LHDG, the site extents appear to affect two Public Rights of Way – 021 and 022 to which careful consideration would need to be given.


Site Information															
Housing Code		C77		Site Address			Land off Talbot Lane, Whitwick			Settlement		WHITWICK			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Coalville Urban Area		Name		Coalville Urban Area		Hectares		4.84					
Settlement		Principal Town		Settlement		Principal Town		Site Capacity*		Dwellings 91 Emp (m ²)					
Tier				Tier				Periods and Build Rates							
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		D		91					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		Assessment		Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

Quantitative Assessment											
Services											
Local Services		Coalville				Employment		Hermitage Industrial Estate, Coalville			
Convenience Store		Premier, Whitwick				Public Transport		Within 800m, 29/29A - Coalville to Swadlincote, every 30 mins & Skylink - Nottingham to Loughborough, Hourly & 16 - Coalville to Loughborough, hourly			
Primary School		Whitwick St John the Baptist				Formal Recreation		Within 1000m walking distance			
Secondary School		Stephenson Studio School				Informal recreation		Within 800-1200m walking distance			
GP Surgery		Whitwick Health Centre				Pharmacy		Masons Chemists, Whitwick			
Constraints											
Rights of Way		None				Biodiversity and Geodiversity		None			
Previously developed?		No				Soil Resources		4			
Flood risk		Flood Zone 1				Minerals Safeguarding		Coal			
Tree Preservation Order?		Part of site				Waste Safeguarded Sites		None			

Qualitative Assessment

The site adjoins Talbot Lane in the north and extends southwards to the rear of properties on Valley Way. The site is a tract of agricultural land (grade 4) and mature hedgerows and trees separate the site into three distinct fields. The site is bound by mature hedgerows and trees. To the north and east of the site are residential dwellings and to the south and west is agricultural land. A watercourse runs along the western and south-western boundaries of the site. The site is very undulating and slopes steeply in places. A public footpath runs east to west across the site at the point where the site adjoins School Lane. There are three trees located along the south-eastern boundary of the site that are protected by Tree Preservation Orders.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form the site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. The site comprises a field and although there are other fields to the south and west the site does not form part of any wider green network. There are however important trees within the site. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site comprises three fields which are well landscaped along all boundaries. The site undulates and provides an attractive countryside fringe to the development to the east and south. Development of the site would remove this setting and given the undulating nature of the site and the important landscaping within; it would be difficult to develop the site without resulting in significant harm to the rural nature of this land.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated there is the potential for water vole and badgers to be on site. The hedges, stream and grassland may be potential BAP habitats. A Phase 1 Habitats Survey would be needed. All hedges would need to be retained with 5 metre buffers and there would need to be a 10-metre buffer to the stream. There would also need to be a buffer to off-site woodland.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	LCC Highway Authority stated this site benefits from a shared boundary with Talbot Lane, at which point is a 30 mph, C Class road with a 7.5t weight restriction. Vehicular access to the site from Talbot Lane appears achievable subject to designing an access in accordance with the standards set out in the Leicestershire Highways Design Guide. The development could also be accessed from School Lane, an Adopted Unclassified road, with a speed limit of 30 mph, but would not be suitable for use as a main access.

Site Information															
Housing Code		C78		Site Address			Land rear of 274 Church Lane, Whitwick			Settlement		WHITWICK			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Coalville Urban Area		Name		Coalville Urban Area		Hectares		0.89					
Settlement Tier		Principal Town		Settlement Tier		Principal Town		Site Capacity*		Dwellings 22 Emp (m ²)					
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		Periods and Build Rates							
								0 - 5		6 - 10				11 - 20	
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		SHELAA Assessment		Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No		SHELAA Assessment		Potentially Achievable	

Quantitative Assessment							
Services							
Local Services		Coalville		Employment		Hermitage Industrial Estate, Coalville	
Convenience Store		New Swannington Local Store		Public Transport		Within 800m, 29/29A - Coalville to Swadlincote, every 30 mins & Skylink - Nottingham to Loughborough, Hourly	
Primary School		New Swannington Primary		Formal Recreation		Within 1000-2000m walking distance	
Secondary School		Stephenson Studio School		Informal recreation		Within 800m walking distance	
GP Surgery		Whitwick Health Centre		Pharmacy		Masons Chemists, Whitwick	
Constraints							
Rights of Way		None		Biodiversity and Geodiversity		None	
Previously developed?		No		Soil Resources		4	
Flood risk		Flood Zone 1		Minerals Safeguarding		Coal	
Tree Preservation Order?		None		Waste Safeguarded Sites		None	

Qualitative Assessment

The site is located to the north of Church Lane where it joins Thornborough Road. The site is an almost rectangular parcel of land currently used for agricultural purposes (grade 3). There are residential properties to the east of the site, part residential and part wooded area to the north and agricultural land to the east of the site. There are three ponds located in the north-western part of the site to the east of which is an area of mature trees and shrubs. The majority of the site is bound by mature hedgerows and trees. There is an agricultural building on the site which adjoins the western boundary.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form the site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. The site comprises a field and although there are other fields to the north-west and west the site does not form part of any wider green network. There is an important group of trees in the northern part of the site. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	Development of the site may have an impact on sensitive townscape or landscape characteristics, but it is possible that it could be mitigated to an acceptable level.	The site borders dwellings to the east and north-east and to the west at the front of the site. The front part of the site is narrow and could not accommodate housing; as such, housing could not be located to the site frontage to respond to the prevailing linear character of development. However, the site has a narrow opening to the public realm and is well landscaped and could potentially be developed without significant visual impact.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated there is the potential for Great Crested Newts, water vole and badgers to be on site. The ponds, scrub/woodland, grassland and hedgerows may be potential BAP habitats. Half of the site is not developable without the loss of three water bodies which is not acceptable in ecology terms as there would be significant impacts on wildlife.
Highway Safety	The site does not have access to the road network and/or impacts on the road network are unlikely to be mitigated to an acceptable level.	LCC Highway Authority stated this site benefits from a shared boundary with Church Lane, at which point is a 30 mph, C Class road with a weight restriction of 7.5t. Vehicular 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. There is a footway on the development side of Church Lane.


Site Information															
Housing Code		C79		Site Address			Land off Townsend Lane, Donington le Heath			Settlement		DONINGTON LE HEATH			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Coalville Urban Area				Hectares		0.46					
Settlement				Settlement				Site		Dwellings				11	
Tier				Tier				Capacity*		Emp (m ²)					
Relationship to Limits to Development?				Adjoining				Periods and Build Rates		0 - 5				6 - 10	
Distance from sustainable boundary				Adjoining Boundary				D				11			
E															
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		Assessment		Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

Quantitative Assessment							
Services							
Local Services		Coalville		Employment		South Leicester Industrial Estate, Ellistown	
Convenience Store		Co-op, Hugglescote		Public Transport		Within 1200m, 26 - Leicester to Coalville, hourly & 159 - Coalville to Hinckley, hourly & 15, Ibstock to Ravenstone, 2 per hour	
Primary School		Hugglescote Community Primary		Formal Recreation		Within 1000m walking distance	
Secondary School		The Newbridge School		Informal recreation		Within 800m walking distance	
GP Surgery		Hugglescote Surgery		Pharmacy		Masons Chemists, Hugglescote	
Constraints							
Rights of Way		None		Biodiversity and Geodiversity		LWS	
Previously developed?		No		Soil Resources		2	
Flood risk		Flood Zone 1		Minerals Safeguarding		Brick clay	
Tree Preservation Order?		None		Waste Safeguarded Sites		None	

Qualitative Assessment

This site, which consists of two parts, north and south of Townsend Lane, lies to the south-west of Donington le Heath. It is grade 2 agricultural land and consists of a field which currently appears to be used for informal storage to the north and a smaller parcel of land to the south. There are further fields to the south, west, east and north with some residential dwellings to the north-east. The northern part of the site is located within the Donington le Heath Conservation Area. Adjacent to its east boundary is a locally designated wildlife site which has been identified as a candidate Local Wildlife Site. A public footpath runs along the east boundary of the southern part of the site.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form some site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. The sites are separate parcels of land and do not form part of any wider green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The northern site is separated from the built-up part of the village and is not well related. Development of this part of the site would result in an unacceptable encroachment into the countryside. The southern site is better related as there is housing along this part of the highway. Furthermore, the site accommodates a building already and development of this site would be less visually harmful.
Historic and Cultural Assets	The site is likely to affect heritage asset(s) and it is possible that it cannot be mitigated to an acceptable level.	The northern part of the site is within the conservation area and contributes as an undeveloped space. Residential development on a site divorced from the main settlement is likely to be harmful to the character and appearance of the conservation area.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated there is the potential for badgers to be on site. The grassland is a potential BAP habitat. A Phase 1 habitat survey will be needed.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	LCC Highway Authority stated the site does not appear to be able to have access to the public highway without accessing third party land. There is however a track that appears to serve both, and demonstration of a suitable access is required.


Site Information															
Housing Code		C81		Site Address			Land north of Church Lane, Whitwick			Settlement		WHITWICK			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Coalville Urban Area		Name		Coalville Urban Area		Hectares		2.68					
Settlement		Principal Town		Settlement		Principal Town		Site Capacity*		Dwellings 50 Emp (m ²)					
Tier				Tier				Periods and Build Rates							
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		D		50					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No				Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

Quantitative Assessment			
Services			
Local Services		Coalville	
Convenience Store		New Swannington Local Store	
Primary School		New Swannington Primary	
Secondary School		Stephenson Studio School	
GP Surgery		Whitwick Health Centre	
Employment		Hermitage Industrial Estate, Coalville	
Public Transport		Within 800m, 29/29A - Coalville to Swadlincote, every 30 mins & Skylink - Nottingham to Loughborough, Hourly	
Formal Recreation		Within 1000-2000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		Masons Chemists, Whitwick	
Constraints			
Rights of Way		PROW running along site boundary	
Previously developed?		No	
Flood risk		Flood Zone 1	
Tree Preservation Order?		None	
Biodiversity and Geodiversity		None	
Soil Resources		3	
Minerals Safeguarding		Coal	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site lies to the north of Church Lane close to the junction with Brooks Lane and comprises a triangular parcel of land. There is housing in a linear form to the east and a further group of buildings to the west, also of a linear form and both to the north of Church Lane. There are fields to the north and south. The site is in agricultural use with trees and hedges forming the boundaries.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form the site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. The site comprises a field and although there are other fields to the north and south the site does not form part of any wider green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site borders a group of dwellings to the east and to the west and development of the front part of the site would continue this pattern of linear development. However, the site has far greater depth and development of the whole site would not respond to the prevailing character of the area. The site forms a group of fields and neighbours agricultural land to the north and south. The area is characterised by sporadic development set in a rural environment and development of even the front part of the site would erode this rural character. Development of the site would result in an unacceptable encroachment into the countryside.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	The site accommodates agricultural land, trees and hedges and therefore has the potential to accommodate species. A Phase 1 survey is likely to be required to assess the ecological potential.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The site has an access serving the existing field. However, an enhanced access would be required to serve further residential development on the site and evidence is needed to demonstrate this can be achieved. Church Lane is narrow and has a high level of on street parking during school drop off and collection times. It is therefore not clear that a suitable access could be provided or that the local highway network could satisfactorily accommodate the additional traffic to be generated.


Site Information															
Housing Code		C82		Site Address				Greenhill Farm, Greenhill Road, Coalville		Settlement		COALVILLE			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Coalville Urban Area				Hectares		2.81					
Settlement				Principal Town				Site Capacity*		Dwellings				53	
Tier								Emp (m ²)							
Relationship to Limits to Development?				Adjoining				Distance from sustainable boundary		Adjoining Boundary					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		Potentially Available			
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No		Potentially Achievable			

Quantitative Assessment			
Services			
Local Services		Coalville	
Convenience Store		Co-op, Cropston Drive	
Primary School		Warren Hills Community Primary	
Secondary School		Castle Rock High	
GP Surgery		Broomleys Surgery	
Employment		Scotlands Industrial Estate, Coalville	
Public Transport		Within 800m, 11 - Coalville - Agar Nook, Every 30 mins	
Formal Recreation		Within 1000-2000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		Well Pharmacy, Meadow Lane	
Constraints			
Rights of Way		None	
Biodiversity and Geodiversity		LWS	
Previously developed?		Part - 11%-15% - includes residential plot outside Limits to Development	
Soil Resources		3	
Flood risk		Flood Zone 1	
Minerals Safeguarding		None	
Tree Preservation Order?		None	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site lies to the south of Greenhill Road and to the east of Coalville. The site accommodates an imposing dwelling plus a range of outbuildings set close to the road with extensive grounds to the rear. Access is to the west of the site which is well landscaped. The remainder of the site comprises fields to the east, south and west of the curtilage of the dwelling. There is open countryside to the north and east with housing to the south and west.

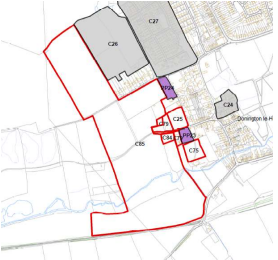
Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form some site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. The site comprises separate parcels of land and do not form part of any wider green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	Development of the site may have an impact on sensitive townscape or landscape characteristics, but it is possible that it could be mitigated to an acceptable level.	The site borders open countryside to the north and east; however, residential development is encompassing the site to the south and west. As such, the site is well related to housing to the west and could form a further extension to the built form of the settlement. The dense planting to the east acts as a natural stop to development should this site be re-developed. The tree planting acts as a barrier to viewing the site from the east until adjacent to the site. Given the development to the south and west, this site could potentially be developed without undue visual harm to the site and surroundings.
Historic and Cultural Assets	Development of the site may have the potential to affect heritage assets, but it is possible that it could be mitigated to an acceptable level.	Abbots Oak is a grade II listed building to the east of the site. It is however separated by a significant distance and substantial tree planting and development of this site may therefore not be detrimental to the setting of this building.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	The site accommodates grassland, trees and hedges and therefore has the potential to accommodate species. A Phase 1 survey is likely to be required to assess the ecological potential.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The site has an access serving the existing dwelling. However, an enhanced access would be required to serve further residential development on the site and evidence is needed to demonstrate this can be achieved.

Site Information															
Housing Code		C83		Site Address			186, 188 + 190 London Road, Coalville			Settlement		COALVILLE URBAN AREA			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Name				Hectares		2.68					
Coalville Urban Area				Coalville Urban Area				Site Capacity*		Dwellings 50 Emp (m ²)					
Settlement Tier		Principal Town		Settlement Tier		Principal Town		Periods and Build Rates							
Relationship to Limits to Development?		Within		Distance from sustainable boundary		Within Boundary		0 - 5		6 - 10				11 - 20	
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		SHELAA Assessment		Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No		SHELAA Assessment		Potentially Achievable	

Quantitative Assessment							
Services							
Local Services		Coalville		Employment		Scotlands Industrial Estate, Coalville	
Convenience Store		Spar, Coalville		Public Transport		Within 800m, 29/29A - Leicester to Coalville, Every 30 mins and 11-Coalville to Agar Nook, Every 30 mins	
Primary School		St Clares Primary		Formal Recreation		Within 1000-2000m walking distance	
Secondary School		The Newbridge School		Informal recreation		Within 800m walking distance	
GP Surgery		Long Lane Surgery		Pharmacy		Well Pharmacy, Broomleys Road	
Constraints							
Rights of Way		PROW to the south of the site		Biodiversity and Geodiversity		LWS	
Previously developed?		No		Soil Resources		3	
Flood risk		Flood Zone 1		Minerals Safeguarding		None	
Tree Preservation Order?		None		Waste Safeguarded Sites		None	

Qualitative Assessment
<p>The site comprises three dwellings set in extensive curtilages to the south of London Road, Coalville. The site is bordered to the east by a disused railway line and the internal access drive runs parallel to this. There are dwellings to the north, separated by the highway, dwellings to the east fronting onto the highway with countryside beyond, the train track to the south and playing fields to the west with further housing fronting the highway.</p>

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the site will provide the opportunity to improve the Green Infrastructure network.	Hedges and trees form some site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. The sites are somewhat domestic, reflecting the residential uses. The dense landscaping along the eastern and southern boundaries forms part of a larger pattern of planting following the former railway line and therefore this part of the site forms part of a larger green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	Development of the site would have a limited impact on townscape and/or landscape character	The site is well related to the built form of this part of the settlement with housing to the north and east. The site does not occupy a prominent location due to the narrow point abutting the highway and the drop in levels from the highway. Development of the site could take place without significant harm to the character or appearance of the locality. Although the depth of development would exceed that immediately to the east and west, beyond that there is further depth.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	It is likely the hedgerows at the site represent potential Biodiversity Action Plan habitats. The site may be acceptable for development with mitigation and protection of boundary hedges with 5m Buffer zones which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. The wildlife corridor along the wooded railway line to the south should be protected and enhanced, and connectivity retained.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	LCC Highway Authority stated on the adjacent site that strategic transport planning would be required as part of the wider South-East Coalville Sustainable Urban Extension. It is considered this is relevant also to this site. Evidence would be required to demonstrate that a suitable access can be provided.

Site Information															
Housing Code		C85		Site Address			Richmond Road, Donington le Heath			Settlement		DONINGTON LE HEATH			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Coalville Urban Area				Hectares		22.93					
Settlement				Settlement				Site Capacity*		Dwellings 430					
Principal Town				Principal Town				Emp (m ²)							
Tier				Tier				Periods and Build Rates							
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		D		430					
E															
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		Part		SHELAA		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		Assessment		Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

Quantitative Assessment			
Services			
Local Services		Coalville	
Convenience Store		Co-op, Donington le Heath	
Primary School		Hugglescote Community Primary	
Secondary School		The Newbridge School	
GP Surgery		Hugglescote Surgery	
Employment		South Leicester Industrial Estate, Ellistown	
Public Transport		Within 1200m, 26 - Leicester to Coalville, hourly & 159 - Coalville to Hinckley, hourly & 15, Ibstock to Ravenstone, 2 per hour	
Formal Recreation		Within 1000m walking distance	
Informal recreation		Within 800-1200m walking distance	
Pharmacy		Masons Chemists, Hugglescote	
Constraints			
Rights of Way		PROW running E-W through the site and along southern boundary	
Biodiversity and Geodiversity		LWS	
Previously developed?		No	
Soil Resources		2	
Flood risk		Some Flood Risk	
Minerals Safeguarding		Brick Clay/Sand and Gravel	
Tree Preservation Order?		None	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site comprises a large area of land to the west of the settlement extending to the north-west of Berryhill Lane, south of Townsend Lane and abutting The Green to the south. The site is formed of several fields with hedges along the boundaries and includes the River Sence on the southern part of the site. A track runs adjacent to the southern boundary of the site. Land levels fall towards the south.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	The site includes several hedges forming boundaries and there is further landscaping around the river which would need to be maintained. The site could be developed whilst retaining the important landscaping and other than the boundaries there is limited landscaping within the site. Further landscaping could be incorporated into any development.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site is extensive and would approximately double the size of the settlement. Other than the ribbon development on Berryhill Lane and sporadic development to the west of Farm Lane the built-up form of the settlement is largely towards the east of Farm Lane and although some parts of the site would be parallel to the village, it would result in significant development in the countryside. This would alter the form and scale of the settlement and have a significant visual impact on the countryside and on the countryside setting of the village.
Historic and Cultural Assets	Development of the site may have the potential to affect heritage assets, but it is possible that it could be mitigated to an acceptable level.	Part of the site falls within the conservation area and part serves as the setting. The part within contributes as an undeveloped space. Development on this site would affect the setting and character and appearance of the conservation area and careful assessment at the application stage would be required to ensure this would not be harmful.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	The site is undeveloped and accommodates significant levels of landscaping. There is potential for the development to impact upon ecological interests and further information would be required at the application stage. The site may accommodate great crested newts.
Highway Safety	The site does not have access to the road network and/or impacts on the road network are unlikely to be mitigated to an acceptable level.	The site does not have a current satisfactory vehicular access to serve the development. It would need to be demonstrated that a satisfactory access in terms of geometry and capacity could be provided to meet LCC Highway Authority standards. Furthermore, traffic generation would be significant, the impacts of which would need to be assessed. It is not clear at this stage where the access would be located.

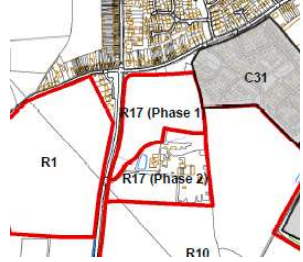
Site Information												
Housing Code	C86		Site Address	Land off Howe Road, Whitwick				Settlement	WHITWICK			
Employment Code												
Nearest Settlement			Nearest Sustainable Settlement				Proposed Use	Housing				
Name			Coalville Urban Area		Name		Coalville Urban Area		Hectares	0.7		
Settlement			Principal Town		Settlement		Principal Town		Site Capacity*	Dwellings 17 Emp (m ²)		
Relationship to Limits to Development?			Adjoining		Distance from sustainable boundary		Adjoining Boundary		Periods and Build Rates			
									D	0 - 5	6 - 10	11 - 20
									E	17		
Site of Special Scientific Interest?		No	Ancient Woodland?		No	Within Flood Zone 3b?		No	SHELAA		Potentially Suitable	
National Nature Reserve?		No	Historic Park or Garden?		No	EMA Public Safety Zone?		No	Assessment		Potentially Available	
Local Nature Reserve?		No	Scheduled Monument?		No	Existing Permission?		No			Potentially Achievable	



Quantitative Assessment			
Services			
Local Services	Coalville	Employment	Hermitage Industrial Estate
Convenience Store	Premier, Whitwick	Public Transport	Within 800m, 29/29A - Coalville to Swadlincote, every 30 mins & Skylink - Nottingham to Loughborough, Hourly & 16 - Coalville to Loughborough, hourly
Primary School	New Swannington Primary School	Formal Recreation	Within 1000m walking distance
Secondary School	Stephenson Studio School	Informal recreation	Within 800m walking distance
GP Surgery	Whitwick Health Centre	Pharmacy	Masons Chemists, Whitwick
Constraints			
Rights of Way	None	Biodiversity and Geodiversity	None
Previously developed?	No	Soil Resources	3 and 4
Flood risk	Flood Zone 1	Minerals Safeguarding	Coal
Tree Preservation Order?	Part of site	Waste Safeguarded Sites	None

Qualitative Assessment
The site is to the west of Howe Road and comprises open green space. There is housing to the north, east and south with open countryside to the west. A dense landscaping belt borders to the west. The site is undulating, and levels generally fall from the highway.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	The site incorporates areas of mature landscaping along the northern, southern and western boundaries and comprises undulating grassland in the central part. The mature planting should be maintained as part of any re-development. The site forms a parcel of open space within the built-up estate and links to the countryside to the west. Development would erode this character and a convincing case would be required to demonstrate that the loss of this open space would be acceptable.
Townscape, Landscape and Visual Sensitivity	Development of the site may have an impact on sensitive townscape or landscape characteristics, but it is possible that it could be mitigated to an acceptable level.	The site is a landscaped open space, forming part of the overall estate. Development of the site would erode this character and evidence would be needed that the loss of some of this open space would be visually acceptable.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	The site is undeveloped and accommodates significant levels of landscaping together with mature trees on adjacent sites. There is potential for the development to impact upon ecological interests and further information would be required at the application stage.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The site shares a common boundary with Howe Road, Whitwick, which is an adopted unclassified road with a 30mph speed limit. Visibility would be achievable from an access on Howe Road and junction spacing is likely to be achievable with the nearby junctions of Valley Road and Robinson Road subject to a speed survey and careful positioning. Due to the curvature and residential nature of the road, the LHA would not expect speeds to be excessive and therefore a safe and suitable access is likely to be achievable.

Site Information											
Housing Code		R17	Site Address		Land at junction of Wash Lane and Coalville Lane, Ravenstone			Settlement		RAVENSTONE	
Employment Code											
Nearest Settlement			Nearest Sustainable Settlement			Proposed Use		Housing			
						Hectares		8.17			
Name		Coalville Urban Area		Name		Coalville Urban Area		Site Dwellings			153
						Capacity*		Emp (m ²)			
Settlement Tier		Principal Town		Settlement Tier		Principal Town		Periods and Build Rates			
								0 - 5 6 - 10 11 - 20			
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		D		153	
								E			
Site of Special Scientific Interest?		No	Ancient Woodland?		No	Within Flood Zone 3b?		No		SHELAA Assessment	Potentially Suitable
National Nature Reserve?		No	Historic Park or Garden?		No	EMA Public Safety Zone?		No			Available
Local Nature Reserve?		No	Scheduled Monument?		No	Existing Permission?		No			Potentially Achievable

Quantitative Assessment				
Services				
Local Services		Coalville	Employment	Owen Street Industrial Estate, Coalville
Convenience Store		Premier Stores, Ravenstone	Public Transport	Within 800m, 29A - Coalville to Swadlincote & 15 - Ravenstone to Ibstock, both hourly
Primary School		All Saints CofE	Formal Recreation	Within 1000m walking distance
Secondary School		Stephenson Studio School	Informal recreation	Within 800m walking distance
GP Surgery		Whitwick Road Surgery	Pharmacy	Boots, Coalville
Constraints				
Rights of Way		None	Biodiversity and Geodiversity	None
Previously developed?		Part - 31%-35% - includes employment use on part of site	Soil Resources	2
Flood risk		Flood Zone 1	Minerals Safeguarding	Part Sand and Gravel
Tree Preservation Order?		None	Waste Safeguarded Sites	None

Qualitative Assessment

The site is an approximately rectangular parcel of land to the south of Coalville Lane and to the east of Wash Lane. The site comprises a farm, industrial units and agricultural land. The site is accessed from the south-west corner onto Wash Lane. Buildings are concentrated in the south-east portion of the site. Fields border the site in all directions.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form the site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. The site has limited important trees other than on the boundaries and the site does not form part of a wider green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site comprises a group of fields and hardstanding which connect to part of Coalville, abutting development to the north and north-east. The site is however somewhat isolated other than along those boundaries and forms a site within the open countryside. Although the site is partially developed, development of the whole site would have a significant visual impact on site and surroundings and would erode the separation of the settlements.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets affected.
Land and Water Contamination	The site is or may be affected by land contamination or landfill. The site will or may cause groundwater pollution. It is possible that it can be mitigated to an acceptable level.	Given the historic and existing uses of part of the site there is likely to be land contamination. Investigation is therefore required to assess the potential risk and provide mitigation as required.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	The site part comprises fields, hedges and trees and a Phase 1 survey is likely to be needed to assess potential impacts on ecology.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	There is an existing access which serves the site. This may be acceptable to serve a wider re-development of the site although evidence of this would need to be provided and assessed by the Highway Authority.