

DONISTHORPE – SITE ASSESSMENT

SETTLEMENT SUMMARY

Settlement Hierarchy

- Donisthorpe is a Sustainable Village in the adopted Local Plan.
- It is proposed to remain a Sustainable Village in the new Local Plan.

Key services and facilities

- Donisthorpe has a primary school (Donisthorpe Primary School) and a convenience shop.
- There is understood to be limited capacity at the primary school and with limited opportunity to expand.
- The closest secondary schools are in Ashby (Ivanhoe College and Ashby School). Leicestershire County Council has confirmed that these schools are over capacity but have schemes to increase capacity using S106 funds.
- Donisthorpe is served by an hourly bus service (19/19B) providing connections to Ashby, Measham and Burton upon Trent. An infrequent bus service (19c) provides one bus per day to Burton.
- Employment opportunities are available in Measham and Moira.

Other services and facilities

- The settlement also has a Post Office, a public house, a place of worship and formal/informal recreation opportunities including pitches at the Memorial Park and informal recreation at Donisthorpe Woodland Park.
- The closest GP and pharmacy are all located in Measham, which is accessible by bus.

Settlement Features

-
- **National Forest** – the settlement and surrounding area is in the National Forest.
- **River Mease Special Area of Conservation (SAC)** – The site lies within the catchment of the River Mease Special Area of Conservation. Pumping treated foul flows out of the catchment is proposed to take place in 2027. There is currently a lack of capacity in the two Developer Contribution Schemes which are in place. Therefore, it is unlikely that development of the site could commence until 2027 unless an alternative means has been proposed by the site promoter.
- **River Mease Site of Special Scientific Interest (SSSI)** – The site is in the Impact Risk Zone of the River Mease SSSI.
- **Minerals Consultation Area for at or near surface Coal** – All sites are in the MCA .
- **Coal Development Risk Areas** - The majority of Donisthorpe has a low risk of unrecorded coal mining related hazards. A small area in the south-east of the settlement (including site D10) has a high risk of unrecorded coal mining related hazards meaning a Coal Mining Risk Assessment would be required in advance of any development.
- **Leicestershire and South Derbyshire Coalfield Landscape Character Area (LCA)** – all sites are within this designation.

STAGE 1 - SITE IDENTIFICATION

The [2021 SHELAA](#) identifies eight sites for housing in Donisthorpe:

Site Reference	Site Address
D2	Chapel Street
D8	Land off Ramscliffe Avenue
D9	R/O Bambro Farm, Ashby Road
D10	Land at Ashby Road
D11	Land off Talbot Place
D12	Land off Hall Lane
D13	Land between 77-119 Ashby Road
Mo14	Land Adjoining 100 Donisthorpe Lane (in Moira Parish, relates to Donisthorpe)

As referenced in **Appendix 2**, two further sites in Donisthorpe have been submitted. The first, D14, is Land east of Measham Road which was submitted in May 2021 on behalf of the landowner. D14 is 4.6ha with a capacity of around 86 dwellings. The second site, D15, is Land south of Ashby Road and was submitted in February 2023 on behalf of the landowner (Leicestershire County Council). D15 is 1.9ha with a capacity of around 47 dwellings.

STAGE 2 – SITE SIEVE

No sites were sieved out at this stage.

STAGE 3 - SUSTAINABILITY APPRAISAL

SA Ref	SA Objective	SA Summary
SA1	Improve the health and wellbeing of the District's population	D8, D9, D12 and D13 score significant positive D2 and D10 score minor positive D11 scores minor negative
SA2	Reduce inequalities and ensure fair and equal access and opportunities for all residents	D8, D9, D10 and D13 score minor negative D2, D11 and D12 score significant negative
SA3	Help create the conditions for communities to thrive	D9 scores minor positive D2, D8, D10, D11, D12 and D13 score minor negative
SA4	Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to jobs	++
SA5	Support economic growth throughout the District	0
SA6	Enhance the vitality and viability of existing town centres and village centres	++
SA7	Provision of a diverse range of employment opportunities that match the skills and needs of local residents	-
SA8	Reduce the need to travel and increase numbers of people walking cycling or using the bus for their day-to-day needs	D8, D9, D10, D12 and D13 score minor positive

		D2 and D11 score minor negative
SA9	Reduce air, light and noise pollution to avoid damage to natural systems and protect human health	0
SA11	Ensure the District is resilient to climate change	0
SA12	Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	--
SA13	Conserve and enhance the quality of the District's landscape and townscape character	D8, D9, D10, D11, D12 and D13 score uncertain D2 scores significant negative
SA14	Ensure land is used efficiently and effectively	D9 scores minor positive D2, D8, D10, D11, D12 and D13 score significant negative
SA15	Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage	D8 and D12 scores minor negative D2, D9, D10, D11 and D13 score neutral
SA16	Protect water resources and ensure they are used efficiently	D8 scores minor negative D2, D9, D10, D11, D12 and D13 score neutral
SA17	Ensure the efficient use of natural resources, including reducing waste generation	?

STAGE 4 – DETAILED SITE ASSESSMENT SUMMARY

D2 – Chapel Street (10.97ha / about 205 dwellings)

Services & Facilities – The site is within good walking distance of public transport and formal recreation. The site is within reasonable walking distance of a shop and informal recreation. However, the primary school and employment are outside reasonable walking distance, being about 1.3km and 4.3km distance respectively. The nearest local service centre, GP and pharmacy are in Measham whilst secondary education is in Ashby de la Zouch.

Summary of SA

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

As with all sites in Donisthorpe this site performs well against SA4 and SA6 but poorly against SA12. As with most sites it performs poorly against SA14. It scores worse against SA13, SA8 and also SA2 than most other sites in Donisthorpe. The latter reflects the site's location being somewhat distant from the services and facilities. Although the site scores positively against SA1, four sites score better.

Key Planning Considerations

- Development of this site would increase housing in the settlement by 25%.
- The site is comprised of large agricultural fields which slope down from Chapel Street towards a well wooded area to the west. There are Public Rights of Way which cross the site in an east-west direction. The boundary to Chapel Street is punctuated by two small groups of buildings but is otherwise not built up. There are a number of significant sized trees along part of the boundary with Chapel Street, some of which are subject to TPO. Part of the site bounds Acresford Road with build development on the opposite side of the road.
- The site is Grade 3 agricultural land.
- In landscape terms, the site is part of a wider parcel of land (14DON -A) assessed as being Medium High in respect of both visual and landscape sensitivity. Views in the south and central region of the fringe parcel are of high scenic quality. The transition between settlement and the wider parcel is quite abrupt, particularly where the topography falls away from the settlement and there is a lack of natural vegetation, such as at this site. Development of the whole site would push well beyond the current western limit of built development.
- There is possibility for Great Crested Newts, a survey of the nearby pond is required, mitigation should be possible if needed (including potentially under the District Level Licensing scheme). There is a LWS designation just beyond the western boundary (woodland) but LCC advise that there is no reason why it should be affected. It is likely that the site would be of value in terms of biodiversity, but a site survey would be required to quantify this.
- As with all sites in Donisthorpe development would not be able to occur until pumping of the River Mease catchment has taken place, currently planned for 2027.
- As with all sites in Donsithorpe the site is within the Minerals Safeguarding Area for Coal.
- The highway authority has not raised any fundamental highways issues.

Deliverability/Developability – The site is being promoted for housing by an agent on behalf of a housebuilder. As such the site is considered to be deliverable, notwithstanding the above considerations.

D8 – Land off Ramscliffe Avenue (1.28ha about 32 dwellings)

Services & Facilities – The site is within good walking distance of the shop, public transport as well as informal and formal recreation. The site is within reasonable walking distance of the primary school. The employment sites are outside reasonable walking distance. The nearest local service centre, GP and pharmacy are in Measham, whilst secondary education is in Ashby de la Zouch.

Summary of SA

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

As with all sites in Donisthorpe this site performs well against SA4 and SA6 but poorly against SA12. As with most sites it performs poorly against SA14. The site scores very positively against SA1 (as do 3 other sites) and also against SA8 (as do 4 other sites), but scores negatively against SA15 (as does one other site) and SA16. As with all sites other than D2, it scores an uncertain impact in terms of landscape (SA13).

Key Planning Considerations

- Development of the site would increase housing in the settlement by 4%.
- The site was previously a railway cutting which was filled in with inert waste. A previous permission for residential development (04/01162/OUT) considered this to be mitigatable. Today the site comprises an area of grassland between residential development to the south-east and north-west.
- The site has a Grade 4 agricultural land classification.
- In landscape terms, the site is part of a wider parcel of land (14DON -D) assessed as being Medium in respect of both visual and landscape sensitivity. The parcel is generally typical of a rural landscape in this area, the setting of Donisthorpe Hall and the disused railway line are particular features within this part of the fringe having contained views. The pattern of field boundaries is simple which is contributed to by the gently sloping topography. There are elevated views in the eastern part of the parcel southwards from Ashby Road which are of a high scenic quality. Views are more contained in the western part of the parcel, which includes this site. The Site is lower than the road which reduces its visual prominence, which is further reinforced by the strong tree belt to the western boundary and the housing development at Ramscliffe Avenue to the south-easts of the site.
- LCC Ecology advises that there is potential for GCN, but that this should be mitigatable (including potentially under the District Level Licensing scheme) and that the boundary hedge should be managed as part of open space and not gardens.
- The Church and Vicarage to the west of the site are both listed buildings, but no harm has been identified by the Conservation Officer.
- As with all sites in Donisthorpe development would not be able to occur until pumping of the River Mease catchment has taken place, currently planned for 2027.
- As with all sites in Donsithorpe the site is within the Minerals Safeguarding Area for Coal.
- The highway authority has not raised any fundamental highways issues.
- Development of this site would be well related to the existing built form but conversely would partially erode the character of the standalone estate of Ramscliffe Avenue.

Deliverability/Developability – The site is being promoted for housing by an agent for the Landowner, there is no known developer interest. There have been previous approvals for residential development on the site. However, an application in 2004 (04/01162/OUT) was refused and dismissed at appeal due to the site not being needed to meet the then housing requirement. There was no fundamental site-specific reason.

D9 – R/O Bambro Farm, Ashby Road (0.45Ha about 11 dwellings)

Services & Facilities – The site is within good walking distance of the shop, the primary school, public transport, and informal and formal recreation. The employment sites are outside reasonable walking distance. The nearest local service centre, GP and pharmacy are in Measham whilst secondary education is in Ashby de la Zouch.

Summary of SA

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

As with all sites in Donisthorpe this site performs well against SA4 and SA6 but poorly against SA12. Unlike all other sites it performs well against SA3 and SA14. The site scores very positively against SA1 (as do 3 other sites) and also against SA8 (as do 4 other sites). As with all sites other than D2, it scores an uncertain impact in terms of landscape (SA13). Overall, in terms of SA this site performs best, with only one significant negative impact, three significant positive impacts and three minor significant positive impacts.

It may be possible to mitigate some of the negative scores, for example against SA12 through sensitive design and inclusion of appropriate open space and landscaping.

Key Planning Considerations

- Development of the site would increase housing in the settlement by 1%.
- The site is comprised of a mixed use, part residential and part agricultural / horse keeping. There are fields to the north and west, built form to the south and the school grounds to the east. It is adjacent to the Limits to Development on the southern boundary.
- The site is Grade 2 agricultural land.
- In landscape terms, the site is part of a wider parcel (14DON -C) assessed as Medium High for both visual and landscape sensitivity. The landscape is generally medium in scale, with smaller scale fields towards the west which also tend to be flat whereas the rest of the parcel is gently rolling. Views within the central part of higher scenic quality whilst views in the east are more open and elevated than those in the western part.
- LCC Ecology advises that there is potential for badgers, GCN and BAP habitats to be on the site with further surveys required.

- As with all sites in Donisthorpe development would not be able to occur until pumping of the River Mease catchment has taken place, currently planned for 2027.
- The site is landlocked with no direct access onto the public highway, however, there could be access via the existing drive. It is not clear whether 11 dwellings would result in an unacceptable intensification of the access.
- Development of this site, although well landscaped would result in an encroachment into the countryside that does not respond to the prevailing character.
- It is not clear as to whether this site could accommodate 11 dwellings. However, if it could 11 dwellings on this site would be out of keeping with more recent adjoining development which is low density, but also the wider area which is characterised by frontage development. There have been 2 applications on the site for 3 dwellings they were both refused on the grounds of incongruous encroachment of development (16/00593/FUL and 17/01232/FUL).

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

D10 –Land at Ashby Road (1.16Ha about 15 dwellings)

Services & Facilities – The site is within good walking distance of the shop, primary school, public transport, and formal recreation. The employment sites are outside reasonable walking distance. The nearest local service centre, GP and pharmacy are in Measham whilst secondary education is in Ashby de la Zouch.

SA Summary

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

As with all sites in Donisthorpe this site performs well against SA4 and SA6 but poorly against SA12. As with most sites it performs poorly against SA14. The site scores positively against SA1 (although 4 other sites score better) and also against SA8 (as do 4 other sites). As with all sites other than D2, it scores an uncertain impact in terms of landscape (SA13).

Key Planning Considerations

- Development of the site would increase housing in the settlement by 2%.
- The site is comprised of the northern section of a large field which slopes in a southerly direction down from Ashby Road to the former route of the Ashby Canal. There is built development in a linear pattern to the east, albeit of a limited number, and to the west which marks the start of Donisthorpe. The gap is quite significant at about 200 metres and so would not represent infilling. The northern boundary fronts Ashby Road but there is no logical, defensible boundary to the south.

- The site is Grade 3 agricultural land.
- In landscape terms, the site is part of a wider parcel of land (14DON -D) assessed as being Medium in respect of both visual and landscape sensitivity. The parcel is generally typical of a rural landscape in this area, the setting of Donisthorpe Hall and the disused railway line are particular features within this part of the fringe having contained views. The pattern of field boundaries is simple which is contributed to by the gently sloping topography. There are elevated views southwards from Ashby Road which are of a high scenic quality. Views are more contained in the western part of the parcel, which includes this site. The Site is lower than the road with wide open views to the horizon beyond.
- LCC Ecology advises that there is a possibility of GCN on the site with nearby pond, the hedge fronting Ashby Road needs to be surveyed and the wooded area to the south east of the site is a Candidate LWS, the site should be mitigatable in regard to ecology.
- As with all sites in Donisthorpe development would not be able to occur until pumping of the River Mease catchment has taken place, currently planned for 2027.
- As with all sites in Donsithorpe the site is within the Minerals Safeguarding Area for Coal. However, unlike other sites, it is also identified as being within a High-Risk Development Area for coal by the Coal Authority and therefore a mining risk assessment would be needed before development could be considered acceptable
- The Highway Authority considers that there are no apparent fundamental reasons for site to be excluded subject to detailed information, but notes that there is no footway on this section of Ashby Road.
- Development of the site would represent a significant expansion of the village to the east and would represent an unacceptable encroachment into the countryside affecting the rural approach to the village.

Deliverability/Developability – There are no known ownership issues although there is no known developer interest.

D11 –Land off Talbot Place (2.9Ha about 54 dwellings)

Services & Facilities – The site is within good walking distance of public transport whilst only formal and informal recreation are within a reasonable walking distance. The shop, primary school and employment sites are outside reasonable walking distance. The nearest local service centre, GP and pharmacy are in Measham whilst secondary education is in Ashby de la Zouch.

SA summary

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

As with all sites in Donisthorpe this site performs well against SA4 and SA6 but poorly against SA12. As with most sites it performs poorly against SA14. The site scores negatively against SA1 whilst all other sites score positive and also against SA2, and it does not score as well against SA8 as most other sites. As with all sites other than D2, it scores an uncertain impact in terms of landscape (SA13).

Key Planning Considerations

- Development of the site would increase housing in the settlement by 7%.
- The site comprises an agricultural field with allotments to the north-east, agricultural buildings to the east, agricultural fields to the south-west and built form to the north west. The site slopes gently up to the built development and Acresford Road. The site has a Grade 2 agricultural land classification.
- In landscape terms, the site is part of a wider parcel (14DON- E) which is assessed as Low in respect of Landscape sensitivity and Medium High for visual sensitivity. The former is due to the lack of natural features which is relatively unusual and also the simple topography. In terms of visual sensitivity there are some views of scenic quality which take in longer distance views. This coupled with the open nature of the parcel, combine to mean there are minimal features to interrupt or filter views.
- LCC Ecology advises that the site has the potential for badgers and the hedgerows are potential BAP habitats, but the site should be developable with mitigation.
- As with all sites in Donisthorpe development would not be able to occur until pumping of the River Mease catchment has taken place, currently planned for 2027.
- The north east half of the site was subject to an application for 30 dwellings (16/00102/OUTM) which was refused. At that time there was no objection from the highway authority. The appeal was dismissed which upheld the position that the development would unacceptably project further back than the existing built form of the settlement.

Deliverability/Developability – The site is being promoted for housing by an agent for the Landowner, there is a stated developer interest.

D12 –Land off Hall Lane (1.28Ha about 32 dwellings)

Services & Facilities – The site is within good walking distance of public transport, informal and formal recreation. The site is within reasonable walking distance of the shop. The primary school and employment areas are outside reasonable walking distance. The nearest local service centre, GP and pharmacy are in Measham whilst secondary education is in Ashby de la Zouch.

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SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17	
++	--	-	++	0	++	-	+	0	0	--	?	--	-	0	?	

As with all sites in Donisthorpe this site performs well against SA4 and SA6 but poorly against SA12. As with most sites it performs poorly against SA14. The site scores very positively against SA1 (as do 3 other sites) and also scores positively against SA8 (as do 4 other sites), but scores negatively against SA2 and A15 (as does one other site). As with all sites other than D2, it scores an uncertain impact in terms of landscape (SA13).

Key Planning Considerations

- Development of the site would increase housing in the settlement by 4%.
- The site is comprised of a field with 2 listed buildings to the north (The former Vicarage and the Church) and a pub to the west of the site, the east boundary has the disused railway running alongside and there is open land to the south with isolated dwellings. The site has a Grade 2 agricultural land classification.
- In landscape terms, the site is part of a wider parcel of land (14DON -D) assessed as being Medium in respect of both visual and landscape sensitivity. The parcel is generally typical of a rural landscape in this area, the setting of Donisthorpe Hall and the disused railway line are particular features within this part of the fringe having contained views. The pattern of field boundaries is simple which is contributed to by the gently sloping topography. There are elevated views in the eastern part of the parcel southwards from Ashby Road which are of a high scenic quality. Views are more contained in the western part of the parcel, which includes this site, glimpses of which can be viewed from Church Street beyond the church.
- LCC Ecology advises that there is potential for GCN, but mitigation should be achievable, and the boundary hedges (including the candidate LWS along Hall Lane) should be managed as part of open space and not gardens.
- The Council's Conservation Officer considers that development of site D12 would have a harmful effect on the setting and significance of the parish church and the former vicarage.
- The Highway Authority advises that whilst the site has a highway frontage onto Hall Lane, this is single width with no passing places and so the use of Hall Lane would not be appropriate. Additionally, they note that the existing visibility splays at the junction of Church Street with Hall Lane appear to be substandard, and therefore inappropriate for intensification of use of the junction. Accordingly, they do not consider that a residential development of the site could be safely or suitably accessed via Hall Lane, which is the only highway in the immediate vicinity.

Deliverability/Developability – The site is being promoted for housing by an agent for the Landowner, there is no known developer interest or planning history on the site.

D13 – Land between 77-199 Ashby Road (0.52Ha about 13 dwellings)

Services & Facilities – The site is within good walking distance of the shop, primary school, public transport, and informal and formal recreation. The employment sites are outside reasonable walking distance. The nearest local service centre, GP and pharmacy are in Measham whilst secondary education is in Ashby de la Zouch.

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SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
++	-	-	++	0	++	-	+	0	0	--	?	--	0	0	?

As with all sites in Donisthorpe this site performs well against SA4 and SA6 but poorly against SA12. As with most sites it performs poorly against SA14. The site scores positively against SA1 (as do 3 other sites) and also against SA8 (as do 4 other sites). As with all sites other than D2, it scores an uncertain impact in terms of landscape (SA13).

Key Planning Considerations

- Development of the site would increase housing in the settlement by 2%.
- The site comprises a field with an access track bisecting it which leads into the wooded area on the north border of the site. There is a single dwelling in a large plot to the east and built form to the west boundary which marks the start of continuous built development up to the crossroads with Moira Road/Measham Road. There are open fields directly opposite, also being promoted for development.
- The site is Grade 3 agricultural land.
- In landscape terms, the site is part of a wider parcel (14DON -C) assessed as Medium High for both visual and landscape sensitivity. The landscape is generally medium in scale, with smaller scale fields towards the west which also tend to be flat whereas the rest of the parcel is gently rolling. Views within the central part of higher scenic quality whilst views in the east, including this site, are more open and elevated than those in the western part.
- The site is within the Low Risk Development areas.
- LCC Ecology advises that there is a possibility of badgers on the site and the trees and hedgerows on the site should have a buffer.
- Two previous applications for residential development of up to 8 dwellings (18/01208/FUL and 18/01956/FUL) raised concerns from the highway authority, although both applications were subsequently withdrawn.
- Development of the site could not reasonably be considered infill development and would represent an expansion of the village to the east and would represent an unacceptable encroachment into the countryside affecting the rural approach to the village.

Deliverability/Developability – The site is being promoted for housing by an agent for the Landowner, there is no known developer interest.

STAGE 5 – OVERALL CONCLUSIONS

In terms of the outcome from the SA, site **D2** performs the poorest in that it has the most significant negative effects and the lowest (jointly with D10) most significant positive effects. Three sites (**D8**, **D12** and **D13** score the most significant positive effects and all against the same Objectives (SA1, SA4

and SA6). Of these sites, **D12** scores more significant negative scores (3) whilst **D8** and **D13** record two. In fact, **D8** and **D13** score virtually the same, save that two minor negative scores are recorded against SA15 and SA16 for **D8** reflecting the sites proximity to heritage assets and also the former use of the site respectively, whilst **D13** returns a neutral score against these objectives. Site **D9** scores the least significant negative effects and also the most positive scores (significant and minor combined).

In terms of other considerations:

Site **D2** is the only site with a specific identified developer interest, although site **D11** also has developer interest. All sites have landowner support.

Site **D2** would represent a significant increase in the size of the settlement. A smaller development might be possible, but it is not clear whether access could be achieved without leading to the loss of trees fronting onto Chapel Street. It is also poorly related to services and facilities compared to most other sites in Donisthorpe.

Site **D8** is well related to the existing built form and services and facilities and is included in the Limits to Development in the adopted Local Plan. Development would represent infilling between existing pockets of development. It is also the lowest grade agricultural land of those sites considered (Grade 4). In landscape terms, this site (and D12) overall performs best, with a medium impact for both visual and landscape sensitivity.

Site **D9** is part Previously Developed, however, there have been 2 withdrawn applications for three residential units, and whilst LCC Highways did not object to 3 additional units using the access, a higher density may have intensification issues. Alternatively, the site would appear more suited to a smaller scale development below the allocation threshold of 10 dwellings.

Site **D10** follows the linear built form but would extend the settlement in an area of long views and would impact on the approach to the settlement.

Site **D11** is located between residential and agricultural built form but would extend the settlement back from the road further than usual linear pattern, with long views to the south of the site being impacted. This is supported by the site's history.

Site **D12** is reasonably well related to the built form and services of the settlement, but the highway issues with Hall Lane means the site is not considered achievable. Development would also harm heritage assets. In landscape terms, this site (and D8) overall performs best, with a medium impact for both visual and landscape sensitivity.

Site **D13** follows the linear built form but would further extend the settlement in an easterly direction. Based on previous planning applications it is considered that is likely that less than 10 dwellings would be appropriate on this site, below the threshold for allocations.

Whilst sites **D2** and **D11** both have some form of developer interest and so can potentially demonstrate deliverability they do not perform as well as other sites from an SA perspective. Furthermore, they would also result in the greatest number of new dwellings so putting more pressure upon existing infrastructure. Of the remaining sites **D8** is centrally positioned and so enjoys reasonable access to services and facilities, but with a more limited impact on other factors. Overall, it is considered that site **D8** should be proposed as an **allocation**.