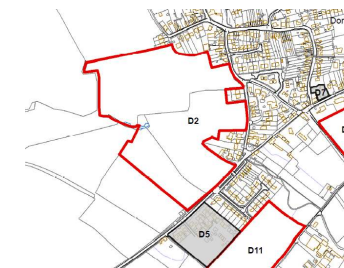


Site Information										
Housing Code		D2	Site Address		Chapel Street, Donisthorpe			Settlement	DONISTHORPE	
Employment Code										
Nearest Settlement			Nearest Sustainable Settlement			Proposed Use		Housing		
Name			Name			Hectares		10.97		
Donisthorpe			Donisthorpe			Site Capacity*	Dwellings	205		
Settlement Tier			Settlement Tier			Emp (m <sup>2</sup> )				
Sustainable Villages			Sustainable Villages			Periods and Build Rates				
Tier			Tier			0 - 5	6 - 10	11 - 20		
Relationship to Limits to Development?		Adjoining	Distance from sustainable boundary		Adjoining Boundary		D	205		
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		Measham	Employment
Convenience Store		Village Store, Donisthorpe	Marquis Drive
Primary School		Donisthorpe Primary	Public Transport
Secondary School		Ivanhoe School	Within 800m, 19 - Ashby-Burton, Hourly
GP Surgery		Measham Medical Unit	Formal Recreation
			Within 1000m walking distance
			Informal recreation
			Within 800-1200m walking distance
			Pharmacy
			Dean and Smedley, Measham
Constraints			
Rights of Way		Various PROWs running through site	Biodiversity and Geodiversity
Previously developed?		No	LWS
Flood risk		Flood Zone 1	Soil Resources
Tree Preservation Order?		Part of site	4
			Minerals Safeguarding
			Coal
			Waste Safeguarded Sites
			None

Qualitative Assessment
<p>The site is greenfield land (grade 4 agricultural land) to the west of Chapel Street, Donisthorpe. There are existing residential properties located to the east of the site, partly along the northern boundary and to the south-east corner. There is open countryside to the west of the site. The site is undulating and land falls significantly to the west. There are prominent trees along part of the site fronting Chapel Street. There is a Tree Preservation Order (TPO) area in the south eastern part of the site and a further TPO area located 10 metres due west of the site. There are footpaths running east to west across the site.</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 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 trees within the site. The site forms a field, adjacent other fields; however, it does not form part of a wider green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site is large and would represent a substantial increase in the size of the village. It does not therefore respond to the size and scale of the settlement. Furthermore, the site forms an attractive countryside setting to this part of the village and development would erode this rural setting. The site is also partially visible on approach into the village from the south-west. Limited infill may be more acceptable although this would remove the clear views of the countryside into the village.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known heritage 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 is within the River Mease Catchment Area.	LCC Ecology stated there are no designated ecological sites within the site boundary. The hedgerows represent potential Biodiversity Action Plan habitats. Mitigation for species may be required depending on results of Great Crested Newt survey of nearby pond. The site is considered to be acceptable with mitigation, namely the retention of a 5m buffer zone along significant hedges; not to 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 stated there are no apparent fundamental highways reasons for this site to be excluded from consideration.

Site Information										
Housing Code		<b>D8</b>	Site Address		Land off Ramscliffe Avenue, Donisthorpe			Settlement		DONISTHORPE
Employment Code										
Nearest Settlement			Nearest Sustainable Settlement			Proposed Use		Housing		
Name			Name			Hectares		1.28		
Donisthorpe			Donisthorpe			Site Capacity*		Dwellings 32 Emp (m <sup>2</sup> )		
Settlement Tier			Settlement Tier			Periods and Build Rates		0 - 5    6 - 10    11 - 20		
Relationship to Limits to Development?			Distance from sustainable boundary			D		32		
Adjoining			Adjoining Boundary			E				
Site of Special Scientific Interest?		No	Ancient Woodland?		No	Within Flood Zone 3b?		No	SHELAA Assessment	Potentially Suitable
National Nature Reserve?		No	Historic Park or Garden?		No	EMA Public Safety Zone?		No		Potentially Available
Local Nature Reserve?		No	Scheduled Monument?		No	Existing Permission?		No		Potentially Achievable

Quantitative Assessment				
Services				
Local Services		Measham	Employment	Marquis Drive
Convenience Store		Village Store, Donisthorpe	Public Transport	
			Within 800m, 19 - Ashby-Burton, Hourly	
Primary School		Donisthorpe Primary	Formal Recreation	
			Within 1000m walking distance	
Secondary School		Ivanhoe School	Informal recreation	
			Within 800m walking distance	
GP Surgery		Measham Medical Unit	Pharmacy	
			Dean and Smedley, Measham	
Constraints				
Rights of Way		None	Biodiversity and Geodiversity	
			LWS	
Previously developed?		No	Soil Resources	
			2	
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-west of Ramscliffe Avenue. The site is a former tip site used for the tipping and compaction of inert material and is now an overgrown open field. The site is slightly undulating with gentle slopes down to the south and to the east. The site is fairly open along the road frontage with tree screening along the east and west boundaries. The site surroundings are semi-rural with a mixture of residential, playing fields, agricultural and countryside. The adjacent Church to the west is a grade 2 listed building. A public footpath runs along 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 other than adjacent to the highway. These 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 forms a field which is read as green undeveloped space in conjunction with adjacent spaces. However, it does not formally 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 undeveloped and is rough grassland. It acts as part of the setting for the village centre and for the church. The site is lower than the highway level and this reduces its visual prominence. The estate to the east is something of a standalone development and development of this site would partially erode that character. The site is however well related to this estate and could not be considered to be isolated. The site could potentially be developed and be visually acceptable.
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 is in close proximity to the listed church and vicarage. Development of this site would need to make a convincing case that the setting of these buildings would not be adversely 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 was a former tip. However, the previous application was not refused on this ground and therefore mitigation appears to be possible.
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 within the River Mease Catchment Area.	LCC Ecology stated the site is considered acceptable with mitigation namely the retention of a 5m buffer zone along the boundary hedge not to 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 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. It is also noted the previous application was not refused on highway grounds.

Site Information												
Housing Code		D9	Site Address				R/O Bambro Farm, Ashby Road, Donisthorpe		Settlement		DONISTHORPE	
Employment Code												
Nearest Settlement			Nearest Sustainable Settlement				Proposed Use		Housing			
Name			Donisthorpe		Name		Donisthorpe		Hectares		0.45	
Settlement Tier			Sustainable Villages		Settlement Tier		Sustainable Villages		Site Capacity*		Dwellings 11 Emp (m <sup>2</sup> )	
Relationship to Limits to Development?			Adjoining		Distance from sustainable boundary		Adjoining Boundary		Periods and Build Rates			
									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		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	

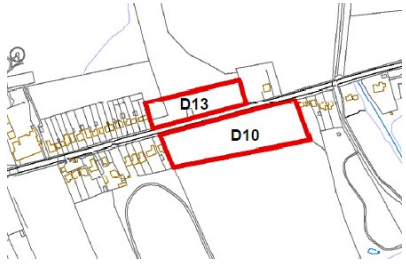


Quantitative Assessment						
Services						
Local Services		Measham	Employment	Marquis Drive		
Convenience Store		Village Store, Donisthorpe	Public Transport		Within 800m, 19 - Ashby-Burton, Hourly	
Primary School		Donisthorpe Primary	Formal Recreation		Within 1000m walking distance	
Secondary School		Ivanhoe School	Informal recreation		Within 800m walking distance	
GP Surgery		Measham Medical Unit	Pharmacy		Dean and Smedley, Measham	
Constraints						
Rights of Way		None	Biodiversity and Geodiversity		None	
Previously developed?		Part - 31%-35% - includes mobile homes on site		Soil Resources		3
Flood risk		Flood Zone 1		Minerals Safeguarding		Coal
Tree Preservation Order?		None		Waste Safeguarded Sites		None

**Qualitative Assessment**

The site is a square parcel of land to the rear of Bambro Farm. The site is a flat and bound on three sides by mature hedgerows and trees. There is agricultural land to the north and west of the site. To the east is a playing field associated with the primary school that lies to the south-east of the site. To the south is Bambro Farm where conversion of one of the outbuildings to residential has already taken place and there is an unimplemented planning permission (application No: 11/00762/FUL) for the development of two further dwellings. To the south of the site is a smaller square parcel of former agricultural land that now accommodates two dwellings.

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 standalone field 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	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 extends into the countryside, beyond the main built up part of the village. Development of the site, although well landscaped, would result in encroachment into the countryside and would not respond to the prevailing character or appearance of this part of the settlement.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known heritage assets.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known 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 within the River Mease Catchment Area.	LCC Ecology stated there is the potential for badgers to be on the site. There are potential Biodiversity Action Plan Habitats on site. A phase 1 habitat survey and a badger survey would be required. The hedges with a buffer should be retained to the north, west and east.
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 appears to be land-locked and has no frontage onto an adopted highway. If this can be overcome, there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, more detailed consideration, as part of the usual Development Control process, may lead to the site being viewed less favourably.

Site Information															
Housing Code		<b>D10</b>		Site Address			Land at Ashby Road, Donisthorpe			Settlement		DONISTHORPE			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Donisthorpe		Name		Donisthorpe		Hectares		1.16					
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Site Capacity*		Dwellings 15 Emp (m <sup>2</sup> )					
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		Periods and Build Rates							
								0 - 5		6 - 10				11 - 20	
								D				15			
								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		Measham		Employment		Marquis Drive	
Convenience Store		Village Store, Donisthorpe		Public Transport		Within 800m, 19 - Ashby-Burton, Hourly	
Primary School		Donisthorpe Primary		Formal Recreation		Within 1000m walking distance	
Secondary School		Ivanhoe School		Informal recreation		Within 800-1200m walking distance	
GP Surgery		Measham Medical Unit		Pharmacy		Dean and Smedley, Measham	
Constraints							
Rights of Way		None		Biodiversity and Geodiversity		LWS	
Previously developed?		No		Soil Resources		3	
Flood risk		Flood Zone 1		Minerals Safeguarding		Coal	
Tree Preservation Order?		None		Waste Safeguarded Sites		None	

**Qualitative Assessment**

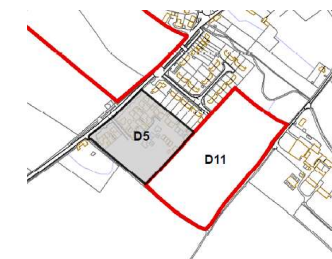
The site is a linear parcel of land located to the south of Ashby Road to the east of Donisthorpe. The site is currently in agricultural use (grade 3) and is an undeveloped area between two blocks of residential development. The site slopes downwards away from the road. To the north the site adjoins Ashby Road and is bound by a mature hedgerow. To the east and west 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.	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 forms one of several fields to the south 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 forms a field to the east of the main settlement. Although there are some houses to the east of the site, these are limited in number. Furthermore, given the length of the site, it could not reasonably be considered to be infill development. The site, if developed, would represent a significant expansion of the village to the east, beyond the main built up part of the settlement. There is limited housing to the north and development of the site would represent an unacceptable encroachment into the countryside on a site that provides the rural backdrop/approach to and from the village.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known heritage assets.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known 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 within the River Mease Catchment Area.	LCC Ecology stated there is a small possibility of Great Crested Newts on site as there is a pond nearby; however, there is very little habitat connectivity to from the pond to the site. The hedge along Ashby Road is a potential Biodiversity Action Plan Habitat and a hedgerow survey would be required. The hedgerow (including a buffer) should be retained along the road. 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 Highways stated Ashby Road has no footpath and is subject to both national and 30mph speed limits at the site frontage. Details to show a suitable access in accordance with the 6C's Design Guide would need to be demonstrated. If this can be achieved 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		D11	Site Address		Land off Talbot Place, Donisthorpe			Settlement	DONISTHORPE	
Employment Code										
Nearest Settlement			Nearest Sustainable Settlement			Proposed Use		Housing		
Name			Name			Hectares		2.9		
Donisthorpe			Donisthorpe			Site Capacity*	Dwellings	54		
Sustainable Villages			Sustainable Villages			Emp (m <sup>2</sup> )				
Tier			Tier			Periods and Build Rates				
Adjoining			Adjoining Boundary			0 - 5	6 - 10	11 - 20		
Relationship to Limits to Development?			Distance from sustainable boundary			D		54		
Adjoining			Adjoining Boundary			E				
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 Available	
									Potentially Achievable	

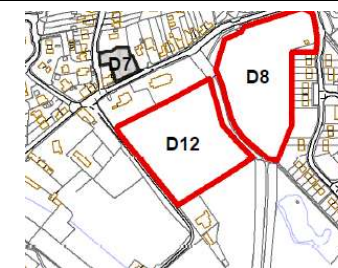


Quantitative Assessment			
Services			
Local Services		Measham	Employment
Convenience Store		Village Store, Donisthorpe	Marquis Drive
Primary School		Donisthorpe Primary	Public Transport
Secondary School		Ivanhoe School	Within 800m, 19 - Ashby-Burton, Hourly
GP Surgery		Measham Medical Unit	Formal Recreation
			Within 1000-2000m walking distance
			Informal recreation
			Within 800-1200m walking distance
			Pharmacy
			Dean and Smedley, Measham
Constraints			
Rights of Way		None	Biodiversity and Geodiversity
Previously developed?		No	None
Flood risk		Flood Zone 1	Soil Resources
Tree Preservation Order?		None	2
			Minerals Safeguarding
			Coal
			Waste Safeguarded Sites
			None

Qualitative Assessment
<p>The site is a flat rectangular parcel of agricultural land (grade 2) to the rear of Talbot Place, off Acresford Road, Donisthorpe. Adjoining part of the western boundary is existing residential development (to the north-west) and a currently vacant parcel of land (to the south-west). The adjacent parcel of land (SHELAA Site D5) has outline planning permission for the development of 36 dwellings. Adjoining part of the northern boundary are allotments and to the east is a farm and further agricultural land. There is agricultural land to the south of the site. There is a public footpath running along the eastern boundary 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.	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. There are no trees within the site 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 is to the rear of existing housing and of a depth greater than that generally to the south of the highway. This additional depth does not respond to the prevailing character of the village and would represent an unacceptable encroachment into the countryside. The site is well related to existing housing; however, the additional depth is not acceptable.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known heritage assets.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known 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 within the River Mease Catchment Area.	LCC Ecology stated there is the potential for badgers to be on site. The hedges and trees are potential BAP habitats. The arable nature of the site is poor for wildlife, apart from the hedges to the south-east and south-west. The hedges should be retained with a buffer zone of 5m of natural vegetation. The site is considered acceptable with mitigation, there are opportunities for enhancement of the ecology on the site.
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, more detailed consideration, as part of the usual Development Control process, may lead to the site being viewed less favourably.

Site Information										
Housing Code		D12	Site Address		Land off Hall Lane, Donisthorpe			Settlement	DONISTHORPE	
Employment Code										
Nearest Settlement			Nearest Sustainable Settlement			Proposed Use		Housing		
Name			Name			Hectares		1.28		
Donisthorpe			Donisthorpe			Site Capacity*	Dwellings	32		
Sustainable Villages			Sustainable Villages			Emp (m <sup>2</sup> )				
Settlement Tier		Sustainable Villages	Settlement Tier		Sustainable Villages		Periods and Build Rates			
Tier			Tier				0 - 5	6 - 10	11 - 20	
Relationship to Limits to Development?		Adjoining	Distance from sustainable boundary		Adjoining Boundary		D		32	
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		Measham	Employment	Marquis Drive
Convenience Store		Village Store, Donisthorpe	Public Transport	Within 800m, 19 - Ashby-Burton, Hourly
Primary School		Donisthorpe Primary	Formal Recreation	Within 1000m walking distance
Secondary School		Ivanhoe School	Informal recreation	Within 800m walking distance
GP Surgery		Measham Medical Unit	Pharmacy	Dean and Smedley, Measham
Constraints				
Rights of Way		PROW running along site boundary	Biodiversity and Geodiversity	LWS
Previously developed?		No	Soil Resources	2
Flood risk		Flood Zone 1	Minerals Safeguarding	Coal
Tree Preservation Order?		None	Waste Safeguarded Sites	None

Qualitative Assessment
The site comprises an approximate square parcel of land to the south of Church Street and to the east of Hall Lane. To the north there is the church and vicarage with a paddock to the east, fields and a neighbouring dwelling to the south and the pub car park and fields to the west. The site comprises a field with hedges and trees along all boundaries. There is a public footpath adjacent to the eastern boundary. Levels fall southwards from Church Street.

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 these 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 forms a field which is read as green undeveloped space in conjunction with adjacent spaces. However, it does not formally form part of a wider green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site is relatively large and would extend the built form significantly to the south of the settlement. Although the adjacent estate to the east projects further south, this is a standalone estate separate from this part of the settlement. The field provides an important rural backdrop to the village and its development would not follow the largely linear form of this part of the village. Dwellings to the south and east are sporadically sited within the rural environment and do not form part of the built-up settlement. Development of this site would encroach unacceptably into the open 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 is in close proximity to the listed church and vicarage. Development of this site would need to make a convincing case that the setting of these buildings would not be adversely 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 is within the River Mease Catchment Area.	The site comprises a field with trees and hedges and has ecological potential. A Phase 1 survey would be required to investigate whether mitigation would 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.	The site would require a suitable access to serve any proposed residential development. The road is narrow and securing a suitable access may not be achievable. Evidence would also be needed to demonstrate that the junction with Church Street can accommodate further traffic.

Site Information											
Housing Code		<b>D13</b>	Site Address		Land between 77-119 Ashby Road, Donisthorpe			Settlement		DONISTHORPE	
Employment Code											
Nearest Settlement			Nearest Sustainable Settlement			Proposed Use		Housing			
Name			Name			Hectares		0.52			
Donisthorpe			Donisthorpe			Site Capacity*		Dwellings 13 Emp (m <sup>2</sup> )			
Settlement Tier			Settlement Tier			Periods and Build Rates					
Sustainable Villages			Sustainable Villages			0 - 5		6 - 10			
Adjoining			Adjoining Boundary			11 - 20		13			
Relationship to Limits to Development?				Distance from sustainable boundary		D		E			
Site of Special Scientific Interest?		No	Ancient Woodland?		No	Within Flood Zone 3b?		No		SHELAA Assessment	
National Nature Reserve?		No	Historic Park or Garden?		No	EMA Public Safety Zone?		No			Potentially Suitable
Local Nature Reserve?		No	Scheduled Monument?		No	Existing Permission?		No			Potentially Available
										Potentially Achievable	

Quantitative Assessment				
Services				
Local Services		Measham	Employment	Marquis Drive
Convenience Store		Steves Village Store, Donisthorpe	Public Transport	
Primary School		Donisthorpe Primary	Within 800m, 19 - Ashby-Burton, Hourly	
Secondary School		Ivanhoe School	Formal Recreation	
GP Surgery		Measham Medical Unit	Within 1000m walking distance	
			Informal recreation	
			Within 800m walking distance	
			Pharmacy	
			Dean and Smedley, Measham	
Constraints				
Rights of Way		None	Biodiversity and Geodiversity	
Previously developed?		No	None	
Flood risk		Flood Zone 1	Soil Resources	
Tree Preservation Order?		None	3	
			Minerals Safeguarding	
			Coal	
			Waste Safeguarded Sites	
			None	

**Qualitative Assessment**

The site is a linear parcel of land located to the north of Ashby Road to the east of Donisthorpe. The site is currently in agricultural use and is an undeveloped area between residential development with semi-detached properties to the west and a single dwelling to the east. The site slopes upward slightly from the road. To the north the site adjoins an area of mature landscaping. The southern boundary comprises a mature hedgerow. To the east and west 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.	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 forms one of several fields to the north 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 forms a field to the east of the main settlement. Although there are some houses to the east of the site, these are limited in number. Furthermore, given the length of the site, it could not reasonably be considered to be infill development. The site, if developed, would represent a significant expansion of the village to the east, beyond the main built-up part of the settlement. There is limited housing to the south and development of the site would represent an unacceptable encroachment into the countryside on a site that provides the rural backdrop/approach to and from the village.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known heritage assets.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known 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 within the River Mease Catchment Area.	The hedge along Ashby Road is a potential Biodiversity Action Plan Habitat and a hedgerow survey may be required. The hedgerow (including a buffer) should be retained along the road. The site is considered acceptable with mitigation. Surveys would be required as part of any application.
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 on the site to the south that Ashby Road has no footpath and is subject to both national and 30mph speed limits at the site frontage. Details to show a suitable access in accordance with the 6C's Design Guide would need to be demonstrated. If this can be achieved 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