


Site Information															
Housing Code		A18		Site Address			Land at Junction 12 of the A42, Ashby			Settlement		ASHBY DE LA ZOUCH			
Employment Code		EMP05													
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Either					
Name		Ashby de la Zouch		Name		Ashby de la Zouch		Hectares		29.5					
Settlement Tier		Key Service Centre		Settlement Tier		Key Service Centre		Site Capacity*		Dwellings 553 Emp (m ²) 100000					
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		400-800m		Periods and Build Rates							
								0 - 5		6 - 10				11 - 20	
								D				553			
								E				100000			
Site of Special Scientific Interest?		No		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		Ashby de la Zouch	
Convenience Store		Co-op, Ashby	
Primary School		Ashby Willesley Primary	
Secondary School		Ivanhoe School	
GP Surgery		Castle Medical Group	
Employment		Ashby de la Zouch Town Centre	
Public Transport		More than 1200m to bus services in Ashby	
Formal Recreation		Within 1000-2000m walking distance	
Informal recreation		More than 1200m walking distance	
Pharmacy		Boots, Ashby	
Constraints			
Rights of Way		None	
Previously developed?		No	
Flood risk		Flood Zone 1	
Tree Preservation Order?		None	
Biodiversity and Geodiversity		LWS	
Soil Resources		Most 2	
Minerals Safeguarding		Coal and Sand and Gravel	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site is greenfield land and comprises agricultural fields (grade 3) located to the south of Ashby. The site is somewhat detached from the main built up area of Ashby although there are large detached dwellings to the north-west of the site forming ribbon development on the other side of Measham Road. Within the site there is a farm and associated access track. Mature trees form part of the boundary towards the south of the site together with hedging adjacent to Measham Road. There is also significant planting adjacent to the eastern boundary. The site is within the Minerals Consultation Area for the potential presence of surface or near surface coal resources and sand and gravel resources.

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 rural site. The development would need to safeguard the planting adjacent to the A42. There is sporadic tree planting 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 is large, and its development would have a significant visual impact on the site and surroundings. The site is currently undeveloped and in agricultural use; the development of the site would erode the openness and the rural character on the approach into Ashby. The site is rather detached from the town on the eastern side of Measham Road. The site has medium sensitivity to residential development.
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 large, and its development would have a significant visual impact on the site and surroundings. The site is currently undeveloped and in agricultural use; the development of the site would erode the openness and the rural character on the approach into Ashby. The site is rather detached from the town on the eastern side of Measham Road. The site has medium sensitivity to residential development.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is close to sources of pollution or other environmental quality issues, but it is possible that it can be mitigated to an acceptable level.	Potential noise issues from A42 on part of the site towards the east and south.
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 area is very sensitive; The Packington Nook area includes hedges along Packington Nook Lane which are candidate Local Wildlife Sites; there are several candidate Local Wildlife Site veteran trees along watercourses. There are badger setts on the site and known Bat roosts in buildings in Packington Nook therefore a survey of farm buildings for bats would be needed. Also, water vole from the Gilwiskaw Brook and crayfish and otter are possible along the watercourse. The Gilwiskaw Brook flows into the River Mease SAC to the south. There are many opportunities for enhancement. Land to south-west is largely arable and poor. Overall, 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.	The site does not have a current satisfactory vehicular access. An access would be needed onto Measham Road and would have an impact on the movement of traffic. Capacity of the local road network and junctions would need to be demonstrated.

Site Information											
Housing Code		Site Address		Land North of Pretoria Road			Settlement		ELLISTOWN		
Employment Code		EMP06a									
Nearest Settlement				Nearest Sustainable Settlement			Proposed Use		Employment		
Name				Name			Hectares		25.34		
Ellistown				Ellistown			Site Capacity*		Dwellings Emp (m ²)		
58800				58800			58800		58800		
Settlement Tier				Settlement Tier			Periods and Build Rates				
Sustainable Villages				Sustainable Villages			0 - 5		6 - 10		11 - 20
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		D		E	
										58800	
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No	
								SHELAA Assessment		Potentially Suitable	
										Potentially Available	
										Potentially Achievable	



Quantitative Assessment			
Services			
Local Services		Ibstock	
Convenience Store		Londis, Ellistown	
Primary School		-	
Secondary School		-	
GP Surgery		-	
Employment		-	
Public Transport		Within 800m, 26 - Coalville to Leicester, hourly	
Formal Recreation		Within 1000-2000m walking distance	
Informal recreation		More than 1200m walking distance	
Pharmacy		-	
Constraints			
Rights of Way		PROW running along site boundary	
Previously developed?		Part - 31%-36% - includes solar farm	
Flood risk		Flood Zone 1	
Tree Preservation Order?		None	
Biodiversity and Geodiversity		None	
Soil Resources		3	
Minerals Safeguarding		Brick Clay	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site lies at the southern end of Ellistown, west of Whitehill Road and is bordered by residential development to the north and north-east and agricultural land to part of the northern boundary in addition to the south and west. A solar farm has been installed on the southern part of the site (10.64ha) (18/01595/FULM) and the remaining part (14.7ha) is currently used for agriculture. There are also quarries to the west and to the east across Whitehill Road.

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. A particular dense line of planting separates the site from the solar development to the south. 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.	This part of Ellistown on the western side of the highway is predominantly characterised by linear development. Although this site has a frontage onto the highway it is of a significant depth, extending far further to the west than the development to the north. Development of this site would have a significant visual impact on the approach into the settlement from the south and encroach considerably into the countryside, at odds with the current character and appearance of 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.	Pickering Grange Farmhouse, a Grade II listed building, is located 400m to the south of the site. An assessment of the impact of the development on the setting of this building would be required.
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 considers the site is likely to be acceptable in ecology terms 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.	The Highway Authority has no fundamental concerns, subject to a more detailed assessment at application stage.

Site Information											
Housing Code		Site Address		Land South of Pretoria Road			Settlement		ELLISTOWN		
Employment Code		EMP06b									
Nearest Settlement				Nearest Sustainable Settlement			Proposed Use		Employment		
Name				Name			Hectares		3.1		
Ellistown				Ellistown			Site Capacity*		Dwellings Emp (m ²) 12400		
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?		Outside		Distance from sustainable boundary		<400m		D E 12400			
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No	
								SHELAA Assessment		Potentially Suitable Potentially Available Potentially Achievable	



Quantitative Assessment			
Services			
Local Services		Employment	
Ibstock		-	
Convenience Store		Public Transport	
Londis, Ellistown		Within 800m, 26 - Coalville to Leicester, hourly	
Primary School		Formal Recreation	
-		Within 1000-2000m walking distance	
Secondary School		Informal recreation	
-		Within 800-1200m walking distance	
GP Surgery		Pharmacy	
-		-	
Constraints			
Rights of Way		Biodiversity and Geodiversity	
PROW crosses the site		None	
Previously developed?		Soil Resources	
No		3	
Flood risk		Minerals Safeguarding	
Flood Zone 1		Brick Clay	
Tree Preservation Order?		Waste Safeguarded Sites	
None		None	

Qualitative Assessment

The site lies to the southern end of Ellistown, west of Whitehill Road and is bordered by agricultural use to the north and west (part of which is included in the SHELAA as site EMP6a). To the south are sports pitches. There are also quarries to the west and to the east across Whitehill Road. The site is currently used for agriculture.

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. A particular dense line of planting separates the site from the field to the north. 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.	This part of Ellistown on the western side of the highway is predominantly characterised by linear development. Although this site has a frontage onto the highway it is of a depth that extends further to the west than the typical development to the north. There are sports pitches to the south which provide a semi-formal character. However, there is countryside to the west and south-west. Development of this site would have a significant visual impact on the approach into the settlement from the south and encroach into the countryside, at odds with the current character and appearance of the site and surroundings. The site is detached from the settlement.
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.	Pickering Grange Farmhouse, a Grade II listed building, is located to the south of the site. An assessment of the impact of the development on the setting of this building would be required.
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 in terms of impact on ecology, a Great Crested Newt and Phase 1 habitat survey would be required before making a final decision on acceptability.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The Highway Authority has no fundamental concerns, subject to a more detailed assessment at application stage.

Site Information															
Housing Code		Site Address		TNT Premises and Adjoining Land, Lount				Settlement		LOUNT					
Employment Code		EMP11													
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Employment					
Name				Name				Hectares		23.26					
Worthington				Worthington				Site Capacity*		Dwellings Emp (m ²)					
Sustainable Villages				Sustainable Villages				67800		67800					
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?		Outside		Distance from sustainable boundary		800-1200m		D							
								E				67800			
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	

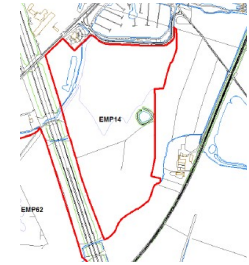


Quantitative Assessment							
Services							
Local Services		Ashby de la Zouch		Employment		-	
Convenience Store		Premier Stores, Worthington		Public Transport		Within 800m, 129 - Ashby to Loughborough, Infrequent	
Primary School		-		Formal Recreation		More than 2000m walking distance	
Secondary School		-		Informal recreation		More than 1200m walking distance	
GP Surgery		-		Pharmacy		-	
Constraints							
Rights of Way		PROW running along site boundary		Biodiversity and Geodiversity		LWS	
Previously developed?		Part - 11%-15% - includes employment use on part of site		Soil Resources		4	
Flood risk		Flood Zone 1		Minerals Safeguarding		Part Coal	
Tree Preservation Order?		Adjacent to site		Waste Safeguarded Sites		None	

Qualitative Assessment
The site is located east of the A42 in Lount and is accessed from Melbourne Road through the existing access to the TNT premises. The site is mainly greenfield land currently used for agriculture with a woodland within it. It includes the TNT building in the south-eastern corner.

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 landscaping along the boundaries and dense areas of landscaping abutting the site to parts of the east, south and west. The site itself accommodates limited planting. The site does not form part of any wider green network and could potentially be developed without harm to the existing 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 large and occupies a countryside location, away from any settlement. To the north, south and west the site abuts fields with Newbold separated by fields to the east. Although part of the site accommodates the TNT site this is a fairly well contained element to the larger site which comprises fields. Development of these would erode the rural 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 site lies to the north of a scheduled monument - coal mining remains 600m south west of Smoile Farm. An assessment of development on the setting of this heritage asset would be required.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is 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.	A Phase 1 habitat survey and Great Crested Newts survey would be needed which could affect the developable area and a buffer around the adjacent woodland may 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.	Given the existing highway arrangements it appears likely a satisfactory access point could serve the site i.e. the existing. Traffic generation and the suitability of the access would however require further assessment.

Site Information															
Housing Code		Site Address		Land South of Sawley Marina				Settlement		LOCKINGTON AND HEMINGTON					
Employment Code		EMP14													
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Employment					
Name				Name				Hectares		22					
Castle Donington				Castle Donington				Site Capacity*		Dwellings Emp (m ²) 88000					
Settlement Tier				Settlement Tier				Periods and Build Rates							
Key Service Centre				Local Service Centre				0 - 5		6 - 10		11 - 20			
Relationship to Limits to Development?				Distance from sustainable boundary				D							
Outside				Over 2km				E				88000			
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		Yes		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			



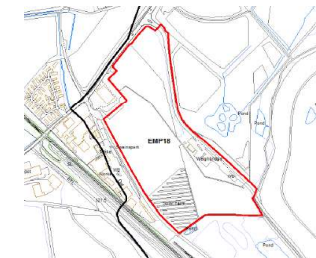
Quantitative Assessment			
Services			
Local Services		Employment	
Castle Donington		-	
Convenience Store		Public Transport	
Sawley Marina Chandlery		Within 800m, Skylink Nottingham - Nottingham to Loughborough/Coalville/EMG, every 20 mins & My15 - EMA to Ilkeston, hourly	
Primary School		Formal Recreation	
-		More than 2000m walking distance	
Secondary School		Informal recreation	
-		Within 800-1200m walking distance	
GP Surgery		Pharmacy	
-		-	
Constraints			
Rights of Way		Biodiversity and Geodiversity	
PROW running along site boundary		LWS	
Previously developed?		Soil Resources	
No		3	
Flood risk		Minerals Safeguarding	
All of site in FZ3		Sand and gravel	
Tree Preservation Order?		Waste Safeguarded Sites	
None		None	

Qualitative Assessment

The site is located immediately to the east of the M1, north of J24A and south of Tamworth Road, adjacent to Sawley Marina. The site is greenfield land currently part of the open countryside. There is a public house to the north of the site, the M1 to the west, and further countryside and some farmland to the east and south as well as an area of mineral workings. There is an existing employment use to the north side of Tamworth Road.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	The site accommodates mature landscaping along the boundaries with planting within the site, especially in the north-west corner. The site is constrained by the M1 to the west and the highway to the north; as such, it does not form part of any wider green network. Development of the site could include retention of boundary treatment which could maintain the existing.
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 largely set behind the marina with only a limited road frontage. To the north therefore the site does not occupy a particularly prominent location. There is an industrial site on the northern side of the highway to the north-west. To the west, the site is constrained by the M1 which visually intrudes into the area. As such, the site could potentially be developed without significant harm to the character and appearance of the locality. Developing away from the marina would protect the setting of this.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No 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 contamination.
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.	An updated wetland and habitat survey would be needed before making decision.
Highway Safety	The site could potentially have satisfactory access to the road network and will not materially impact on the road network.	The site has the potential to achieve a satisfactory vehicular access and traffic generation would not be harmful to highway capacity or safety.

Site Information										
Housing Code		Site Address		Swains Park			Settlement		ALBERT VILLAGE	
Employment Code		EMP18								
Nearest Settlement				Nearest Sustainable Settlement			Proposed Use		Employment	
Name				Name			Hectares		6.05	
Albert Village				Albert Village			Site Capacity*		Dwellings Emp (m ²)	
							24200		24200	
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Periods and Build Rates		
								0 - 5 6 - 10 11 - 20		
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		<400m		D		E
										24200
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		Ashby de la Zouch	Employment
Convenience Store		Overseal Village Store	-
Primary School		-	Public Transport
Secondary School		-	Within 800m, 19 - Ashby to Burton, Hourly
GP Surgery		-	Formal Recreation
			More than 2000m walking distance
			Informal recreation
			Within 800-1200m walking distance
			Pharmacy
			-
Constraints			
Rights of Way		PROW running along site boundary	Biodiversity and Geodiversity
Previously developed?		Part - 16%-20% - includes solar farm and areas of car parking	LWS
Flood risk		Flood Zone 1	Soil Resources
Tree Preservation Order?		None	3
			Minerals Safeguarding
			Coal
			Waste Safeguarded Sites
			None

Qualitative Assessment

The site is located south of Occupation Road/Park Road, Albert Village, adjacent to the existing industrial estate. Much of the site has previously been used in association with the nearby mineral extraction operation and is yet to be mediated, although a solar park has been built on the south-west part of the site. There is a quarry to the south-east and open countryside to the north and south. The existing employment use is adjacent to the south 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.	The site has some boundary landscaping and has some planting within the site, especially in the north-east corner. There is large scale woodland to the north-west although this site does not form part of this. The site does not form part of any wider green network and could potentially be developed without harm to the existing landscaping.
Townscape, Landscape and Visual Sensitivity	Development of the site may have an impact on sensitive townscape or landscape characteristics, but it is possible that it could be mitigated to an acceptable level.	The site borders the industrial site to the south with the highway to the north-west. However, the site borders undeveloped countryside to the other sides. The site is well landscaped from the highway and could potentially be developed without undue harmful impact on the wider environment. The site is however rather remote from any settlement.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No identified assets.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is 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.	Updates of both the habitat and Great Crested Newt surveys would be required, as well as extensive mitigation, which may severely impact the type and size of development possible.
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 existing access which appears to provide a safe access to the site. Traffic generation would need to be assessed on the local highway network.

Site Information																	
Housing Code		Ap12		Site Address			Land off Top Street (Redhill Farm) Appleby Magna			Settlement		APPLEBY MAGNA					
Employment Code		EMP20															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Either							
Name				Name				Hectares		25.8							
Appleby Magna				Appleby Magna				Site Capacity*		Dwellings Emp (m ²)				103200			
Settlement Tier				Settlement Tier				Periods and Build Rates		0 - 5				6 - 10		11 - 20	
Relationship to Limits to Development?				Distance from sustainable boundary				D						E		103200	
		Outside				<400m											
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			

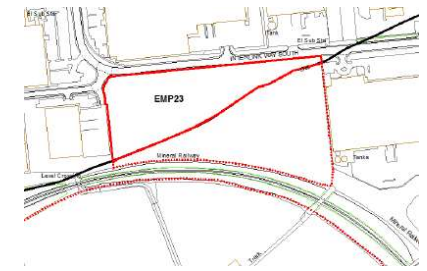
Quantitative Assessment			
Services			
Local Services		Measham	
Convenience Store		Co-op, Measham	
Primary School		-	
Secondary School		-	
GP Surgery		-	
Employment		-	
Public Transport		Within 800m, 7 - Measham-Fenny Drayton, infrequent	
Formal Recreation		Within 1000-2000m walking distance	
Informal recreation		Within 800-1200m walking distance	
Pharmacy		-	
Constraints			
Rights of Way		Numerous PROWS running through site	
Biodiversity and Geodiversity		None	
Previously developed?		Part - 16%-20% - includes employment use on part of site	
Soil Resources		2	
Flood risk		Flood Zone 1	
Minerals Safeguarding		None	
Tree Preservation Order?		Part of site	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site is located to the south of Top Street and is currently in agricultural use. The site is relatively flat and is bound to the road frontage by a low wall; there is a higher wall along the boundary with the adjacent school to the west. There are mature hedgerows to the north and part of the eastern boundary. There are residential dwellings to the north of the site. Sir John Moore School is to the west and Redhill Farm and business units are to the south. A public footpath runs along the majority of the northern boundary and along the eastern boundary. A further public footpath runs along part of the western boundary. 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 form some site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	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 a parcel of land that borders Top Street and extends significantly into the open countryside. Development in this part of the village is generally limited to residential development comprising single depth buildings set close to the highway. If developed, this site would extend the built form beyond this established pattern of development and would intrude into the countryside. Although the school is set back on the adjacent site, this is a departure from the established pattern of development.
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 in close proximity to the Sir John Moore school, a grade I listed building. An application in 2012 was refused, partly on the grounds of the impact on the setting of this building. This site forms part of the setting of this building and is currently undeveloped open countryside; it is difficult to see how it could be developed without harm to the setting.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is 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.	There is the potential for badgers to be on site as well as potential bat foraging along the north-eastern hedge. There is the possibility that Great Crested Newts could be found in the ponds to the south-west. The hedges may be potential BAP habitats. A badger, Great Crested Newt and hedge surveys would be required. The hedge along the north-eastern boundary should be retained with a 10m buffer; a lighting condition would be required as it is a good bat foraging corridor. There is potential for enhancement and overall, 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.	The Highway Authority state that this section of road has no footpath and is subject to both national and 30mph speed limits at the site frontage with the highway. Any application would require details to show a suitable access in accordance with the 6C's Design Guide would need to be demonstrated.

Site Information										
Housing Code		Site Address	Land South of Interlink Way south				Settlement		ELLISTOWN AND BATTLEFLAT	
Employment Code							EMP23			
Nearest Settlement			Nearest Sustainable Settlement			Proposed Use		Employment		
Name			Coalville Urban Area			Hectares		1.9		
Settlement Tier			Principal Town			Site Capacity*		Dwellings Emp (m ²)		
Relationship to Limits to Development?			Within			Periods and Build Rates		7600		
Distance from sustainable boundary			Within Boundary			0 - 5		6 - 10		
Site of Special Scientific Interest?			No			D		11 - 20		
Ancient Woodland?			No			E		7600		
Within Flood Zone 3b?			No			SHELAA		Suitable		
National Nature Reserve?			No			EMA Public Safety Zone?		No		
Local Nature Reserve?			No			Existing Permission?		No		
Assessment			Potentially Available			Potentially Achievable				



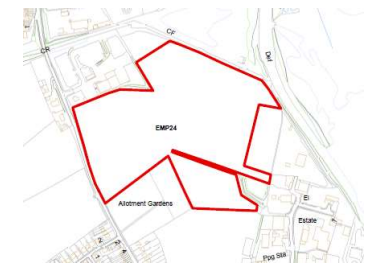
Quantitative Assessment			
Services			
Local Services		Employment	
Convenience Store		Public Transport	
Primary School		Formal Recreation	
Secondary School		Informal recreation	
GP Surgery		Pharmacy	
Constraints			
Rights of Way		Biodiversity and Geodiversity	
Previously developed?		Soil Resources	
Flood risk		Minerals Safeguarding	
Tree Preservation Order?		Waste Safeguarded Sites	

Qualitative Assessment

The site forms part of a larger site with land falling within Hinckley and Bosworth district. It is currently vacant and lies south of the Barton industrial estate and north of the railway line. There are industrial buildings to the north, east and west with the railway line bordering to the south.

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 has little formal landscaping and the site does not form part of any wider green network. The site could potentially be developed without harm to the existing landscaping.
Townscape, Landscape and Visual Sensitivity	Development of the site would have a limited impact on townscape and/or landscape character.	The site borders the existing industrial site to the north, east and west and is bordered to the south by the railway line which acts as a natural stop to further encroachment to the south. The site could be developed and would be read as part of the existing estate with little visual impact beyond the site.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No identified assets.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is 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.	No significant ecological issues are known, a Phase 1 survey is recommended.
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.	Given the existing highway arrangements it appears likely a satisfactory access point could be achieved for the site. Traffic generation is also likely to be acceptable, subject to details.

Site Information											
Housing Code		Site Address		Land at Midland Road			Settlement		ELLISTOWN AND BATTLEFLAT		
Employment Code		EMP24									
Nearest Settlement				Nearest Sustainable Settlement			Proposed Use		Employment		
Name				Name			Hectares		10.8		
Ellistown				Ellistown			Site Capacity*		Dwellings Emp (m ²) 38440		
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			
								E			
								38440			
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No	
								SHELAA Assessment		Potentially Suitable	
										Potentially Available	
										Potentially Achievable	



Quantitative Assessment			
Services			
Local Services		Employment	
Ibstock		-	
Convenience Store		Public Transport	
Londis, Ellistown		Within 800m, 26 - Leicester to Coalville, Hourly & 15 - Ibstock-Coalville-Ravenstone, every 30 mins	
Primary School		Formal Recreation	
-		Within 1000m walking distance	
Secondary School		Informal recreation	
-		Within 800m walking distance	
GP Surgery		Pharmacy	
-		-	
Constraints			
Rights of Way		Biodiversity and Geodiversity	
None		LWS	
Previously developed?		Soil Resources	
No		3	
Flood risk		Minerals Safeguarding	
Flood Zone 1		None	
Tree Preservation Order?		Waste Safeguarded Sites	
None		N21	

Qualitative Assessment

The site is located to the north-east of Ellistown, east of Midland Road. The site is greenfield and currently used for agriculture. To the south the site borders the allotments, to the north it borders the Roberts site which comprises several buildings and hardstanding for coach parking.

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 landscaping along the boundaries which could be retained. Within the site there are free trees of any significance. The adjacent site to the north-east has a significant level of landscaping; however, the site does not form part of any wider green network and could potentially be developed without harm to the existing 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.	To part of the north of the site it borders the Roberts site and to the south-west corner it borders the industrial estate. However, the site is generally not well related to the built form of the settlement. Furthermore, the site is of a significant size and its development would have a significant visual impact on this countryside location.
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.	Hugglescote conservation area is 300 metres to the north. It is likely the separation distance would ensure there would be no impact, but an assessment would be required.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is 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.	No significant ecological issues are known, a Phase 1 survey is recommended.
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.	Access would need to be taken from Midland Road or the adjoining industrial estate, which is private land. Evidence is therefore required to demonstrate an adequate access could be provided.

Site Information											
Housing Code		Site Address		Langley Priory Estate - Site 1			Settlement		ISLEY CUM LANGLEY		
Employment Code		EMP28									
Nearest Settlement				Nearest Sustainable Settlement			Proposed Use		Employment		
Name		Tonge		Name		Diseworth		Hectares		4.19	
Settlement Tier		Small Village		Settlement Tier		Sustainable Villages		Site Capacity*		Dwellings Emp (m ²) 16760	
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		Over 2km		Periods and Build Rates			
								0 - 5		6 - 10	
								D			
								E		16760	
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		Not for full site	
								SHELAA Assessment		Potentially Suitable Available	
										Potentially Achievable	



Quantitative Assessment			
Services			
Local Services		Castle Donington	
Convenience Store		Belton Convenience Store	
Primary School		-	
Secondary School		-	
GP Surgery		-	
Employment		-	
Public Transport		No services	
Formal Recreation		More than 2000m walking distance	
Informal recreation		More than 1200m walking distance	
Pharmacy		-	
Constraints			
Rights of Way		None	
Biodiversity and Geodiversity		LWS	
Previously developed?		Part - 26%-30% - includes employment use 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 located on the Langley Priory Estate with the A42 running east to west to the south of the site. There is a solar farm to the west and agricultural land to the north and east. The site comprises an agricultural field and Walnut Yard, a former farm now used for a variety of commercial purposes including a commercial storage facility.

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 is landscaped to the north by boundary planting with denser planting to the east and on the adjacent site to the south. The boundary to the west is also landscaped. The area is characterised by fields with planted boundaries; however, the site does not form part of a wider green network. Development would need to maintain boundary planting to reduce any visual intrusion.
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 bordered to the west by a solar farm and has commercial development to the southern portion of the site. The former farm and outbuildings are then to the east. The site is well landscaped, and development could potentially occupy the remainder of the site without significant harm to the character and appearance of the site or wider environment.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No identified assets.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is 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.	In terms of ecology, the presence of Great Crested Newts will affect the developable area, with required buffer zones to the north-west and potentially to the south-east should GCNs be found in the on-site pond.
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 is served by an existing access which is considered potentially suitable for an intensified use, subject to details.

Site Information											
Housing Code		Site Address		Langley Priory Estate - Site 2				Settlement		ISLEY CUM LANGLEY	
Employment Code		EMP29									
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Employment	
Name		Tonge		Name		Diseworth		Hectares		3.85	
Settlement Tier		Small Village		Settlement Tier		Sustainable Villages		Site Capacity*		Dwellings Emp (m ²) 15400	
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		1600-2000m		Periods and Build Rates			
								0 - 5		6 - 10	
								D			
								E		15400	
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No	
								SHELAA Assessment		Potentially Suitable Available	
										Potentially Achievable	



Quantitative Assessment			
Services			
Local Services		Castle Donington	
Convenience Store		Belton Convenience Store	
Primary School		-	
Secondary School		-	
GP Surgery		-	
Employment		-	
Public Transport		No services	
Formal Recreation		More than 2000m walking distance	
Informal recreation		More than 1200m walking distance	
Pharmacy		-	
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 located on the Langley Priory Estate, north of the A42. The site comprises an agricultural field with a solar farm located to the south-west, agricultural land to the south and east and the Walnut Yard, a cluster of commercial businesses to 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 has landscaped boundaries to all sides but no trees within the field. The area is characterised by fields with planted boundaries; however, the site does not form part of a wider green network. Development would need to maintain boundary planting to reduce any visual intrusion.
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.	Although the site is adjacent to the solar farm to the south-west and the commercial operation to the south, it comprises a field with other fields to the east, north and west. Development of the site would result in an intrusion into the countryside and would affect this site and the group of fields in the locality. The site is not well related to any significant built form.
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 500m south of Langley Priory (Grade II* listed). Unlike site EMP28, this site is exposed without the solar farm to intervene. As such, a careful assessment of the setting of the Priory would be required.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is 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.	In terms of ecology, the presence of Great Crested Newts will affect the developable area, with a required buffer zone to the south-west.
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 is served by an existing access which is considered potentially suitable for an intensified use, subject to details.

Site Information											
Housing Code		Site Address		Langley Priory Estate - Site 3				Settlement		ISLEY CUM LANGLEY	
Employment Code		EMP30									
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Employment	
Name		Tonge		Name		Diseworth		Hectares		3.96	
Settlement Tier		Small Village		Settlement Tier		Sustainable Villages		Site Capacity*		Dwellings Emp (m ²) 15840	
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		1600-2000m		Periods and Build Rates			
								0 - 5		6 - 10	
								D			
								E		15840	
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No	
								SHELAA Assessment		Potentially Suitable Available	
										Potentially Achievable	



Quantitative Assessment

Services			
Local Services		Castle Donington	
Convenience Store		Belton Convenience Store	
Primary School		-	
Secondary School		-	
GP Surgery		-	
Employment		-	
Public Transport		No services	
Formal Recreation		More than 2000m walking distance	
Informal recreation		More than 1200m walking distance	
Pharmacy		-	
Constraints			
Rights of Way		None	
Previously developed?		No	
Flood risk		Flood Zone 1	
Tree Preservation Order?		None	
Biodiversity and Geodiversity		None	
Soil Resources		3	
Minerals Safeguarding		None	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site is located on the Langley Priory Estate, north of the A42. The site comprises an agricultural field with a solar farm located to the south-west, agricultural land to the south and east and the Walnut Yard, a cluster of commercial businesses to 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 has landscaped boundaries to all sides but no trees within the field. The area is characterised by fields with planted boundaries; however, the site does not form part of a wider green network. Development would need to maintain boundary planting to reduce any visual intrusion.
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.	Although the site is adjacent to the solar farm to the south-west and the commercial operation to the south, it comprises a field with other fields to the east, north and west. Development of the site would result in an intrusion into the countryside and would affect this site and the group of fields in the locality. The site is not well related to any significant built form.
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 500m south of Langley Priory (Grade II* listed). Unlike site EMP28, this site is exposed without the solar farm to intervene. As such, a careful assessment of the setting of the Priory would be required.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is 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.	In terms of ecology, the presence of Great Crested Newts will affect the developable area, with a required buffer zone to the south-west.
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 is served by an existing access which is considered potentially suitable for an intensified use, subject to details.

Site Information										
Housing Code		Site Address		Langley Priory Estate - Site 5			Settlement		LONG WHATTON & DISEWORTH	
Employment Code		EMP31								
Nearest Settlement				Nearest Sustainable Settlement			Proposed Use		Employment	
Name		Tonge		Name		Breedon on the Hill		Hectares		0.81
Settlement Tier		Small Village		Settlement Tier		Sustainable Villages		Site Capacity*		Dwellings Emp (m ²) 4860
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		1200-1600m		Periods and Build Rates		
								0 - 5		6 - 10
								D		
								E		4860
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		Not for full site
								SHELAA Assessment		Potentially Suitable
										Potentially Available
										Potentially Achievable

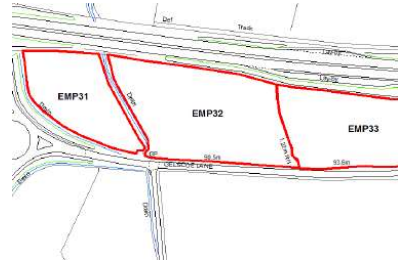


Quantitative Assessment			
Services			
Local Services		Castle Donington	Employment
Convenience Store		Pinnacle Store, Breedon	-
Primary School		-	Public Transport
Secondary School		-	No services
GP Surgery		-	Formal Recreation
			More than 2000m walking distance
			Informal recreation
			More than 1200m walking distance
			Pharmacy
			-
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
			None
			Waste Safeguarded Sites
			None

Qualitative Assessment

The site is located on the Langley Priory Estate, bounded to the north by the A42, west by the A453 and south by Gelscoe Lane. The site comprises an agricultural field. It is surrounded on all sides by agricultural use. The site has permission for paintballing (D2) use.

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 landscaped boundaries to all sides but no trees within the field. The area is characterised by fields with planted boundaries with planting adjacent to the A42. As such, the planting along the northern boundary does form part of a wider green network. Development would need to maintain boundary planting to reduce any visual intrusion.
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 bordered by highways to the north, south and west with a field to the east. Development of the site would result in an intrusion into the countryside and would affect this site and the group of fields in the locality. The site is not well related to any significant built form.
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 to the south of Langley Priory (Grade II* listed) and separated by the A42. As such, a careful assessment of the setting of the Priory would be required although it is likely the intervening highway and separation distances would be sufficient to ensure no harm. Breendon Lodge Farmhouse (Grade II listed) is 600m to south west and this would require further assessment.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is 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.	In terms of ecology, the presence of Great Crested Newts will affect the developable area, and further surveys 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 site is close to the traffic island and it would need to be demonstrated that a safe and adequate access to serve any development could be achieved.

Site Information													
Housing Code		Site Address		Langley Priory Estate - Site 6				Settlement		LONG WHATTON & DISEWORTH			
Employment Code		EMP32		Nearest Settlement		Nearest Sustainable Settlement		Proposed Use		Employment			
				Name		Name		Hectares		1.6			
				Tonge		Breedon on the Hill		Site Capacity*		Dwellings Emp (m ²) 9600			
Settlement Tier		Small Village		Settlement Tier		Sustainable Villages		Periods and Build Rates					
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		1200-1600m		0 - 5				6 - 10	
								11 - 20					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		Potentially Suitable	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No		Potentially Available	
												Potentially Achievable	

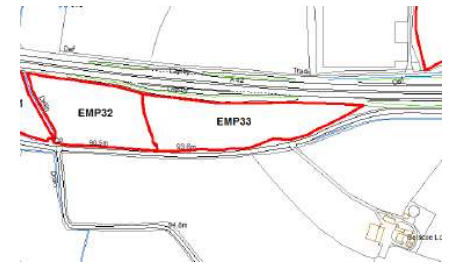
Quantitative Assessment			
Services			
Local Services		Castle Donington	
Convenience Store		Pinnacle Store, Breedon	
Primary School		-	
Secondary School		-	
GP Surgery		-	
Employment		-	
Public Transport		No services	
Formal Recreation		More than 2000m walking distance	
Informal recreation		More than 1200m walking distance	
Pharmacy		-	
Constraints			
Rights of Way		None	
Previously developed?		No	
Flood risk		Flood Zone 1	
Tree Preservation Order?		None	
Biodiversity and Geodiversity		None	
Soil Resources		3	
Minerals Safeguarding		None	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site is located on the Langley Priory Estate, bounded to the north by the A42, east and west by fields, and south by Gelscoe Lane. The site comprises an agricultural field. It is surrounded on all sides by agricultural use.

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 landscaped boundaries to all sides but no trees within the field. The area is characterised by fields with planted boundaries with planting adjacent to the A42. As such, the planting along the northern boundary does form part of a wider green network. Development would need to maintain boundary planting to reduce any visual intrusion.
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 bordered by highways to the north and south with fields to the east and west. Development of the site would result in an intrusion into the countryside and would affect this site and the group of fields in the locality. The site is not well related to any significant built form.
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 to the south of Langley Priory (Grade II* listed) and separated by the A42. As such, a careful assessment of the setting of the Priory would be required although it is likely the intervening highway and separation distances would be sufficient to ensure no harm. Breedon Lodge Farmhouse (Grade II listed) is 600m to south west and this would require further assessment.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is 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.	In terms of ecology, the presence of Great Crested Newts will affect the developable area, and further surveys 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 site is close to the traffic island and it would need to be demonstrated that a safe and adequate access to serve any development could be achieved.

Site Information											
Housing Code		Site Address		Langley Priory Estate - Site 7				Settlement		LONG WHATTON & DISEWORTH	
Employment Code		EMP33		Nearest Settlement		Nearest Sustainable Settlement		Proposed Use		Employment	
				Name		Name		Hectares		2.03	
				Tonge		Breedon on the Hill		Site Capacity*		Dwellings Emp (m ²)	
								12180		12180	
Settlement Tier		Small Village		Settlement Tier		Sustainable Villages		Periods and Build Rates			
								0 - 5 6 - 10 11 - 20			
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		1600-2000m		D			
								E		12180	
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No	
										SHELAA Assessment	
										Potentially Suitable	
										Potentially Available	
										Potentially Achievable	



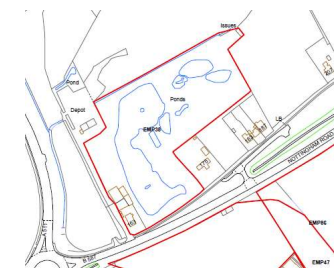
Quantitative Assessment			
Services			
Local Services	Castle Donington	Employment	-
Convenience Store	Pinnacle Store, Breedon	Public Transport	No services
Primary School	-	Formal Recreation	More than 2000m walking distance
Secondary School	-	Informal recreation	More than 1200m walking distance
GP Surgery	-	Pharmacy	-
Constraints			
Rights of Way	None	Biodiversity and Geodiversity	None
Previously developed?	No	Soil Resources	3
Flood risk	Flood Zone 1	Minerals Safeguarding	None
Tree Preservation Order?	None	Waste Safeguarded Sites	None

Qualitative Assessment

The site is located on the Langley Priory Estate, bounded to the north by the A42, east and west by fields and south by Gelscoe Lane. The site comprises an agricultural field. It is surrounded on all sides by agricultural use.

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 landscaped boundaries to all sides but no trees within the field. The area is characterised by fields with planted boundaries with planting adjacent to the A42. As such, the planting along the northern boundary does form part of a wider green network. Development would need to maintain boundary planting to reduce any visual intrusion.
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 bordered by highways to the north and south with fields to the east and west. Development of the site would result in an intrusion into the countryside and would affect this site and the group of fields in the locality. The site is not well related to any significant built form.
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 to the south of Langley Priory (Grade II* listed) and separated by the A42. As such, a careful assessment of the setting of the Priory would be required although it is likely the intervening highway and separation distances would be sufficient to ensure no harm. Breedon Lodge Farmhouse (Grade II listed) is 600m to south west and this would require further assessment.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is 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.	In terms of ecology, the presence of Great Crested Newts will affect the developable area, and further surveys 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.	It would need to be demonstrated that a safe and adequate access to serve any development could be achieved.

Site Information											
Housing Code		Site Address		Former Ashby Aquatics, Nottingham Road			Settlement		ASHBY DE LA ZOUCH		
Employment Code		EMP38									
Nearest Settlement				Nearest Sustainable Settlement			Proposed Use		Employment		
Name				Name			Hectares		2.8		
Ashby de la Zouch				Ashby de la Zouch			Site Capacity*		Dwellings Emp (m ²) 11480		
Settlement Tier		Key Service Centre		Settlement Tier		Key Service Centre		Periods and Build Rates			
Tier				Tier				0 - 5 6 - 10 11 - 20			
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		<400m		D			
								E			
								11480			
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No	
								SHELAA Assessment		Potentially Suitable Available	
										Potentially Achievable	



Quantitative Assessment			
Services			
Local Services		Ashby de la Zouch	
Convenience Store		M&S Food, Ashby	
Primary School		-	
Secondary School		-	
GP Surgery		-	
Employment		-	
Public Transport		Within 800m, 29/29A - Coalville to Swadlincote, every 30 mins 9 - EMA to Burton, Hourly	
Formal Recreation		Within 1000-2000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		-	
Constraints			
Rights of Way		None	
Previously developed?		Part - 11%-15% - includes (former) aquatic centre	
Flood risk		Flood Zone 1	
Tree Preservation Order?		None	
Biodiversity and Geodiversity		LWS	
Soil Resources		3 and 4	
Minerals Safeguarding		Coal	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site is a former nursery accessed off Nottingham Road to the east of Ashby de la Zouch. There are agriculture uses to the north and east, a scrapyard to the north-west and Nottingham Road to the south. There are several ponds of varying sizes that exist within 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.	The site accommodates a high level of mature trees with dense planting abutting the western boundary. Development of the site would have an impact on the level of planting within the site. The site does not however form part of a wider green network.
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 bordered by fields to the north and east with a parcel of land then highway to the west with a further highway to the south. The site is well landscaped and if sufficient remained it may be possible to develop the site without undue harm to the site or surroundings. However, despite sporadic housing to the south/east of the site, it is not well related to any built development. The highway intervenes to the south from the services.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No identified assets.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is 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.	There are likely to be significant ecology issues requiring extensive mitigation and licensing required for loss of the Great Crested Newt ponds and disturbance to population. It is uncertain as to whether this could be properly achieved within the site boundary.
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.	Given the existing highway arrangements it appears likely a satisfactory access point could be achieved for the site. Traffic generation is also likely to be acceptable, subject to details.

Site Information											
Housing Code		Site Address		Dawsons Yard			Settlement		HEATHER		
Employment Code		EMP39									
Nearest Settlement				Nearest Sustainable Settlement			Proposed Use		Employment		
Name				Name			Hectares		1.9		
Heather				Heather			Site Capacity*		Dwellings Emp (m ²) 7600		
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Periods and Build Rates			
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		<400m		0 - 5 6 - 10 11 - 20			
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No	
							D				
							E			7600	
							SHELAA Assessment		Potentially Suitable		
									Potentially Available		
									Achievable		

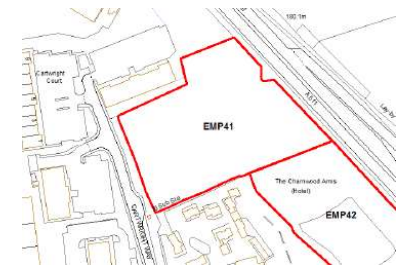


Quantitative Assessment			
Services			
Local Services		Employment	
Ibstock		-	
Convenience Store		Public Transport	
Heather Stores		No service. Nearest service more than 1200m (Ibstock)	
Primary School		Formal Recreation	
-		Within 1000-2000m walking distance	
Secondary School		Informal recreation	
-		Within 800m walking distance	
GP Surgery		Pharmacy	
-		-	
Constraints			
Rights of Way		Biodiversity and Geodiversity	
None		LWS	
Previously developed?		Soil Resources	
Yes		2	
Flood risk		Minerals Safeguarding	
Flood Zone 1		Sand and Gravel/Brick Clay	
Tree Preservation Order?		Waste Safeguarded Sites	
None		None	

Qualitative Assessment
The site is located off Swepstone Road to the west of Heather, separated from the settlement by the adjoining sports ground and village hall. There are agricultural uses to the north, west and south of the site with recent housing also to the north. The site is currently used for a variety of uses, including several residential properties and a mixture of low-grade employment uses.

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 landscaping along the boundaries which could be retained. There is buffer planting to the north and west that would need to be retained. The site does not form part of any wider green network and could potentially be developed without harm to the existing landscaping.
Townscape, Landscape and Visual Sensitivity	Development of the site may have an impact on sensitive townscape or landscape characteristics, but it is possible that it could be mitigated to an acceptable level.	The site is set back from the highway with its own access track that runs parallel to the main road. The site frontage is then landscaped, the combination of which reduces the visual impact of the site. The site is considerably built up with structures and supporting hardstanding and its re-development may potentially not have any greater visual impact than the current site.
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.	Heather Hall, the stables and lodge are to the west of the site and are grade II listed. The site is partly adjacent to the parkland that surrounds the hall and has an impact on its setting. The site is however already built up and re-development could potentially have no greater impact.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is 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.	No significant ecological issues are known, a Phase 1 survey is recommended.
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.	Given the existing highway arrangements it appears likely a satisfactory access point could be achieved for the site. Traffic generation is also likely to be acceptable, subject to details.

Site Information											
Housing Code		Site Address		Land to the r/o Charnwood Arms			Settlement		ELLISTOWN AND BATTLEFLAT		
Employment Code		EMP41									
Nearest Settlement				Nearest Sustainable Settlement			Proposed Use		Employment		
Name				Name			Hectares		1.18		
Coalville Urban Area				Coalville Urban Area			Site Capacity*		Dwellings Emp (m ²) 3733		
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	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		Expired	
								SHELAA Assessment		Suitable	
										Potentially Available	
										Potentially Achievable	



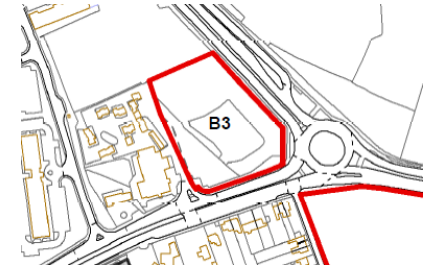
Quantitative Assessment			
Services			
Local Services		Coalville	
Convenience Store		Londis, Ellistown	
Primary School		-	
Secondary School		-	
GP Surgery		-	
Employment		-	
Public Transport		Within 800m, 29/29A- Coalville to Leicester, every 30 mins	
Formal Recreation		More than 2000m walking distance	
Informal recreation		More than 1200m walking distance	
Pharmacy		-	
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		None	
Waste Safeguarded Sites		None	

Qualitative Assessment

This is a flat, vacant site within the Bardon Road industrial area. The site adjoins a lorry park and the rear premises of the pub to the south and offices to the north and west. The A511 runs along the eastern boundary.

Topic	Assessment	Notes
Green Infrastructure	Development is unlikely to negatively affect existing green infrastructure and/or the site will provide the opportunity to improve the Green Infrastructure Network.	The site is surrounded by some established landscape features and these could be retained and enhanced to link to the wider green network to the north.
Townscape, Landscape and Visual Sensitivity	Development of the site would have a limited impact on townscape and/or landscape character.	The site borders the existing industrial site to the north and west and commercial development (pub and lorry park) to the south. The A511 contains the site to the east. The site could be developed and would be read as part of the existing estate with little visual impact beyond the site.
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.	Bardon Park Chapel (Grade II) lies to the north of A511. Development would need to be assessed to ensure there would be no harm to its setting and it is likely this would be the case given the separation distance and intervening development.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is 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.	In response to the most recent planning application, LCC ecology advised that an ecology survey was not necessary as the site had relatively recently been cleared. A phase 1 survey may be necessary in the future if the site has regenerated further.
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 had permission for light industrial and storage units (17/00048/OUTM; expired). In response to a subsequent, similar application (20/00914/OUTM, withdrawn) LCC Highways advised that the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe.

Site Information											
Housing Code		B3	Site Address				Former Stardust Nightclub, Bardon		Settlement		BARDON
Employment Code		EMP42									
Nearest Settlement			Nearest Sustainable Settlement				Proposed Use		Either		
Name			Coalville Urban Area				Hectares		1.1		
Settlement			Principal Town				Site Capacity*		Dwellings 27 Emp (m ²) 2960		
Tier			Tier				Periods and Build Rates				
Relationship to Limits to Development?			Within				D		27		
Distance from sustainable boundary			Within Boundary				E				
Site of Special Scientific Interest?		No	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			Potentially Available
Local Nature Reserve?		No	Scheduled Monument?		No	Existing Permission?		Yes - Temporary Permission for 36 Months			Potentially Achievable



Quantitative Assessment				
Services				
Local Services		Coalville	Employment	Bardon Employment Area
Convenience Store		Spar, Markfield Services	Public Transport	
Primary School		Stanton under Bardon Primary	Within 800m, 29/29A- Coalville to Leicester, every 30 mins	
Secondary School		South Charnwood High	Formal Recreation	
GP Surgery		Hugglescote Surgery	More than 2000m walking distance	
			Informal recreation	
			More than 1200m walking distance	
			Pharmacy	
			Masons Chemist, Hugglescote	
Constraints				
Rights of Way		None	Biodiversity and Geodiversity	
Previously developed?		Yes	None	
Flood risk		Flood Zone 1	Soil Resources	
Tree Preservation Order?		None	3	
			Minerals Safeguarding	
			None	
			Waste Safeguarded Sites	
			None	

Qualitative Assessment

The site is a brownfield former nightclub site at the junction of the A511 and B585 in Bardon. The former nightclub has now been demolished, leaving an area of hardstanding and the former nightclub car park; this is currently used for lorry parking. The Charnwood Arms pub is to the west and dwellings to the south across Beveridge Lane and the A511 to the east. Further to the west are industrial buildings. The site is bordered by busy roads to the north-east and south.

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.	Hedges form part of the boundaries to the site and there are some trees within the site. These hedges could be largely retained as part of any re-development. The site could also accommodate further planting and open space. The site does not form part of a wider green network.
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 brownfield and formerly comprised a nightclub. The site now comprises hardstanding and is used for lorry parking. There are significant highways to the north-east and south of the site with industrial development further to the west. The site is somewhat isolated in terms of the nearest settlement boundary and residential development in the area is of a linear nature. However, given the surrounding built form and brownfield nature of the site, development could potentially be visually acceptable.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	There are no known assets to be 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 brownfield and there may be contamination on the site that requires investigation/mitigation.
Environmental Quality	The site is close to sources of pollution or other environmental quality issues, but it is possible that it can be mitigated to an acceptable level.	Potential noise issues from the adjacent highways and industrial development.
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 hedge has the potential to be a BAP habitat. Retain hedges with 5m buffer; badger survey also needed. Site appears part cleared.
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 the site benefits from shared boundaries with the A511. The Highway Authority is unlikely to be supportive of the creation of new access onto the A511. Whilst the site has an extant access onto Bardon Road, should the development proposal result in increased traffic over and above the permitted use then it may be considered unfavourable by the Highway Authority. However, the Highway Authority takes a pragmatic approach and in some circumstances a relaxation of this policy may be considered acceptable as detail emerges.

Site Information										
Housing Code		Site Address		Land at Dents Road			Settlement		ASHBY DE LA ZOUCH	
Employment Code		EMP46								
Nearest Settlement				Nearest Sustainable Settlement			Proposed Use		Employment	
Name				Name			Hectares		1.16	
Ashby de la Zouch				Ashby de la Zouch			Site Capacity*		Dwellings Emp (m ²)	
							6836		6836	
Settlement Tier		Key Service Centre		Settlement Tier		Key Service Centre		Periods and Build Rates		
								0 - 5 6 - 10 11 - 20		
Relationship to Limits to Development?		Within		Distance from sustainable boundary		Within Boundary		D		E
										6836
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	Suitable	
Local Nature Reserve?		No	Scheduled Monument?		No	Existing Permission?		Expired	Potentially Available	
									Achievable	



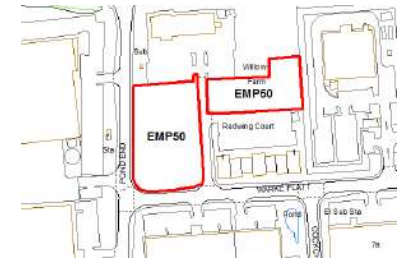
Quantitative Assessment			
Services			
Local Services		Ashby de la Zouch	Employment
Convenience Store		Aldi, Ashby de la Zouch	-
Primary School		-	Public Transport
Secondary School		-	Within 800m, 29/29A - Coalville to Swadlincote, every 30 mins 9 - EMA to Burton, Hourly
GP Surgery		-	Formal Recreation
			Within 1000-2000m walking distance
			Informal recreation
			Within 800m walking distance
			Pharmacy
			-
Constraints			
Rights of Way		PROW running along site boundary	Biodiversity and Geodiversity
Previously developed?		Yes	LWS
Flood risk		Flood Zone 1	Soil Resources
Tree Preservation Order?		None	N/A
			Minerals Safeguarding
			Part Coal
			Waste Safeguarded Sites
			None

Qualitative Assessment

This flat, brownfield site is located in the Ashby Business Park. There are employment uses to the north, south and east of the site and to the west the site backs onto a substantial landscape belt with a playing field beyond.

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.	There are some trees and landscaping along the site boundaries but none within the site. As such, the site does not form part of a wider green network. There is potential for additional planting together with the 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 within an established industrial area. The site could be developed and would be read as part of the existing estate with little visual impact beyond the site.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No identified assets.
Land and Water Contamination	The site is or may be affected by land contamination or landfill. The site will or may cause groundwater pollution. It is possible that it can be mitigated to an acceptable level.	The site is brownfield and there may be contamination on the site that requires investigation/mitigation.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are no identified ecology issues that would be likely to affect the development at this stage. The site is within the River Mease Catchment Area.	In response to the planning application there were no identified ecology issues that would be likely to affect the development at this stage.
Highway Safety	The site could potentially have a safe access to the highway network and potentially may not impact on the local highway network.	In response to the planning application the Highway Authority identified no objections to the development subject to conditions and planning obligations.

Site Information										
Housing Code		Site Address		Plots 4b & 4d Willow Farm Business Park			Settlement		CASTLE DONINGTON	
Employment Code		EMP50								
Nearest Settlement				Nearest Sustainable Settlement			Proposed Use		Employment	
Name				Name			Hectares		0.33	
Castle Donington				Castle Donington			Site Capacity*		Dwellings Emp (m ²)	
							1980		1980	
Settlement Tier		Key Service Centre		Settlement Tier		Key Service Centre		Periods and Build Rates		
								0 - 5 6 - 10 11 - 20		
Relationship to Limits to Development?		Within		Distance from sustainable boundary		Within Boundary		D		
								E		
								1980		
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		Yes
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No
							SHELAA Assessment		Potentially Suitable Available Potentially Achievable	

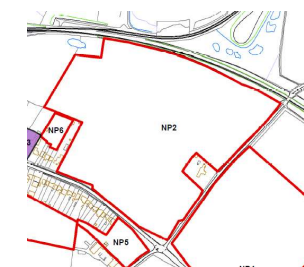


Quantitative Assessment			
Services			
Local Services		Employment	
Castle Donington		-	
Convenience Store		Public Transport	
Co-op, Castle Donington		Within 800m, Skylink Derby - Derby to Leicester, every 20 mins & Skylink Nottingham - Nottingham to Loughborough, every 20 mins & My15 Ilkeston to EMA, hourly	
Primary School		Formal Recreation	
-		Within 1000-2000m walking distance	
Secondary School		Informal recreation	
-		More than 1200m walking distance	
GP Surgery		Pharmacy	
-		-	
Constraints			
Rights of Way		Biodiversity and Geodiversity	
None		LWS	
Previously developed?		Soil Resources	
No		2	
Flood risk		Minerals Safeguarding	
All of site in FZ3		Sand and gravel	
Tree Preservation Order?		Waste Safeguarded Sites	
None		None	

Qualitative Assessment
The site comprises two parcels of land that fall either side of Long Acre, within the Willow Farm Business Park, to the north of Castle Donington. The plots are surrounded on all sides by commercial and office uses.

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 accommodates some landscaping along the boundaries which forms part of the overall landscaping within the industrial site. The site is constrained by highways to the west and partly to the south. As such, it does not form part of any wider green network. Development of the site could include retention of boundary treatment which could maintain the existing.
Townscape, Landscape and Visual Sensitivity	Development of the site would have a limited impact on townscape and/or landscape character.	The sites are adjacent to each other with highways to the south and west. The area is based on a grid layout with industrial buildings and parking. Development of the sites would, subject to detail, be visually acceptable, being set well within the overall estate and being adjacent to existing buildings.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No 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 contamination.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are no identified ecology issues that would be likely to affect the development at this stage.	The site appears unlikely to have any ecological issues which could prevent the site being developed.
Highway Safety	The site could potentially have a safe access to the highway network and potentially may not impact on the local highway network.	The site could be served by an adequate access and traffic generation is unlikely to be an issue.

Site Information													
Housing Code		NP2	Site Address				Leicester Road/Corkscrew Lane, New Packington		Settlement		NEW PACKINGTON		
Employment Code		EMP57											
Nearest Settlement			Nearest Sustainable Settlement				Proposed Use		Either				
Name			New Packington		Name		Ashby de la Zouch		Hectares		15.3		
Settlement			Hamlet		Settlement		Key Service Centre		Site Capacity*		Dwellings	143	
Tier					Tier				Emp (m ²)				
Relationship to Limits to Development?			Outside		Distance from sustainable boundary		<400m		Periods and Build Rates				
									0 - 5		6 - 10		11 - 20
									D		143		
									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		Ashby de la Zouch	Employment	Ashby de la Zouch Town Centre	
Convenience Store		Co-op, Ashby	Public Transport		No service, nearest service over 1200m (Ashby)
Primary School		Packington CofE	Formal Recreation		Within 1000-2000m walking distance
Secondary School		Ivanhoe School	Informal recreation		Within 800-1200m walking distance
GP Surgery		Castle Medical Group	Pharmacy		Boots, Ashby
Constraints					
Rights of Way		None	Biodiversity and Geodiversity		LWS
Previously developed?		No	Soil Resources		3
Flood risk		Flood Zone 1	Minerals Safeguarding		Part Coal
Tree Preservation Order?		None	Waste Safeguarded Sites		None

Qualitative Assessment

The site is to the north-east of New Packington, on the corner of Leicester Road and Corkscrew Lane. It comprises an irregular shaped field, currently in use for agriculture (grade 3). It is surrounded to the south and south-west by residential uses, to the north-west and east by agriculture and to the north by the former Lounge Disposal site. The site is within the National Forest.

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 several fields with further fields to the north and east; however, 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 fields partly to the rear of the dwellings fronting onto the highway but largely to the north of an undeveloped part of Leicester Road. This part of the settlement comprises linear ribbon development of housing fronting onto the highway with sizeable rear gardens and fields to the rear. Development of this site would not respond to the scale of this part of the settlement and would not respond to the character, adding significant depth to the linear form. Development of the site would result in an encroachment into the countryside and would not respect the existing settlement.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	The only nearby heritage asset is the grade II listed milestone outside 96 Leicester Road. Development of this site would not impact upon this asset.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is close to sources of pollution or other environmental quality issues, but it is possible that it can be mitigated to an acceptable level.	Potential noise issues from A42.
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 very large nationally important Great Crested Newt (GCN) colony immediately adjacent the site and the potential for badgers to be on the site. Land to north (Lounge Site) is a Local Wildlife Site. The hedges and trees are potential BAP habitats. The site is arable and of low ecological value, apart from GCNs in marginal habitats and in nearby by pond (off-site in north west corner). The presence of GCN in this pond will affect developable area and will require extensive mitigation, including retention marginal habitats.
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 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	B2	Site Address	Barralochen Farm, East Lane, Bardon				Settlement	BARDON		
Employment Code	EMP58									
Nearest Settlement		Nearest Sustainable Settlement				Proposed Use	Either			
Name		Coalville Urban Area		Name		Coalville Urban Area		Hectares	5.59	
Settlement Tier		Principal Town		Settlement Tier		Principal Town		Site Capacity*	Dwellings	105
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		<400m		Emp (m ²)	11160	
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Periods and Build Rates		
National Nature Reserve?		No		Historic Park or Garden?		No		0 - 5		
Local Nature Reserve?		No		Scheduled Monument?		No		6 - 10		
								11 - 20		
								D		
								E		
								105		
								11160		
SHELAA Assessment		Potentially Suitable		Within Flood Zone 3b?		No		Potentially Available		
				EMA Public Safety Zone?		No		Not Currently Achievable		
				Existing Permission?		No				

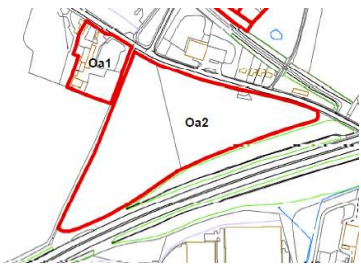


Quantitative Assessment			
Services			
Local Services	Coalville	Employment	Bardon Employment Area
Convenience Store	Spar, Markfield Services	Public Transport	Within 800m, 29/29A- Coalville to Leicester, every 30 mins
Primary School	Stanton under Bardon Primary	Formal Recreation	More than 2000m walking distance
Secondary School	South Charnwood High	Informal recreation	More than 1200m walking distance
GP Surgery	Hugglescote Surgery	Pharmacy	Masons Chemist, Hugglescote
Constraints			
Rights of Way	PROW cuts across SW corner	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 lies south of the A511 at the point where it joins Beveridge Lane in Bardon. It is surrounded to the west by residential uses and then an employment area, to the south by agricultural uses and a quarry, to the east by an animal sanctuary and residential uses and to the north by Bardon Park chapel (grade 2 listed), agricultural uses and a quarry. It adjoins the district boundary and forms part of a larger site with land that falls within Hinckley and Bosworth district. A public footpath runs eastwards across the site from the junction of East Lane and South Lane and then runs northwards to the A511. The site is in agricultural use (grade 3).

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges form the majority of 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 area. There are few 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. The site does not however 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 is large, and its development would have a significant visual impact on the site and surroundings. The site comprises fields with hedged boundaries and is bordered by other fields to the north, east and south. Although there is development on adjacent sites in the form of housing to the east and west, this is ribbon development in an open countryside setting. Development of this site would introduce residential development on a greenfield site, adding considerable depth beyond the existing neighbouring sites. It is not considered the neighbouring development is sufficient to successfully integrate development on this site.
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.	Bardon Park Chapel is a grade II listed building set to the north of the site. The building is separated from the site by the highway. Evidence would be required at the application stage to demonstrate the setting would not be affected and it is considered there is the potential to achieve this.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is close to sources of pollution or other environmental quality issues, but it is possible that it can be mitigated to an acceptable level.	Potential noise issues from the adjacent highways.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology state there is the potential for badgers to be on site and potential for Great Crested Newts (GCNs) in the pond off-site to the south. Two of the fields on site have historic wildlife site designations. The hedges, trees, stream/ditch and species-rich grassland are potential BAP habitats. There would need to be a Phase 1 habitat survey undertaken and a GCN survey of the off-site ponds before making decisions. The presence of species-rich grassland or GCNs will affect developable area and require mitigation.
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 accessing the site from the A511 or B585 would be contrary to part IN5 of the 6C's Design Guide and would be unacceptable to the County Highways Authority. East Lane and South Lane do not have the relevant levels of infrastructure to deal with the increase in traffic which is likely to be generated by the development. The site would therefore require further consideration to demonstrate suitable access could be provided.

Site Information										
Housing Code	Oa2	Site Address	Burton Road, Oakthorpe				Settlement	OAKTHORPE		
Employment Code	EMP60									
Nearest Settlement		Nearest Sustainable Settlement			Proposed Use	Either				
Name		Name			Hectares	4.48				
Oakthorpe		Oakthorpe			Site Capacity*	Dwellings	84			
Sustainable Villages		Sustainable Villages			Emp (m ²)					
Tier		Tier			Periods and Build Rates					
Relationship to Limits to Development?		Distance from sustainable boundary					84			
Outside		<400m			D					
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	Westminster Industrial Estate, Measham
Convenience Store	Co-op, Measham	Public Transport	Within 800m, 19 - Ashby to Burton, Hourly
Primary School	Oakthorpe Primary	Formal Recreation	Within 1000-2000m 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	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 south of Measham Road and to the north of the A42. The site is a greenfield site, currently used for agricultural purposes (grade 3). There are some residential dwellings to the north of the site on the opposite side of Burton Road. The A42 is to the south of the site and there is agricultural land 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. There is a tree belt along the southern boundary which forms part of wider planting adjacent to the A42 and this should be retained. 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 parcel of land in open countryside. There is sporadic housing to the north, but the area is generally open countryside. The site is not well related to the village and would form an isolated development. Although the site is well landscaped, its development would be harmful to the countryside.
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 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 60m from one landfill site and 100m from another. Further contamination investigation is recommended.
Environmental Quality	The site is close to sources of pollution or other environmental quality issues, but it is possible that it can be mitigated to an acceptable level.	Potential noise issues from A42 on part of the site.
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 inhabit the site. The site is a former Parish level designated site. The hedges and grassland on site represent potential Biodiversity Action Plan habitats. The site is part arable and part grassland - known to have been species rich in the past. A Phase 1 habitat survey of the grassland would be required as would a badger survey. 5m buffer zones should be retained along hedges/watercourse, 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 Burton Road is a high speed (50mph speed limit) road with minimal pedestrian walkways. Creating a new access onto this road is contrary to policy IN5 in the 6CsDG.

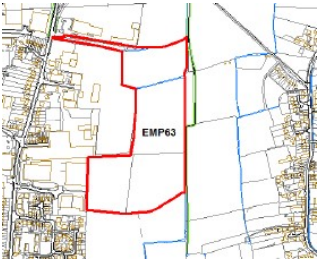
Site Information											
Housing Code		Site Address		Land at Hoo Ash roundabout				Settlement		SWANNINGTON	
Employment Code		EMP61		Nearest Settlement		Nearest Sustainable Settlement		Proposed Use		Employment	
				Name		Name		Hectares		0.3	
				Swannington		Swannington		Site Capacity*		Dwellings Emp (m ²)	
								1200		1200	
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Periods and Build Rates			
								0 - 5 6 - 10 11 - 20			
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		D			
								E		1200	
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No	
										SHELAA Assessment	
										Potentially Suitable	
										Potentially Available	
										Potentially Achievable	



Quantitative Assessment			
Services			
Local Services		Coalville Town Centre	
Convenience Store		Lidl, Coalville	
Primary School		-	
Secondary School		-	
GP Surgery		-	
Employment		-	
Public Transport		Within 800m, 29 - Coalville to Swadlincote, Hourly	
Formal Recreation		Within 1000-2000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		-	
Constraints			
Rights of Way		None	
Biodiversity and Geodiversity		None	
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 lies just off Hoo Ash roundabout at the corner of Hough Hill and Ashby Road. It comprises a single, irregular shaped field and is surrounded to the west and east (across Hough Hill) by fields used for agriculture, to the north by a row of residential properties and to the south, across Ashby Road, by a farm.

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 landscaping along the boundaries which other than an access point could be retained; this comprises hedges. There is no landscaping within the site. The site does not form part of any wider green network and could potentially be developed without harm to the existing 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 occupies a countryside location although it borders housing to the north with a farm to the south and housing to the east, separated by the highway. The site forms part of the countryside setting to the housing to the north and to Coalville. The site is in line with the housing to the north but occupies a prominent location and development would have a significant visual impact.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No identified assets.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is 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.	No significant ecological issues are known, a Phase 1 survey is recommended.
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.	Access to the site does not currently exist and would not be permissible of the A5111. It would need to be demonstrated that adequate access could be provided.

Site Information															
Housing Code		Site Address		Land east of Carnival Way				Settlement		CASTLE DONINGTON					
Employment Code		EMP63		Nearest Settlement		Nearest Sustainable Settlement		Proposed Use		Employment					
				Name		Name		Hectares		8.7					
		Castle Donington		Castle Donington		Castle Donington		Site Capacity*		Dwellings Emp (m ²) 0					
Settlement Tier		Key Service Centre		Settlement Tier		Key Service Centre		Periods and Build Rates							
								0 - 5		6 - 10		11 - 20			
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		D		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				Unsuitable	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No		Available			
												Not Currently Achievable			

Quantitative Assessment			
Services			
Local Services		Employment	
Castle Donington		-	
Convenience Store		Public Transport	
Co-op, Castle Donington		Within 800m, Skylink Derby - Derby to Leicester, every 20 mins & Skylink Nottingham - Nottingham to Loughborough, every 20 mins	
Primary School		Formal Recreation	
-		Within 1000-2000m walking distance	
Secondary School		Informal recreation	
-		Within 800-1200m walking distance	
GP Surgery		Pharmacy	
-		-	
Constraints			
Rights of Way		Biodiversity and Geodiversity	
None		LWS	
Previously developed?		Soil Resources	
No		2 and 3	
Flood risk		Minerals Safeguarding	
All of site in FZ3		Sand and Gravel	
Tree Preservation Order?		Waste Safeguarded Sites	
None		None	

Qualitative Assessment
The sites lies to the east of Castle Donington, off Station Road. The site wraps around the car sales company to the west, while to the north is a storage use and to the south and east agriculture. Fields to the east then adjoin Hemington.

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 boundaries and forming the field boundaries. The outer boundaries could be maintained as part of any development; however, the field boundaries would be lost. The development of the site would therefore have an impact on the landscaping of the site. The site abuts fields to the east and south; however, it does not form part of any wider green network.
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 relatively large but borders industrial sites to the north and west. To the east and south the site forms part of a group of fields which to the east, separate Castle Donington from Hemington. Development of the site would erode the separation between the settlements and permission has been refused on this basis (17/01136) with an appeal pending. However, the site is well related to the built industrial development to the north and west. As such, the suitability of the site for development on visual terms rests on this appeal.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No assets affected. The site lies to the north of the historic core and no objection was raised on these grounds at the application stage.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are no identified ecology issues that would be likely to affect the development at this stage.	The site appears unlikely to have any ecological issues which could prevent the site being developed. No objection was raised at the application stage.
Highway Safety	The site could potentially have a safe access to the highway network and potentially may not impact on the local highway network.	The site could be served by an adequate access and traffic generation is unlikely to be an issue.

Site Information											
Housing Code		Site Address		Site of former Measham Colliery				Settlement		MEASHAM	
Employment Code		EMP66									
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Employment	
Name				Name				Hectares		3.6	
Measham				Measham				Site Capacity*		Dwellings Emp (m ²)	
Local Service Centre				Local Service Centre				14400		14400	
Settlement Tier		Local Service Centre		Settlement Tier		Local Service Centre		Periods and Build Rates			
Tier				Tier				0 - 5		6 - 10	
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		800-1200m		D			
								E		14400	
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No	
								SHELAA Assessment		Potentially Suitable	
										Potentially Available	
										Potentially Achievable	




Quantitative Assessment			
Services			
Local Services		Measham	
Convenience Store		Tesco Express, Measham	
Primary School		-	
Secondary School		-	
GP Surgery		-	
Employment		-	
Public Transport		More than 1200m to bus services in Measham	
Formal Recreation		More than 2000m walking distance	
Informal recreation		More than 1200m walking distance	
Pharmacy		-	
Constraints			
Rights of Way		None	
Previously developed?		No	
Flood risk		Flood Zone 1	
Tree Preservation Order?		Part of site	
Biodiversity and Geodiversity		LWS	
Soil Resources		3	
Minerals Safeguarding		Coal	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site is part of the former location of Measham Mines off the Swepstone Road to the east of Measham. The site has a wooded area to the north, and agricultural uses to the west, south and east and includes some hardstanding.

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 landscaping along the boundaries which other than an access point could be retained. There is a large area of planting to the north of the site which covers a significant proportion of the site. The site is surrounded by fields and does not form part of any wider green network and could potentially be developed without harm to the existing 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 set within a countryside setting comprising of agricultural fields with occasional buildings or group of buildings with a solar farm to the north-east. The area is therefore rural and not well related to any settlement. Development of the site would therefore have a detrimental impact on the site and 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.	Measham House, to the north of the site, is grade II listed and is likely to derive part of its significance from the rural setting. As such an assessment of the impact of development will therefore be required though the separation distance may mean there is no harm.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is 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.	Although some of the grassland has been scraped, a Phase 1 survey is recommended.
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.	Given the existing highway arrangements it appears likely a satisfactory access point could be achieved for the site. Traffic generation is also likely to be acceptable, subject to details.

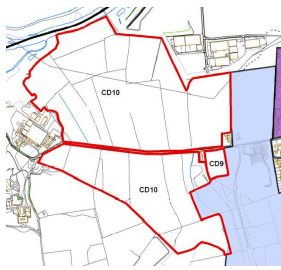
Site Information															
Housing Code		AV1		Site Address			Main Street/Occupation Road, Albert Village			Settlement		ALBERT VILLAGE			
Employment Code		EMP67													
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Either					
Name				Albert Village				Hectares		14.1					
Settlement Tier				Sustainable Villages				Site Capacity*		Dwellings 264 Emp (m ²) 28200					
Relationship to Limits to Development?				Adjoining				Distance from sustainable boundary		Adjoining Boundary					
Settlement Tier				Sustainable Villages				Periods and Build Rates		0 - 5 6 - 10 11 - 20					
Relationship to Limits to Development?				Adjoining				D		264					
Relationship to Limits to Development?				Adjoining				E		28200					
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		Swadlincote		Employment		Swadlincote Town Centre	
Convenience Store		Tesco Express, Church Gresley		Public Transport		Within 800m, 19 - Ashby-Burton, Hourly	
Primary School		Albert Village Primary		Formal Recreation		Within 1000m walking distance	
Secondary School		Granville Academy		Informal recreation		Within 800-1200m walking distance	
GP Surgery		Woodville Surgery		Pharmacy		Dean and Smedley, Woodville	
Constraints							
Rights of Way		None		Biodiversity and Geodiversity		None	
Previously developed?		Part - 26%-30% - includes employment area		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 east of Main Street and north of Occupation Lane, Albert Village. The northern and eastern boundaries of the site follow the boundary line of North West Leicestershire and South Derbyshire District. The site is mainly scrub land with some storage and distribution uses located in the south-eastern corner. There are residential dwellings to the west of the site and open land to the south. The site is grade 4 agricultural land. There is some vegetation around the perimeter of the site. The extent of the proposed site does extend northwards beyond the district's border into South Derbyshire District.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges form the site boundaries and there is landscaping within the site. The site does not however form part of a wider green infrastructure and the majority of the site boundaries could potentially be retained as part of a development scheme. 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 large, and the development of the whole site would not respond to the existing scale of the village which is relatively limited. The part of the site adjacent to Main Street is well related to the built form of the village; however, the eastern extremity would be some distance from the built form of the village. Development of the whole site would have a significant impact on the size and form of the village; however, development of the western part of the site would be better related in terms of location and scale.
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 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.	Part of the south-eastern section of the site is within a hazardous materials storage area (Hepworth Building Products).
Environmental Quality	The site is close to sources of pollution or other environmental quality issues, but it is possible that it can be mitigated to an acceptable level.	The site is adjacent to commercial/industrial uses which could potentially affect future residents. Mitigation would need to be provided to address the potential 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 state there are no designated ecological sites within the site. The scrub/grassland is potentially Biodiversity Action Plan quality. A survey of the grassland would be required with a view to the part retention of these areas. Development should incorporate some enhancement of 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.	The Highway Authority state there are no apparent fundamental highways reasons for this site to be excluded from consideration. There is currently no suitable access but potentially this could be satisfactorily provided.

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

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

Qualitative Assessment
<p>This large greenfield site comprises several agricultural fields both to the north and south of Park Lane, to the west of Castle Donington (grades 2,3 and 4). To the north lies East Midlands Distribution Centre, the route of the Castle Donington relief road runs to the east, Donington Park lies to the south and a farm lies to the west. A Local Wildlife Site is present in the site boundary (Studbrook Hollow, which is also protected by a Tree Preservation Order). Adjacent to its north-east corner is a wooded area which is designated as a Local Wildlife Site, part of which overlaps slight into this site. In addition, overhead power lines run across the site, east to west.</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 form some site boundaries and those adjacent to the highway and the outer boundaries would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure. The site does not form part of a wider landscaped network.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site is large and comprises agricultural land which undulates and includes landscaping along boundaries. The site is in close proximity to the relief road and with the distribution centre to the north this ensures the site is well related to other development. However, the character and appearance of the site away from the relief road is that of rolling countryside, detached from the main settlement. Development would lead to significant encroachment into the countryside.
Historic and Cultural Assets	Development of the site may have the potential to affect heritage assets, but it is possible that it could be mitigated to an acceptable level.	There are several listed buildings to the west of the southern part of the site; these include Home Farmhouse (grade II) and Donington Hall (grade II*) together with buildings associated with the hall. Development would have the potential to impact on the setting of these buildings.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is close to sources of pollution or other environmental quality issues, but it is possible that it can be mitigated to an acceptable level.	The site is in close proximity to East Midlands Airport and Donington Park.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	The site is in a SSSI Impact Risk Zone (Donington Park SSSI). LCC Ecology stated there is the potential for badgers, otter, water vole and GCN to be on site. A Local Wildlife Site is present in the site boundary (Studbrook Hollow, which is also protected by a Tree Preservation Order). The hedges, trees, ditches, woodland, stream, and possible grassland have the potential to be BAP habitats. The site is mostly arable. A Phase 1 habitat/hedge/badger survey will be needed. Development will probably be acceptable with avoidance, mitigation, and compensation. Need to retain hedges with 5m buffer zones natural vegetation and 5m buffer zones to streams and on and off-site woodland. Buffer zone of 20m along the Trent needed. Potential for biodiversity enhancement.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The Highway Authority has stated that site is likely to impact on the Castle Donington relief road. Suitable modelling will be expected. Any new access onto the relief road which impacts its primary function is likely to be viewed unfavourably by the Highway Authority. Obligations towards the upgrade of Park Lane is likely to be sought from sites using it as an access point. The site would benefit from a coordinated masterplan and assessments with adjacent sites if these are all allocated through a future plan.

Site Information											
Housing Code		Site Address		Land north and south of A6				Settlement		KEGWORTH	
Employment Code		EMP73									
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Employment	
Name				Name				Hectares		31.2	
Kegworth				Kegworth				Site Capacity*		Dwellings Emp (m ²)	
Local Service Centre				Local Service Centre				190000			
Settlement Tier		Local Service Centre		Settlement Tier		Local Service Centre		Periods and Build Rates			
Tier				Tier				0 - 5		6 - 10	
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		D			
								E		190000	
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		Not for full site	
								SHELAA Assessment		Potentially Suitable	
										Potentially Available	
										Potentially Achievable	



Quantitative Assessment			
Services			
Local Services		Kegworth	
Convenience Store		Co-op, Kegworth	
Primary School		-	
Secondary School		-	
GP Surgery		-	
Employment		-	
Public Transport		Within 1200m, Skylink - Nottingham to Loughborough, 2 per hour & Skylink - Derby to Leicester, hourly	
Formal Recreation		Within 1000-2000m walking distance	
Informal recreation		Within 800-1200m walking distance	
Pharmacy		-	
Constraints			
Rights of Way		None	
Previously developed?		No	
Flood risk		Some Flood Risk	
Tree Preservation Order?		Adjacent to site	
Biodiversity and Geodiversity		None	
Soil Resources		3	
Minerals Safeguarding		Sand and Gravel	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site comprises three parcels of land - one to the north of Remembrance Way, one to the south and one to the west of the approach into Kegworth. All three parcels are currently in use for agriculture.

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.	Overall, the sites have little landscaping, are generally open with some landscaped boundaries. The sites do not form part of any wider green network and development would not impact upon landscaping to any significant degree.
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 comprises three distinct elements. To the north of Remembrance Way, the site is separated from Kegworth by the highway with a further highway to the west. To the north and north-east are fields. The site is therefore detached from any other built form and development would be hard to integrate successfully. The second parcel of land to the south of Remembrance Way borders the highway to the north and west with fields to the east. It does however abut the industrial site to the south. Despite this however, development of the site would have a significant visual impact on the approach into Kegworth and would only be physically well related to the south. The third parcel of land to the west has planning permission for housing. As such, no objection is raised to this part of the site on visual grounds.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No identified assets.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is 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 parcels of land to the north and south of Remembrance Way are likely to require a Phase 1 Survey to assess ecological potential as part of any planning application. The site to the west has been deemed acceptable on ecological grounds as part of the planning application process.
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.	In terms of highways, any new access onto the A453 or A6 which impacts its primary function is likely to be viewed unfavourably. This would relate to the parcels of land to the north and south of Remembrance Way. The other site has the benefit of planning permission for housing and is likely to be acceptable in terms of highway safety and traffic generation, subject to details.

Site Information															
Housing Code		Site Address		Land south of Gordon Ellis				Settlement		CASTLE DONINGTON					
Employment Code		EMP74		Nearest Settlement		Nearest Sustainable Settlement		Proposed Use		Employment					
				Name		Name		Hectares		0.3					
				Castle Donington		Castle Donington		Site Capacity*		Dwellings Emp (m ²) 1200					
Settlement Tier		Key Service Centre		Settlement Tier		Key Service Centre		Periods and Build Rates							
								0 - 5		6 - 10		11 - 20			
Relationship to Limits to Development?		Within		Distance from sustainable boundary		Within Boundary		D							
								E		1200					
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	



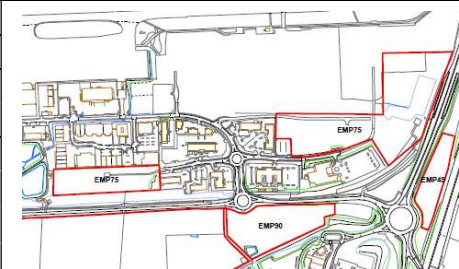
Quantitative Assessment			
Services			
Local Services		Employment	
Castle Donington		-	
Convenience Store		Public Transport	
Co-op, Castle Donington		Within 800m, Skylink Derby - Derby to Leicester, every 20 mins & Skylink Nottingham - Nottingham to Loughborough, every 20 mins	
Primary School		Formal Recreation	
-		Within 1000m walking distance	
Secondary School		Informal recreation	
-		Within 800-1200m walking distance	
GP Surgery		Pharmacy	
-		-	
Constraints			
Rights of Way		Biodiversity and Geodiversity	
None		None	
Previously developed?		Soil Resources	
No		3	
Flood risk		Minerals Safeguarding	
All of site in FZ3		Sand and Gravel	
Tree Preservation Order?		Waste Safeguarded Sites	
None		None	

Qualitative Assessment

The site is a rectangular piece of land located to the south of Trent Lane industrial area in Castle Donington. It is mainly surrounded by open space and sports pitches to the south and west with industrial units to the north. It currently comprises open space and is surrounded by vegetation on all four sides.

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 eastern, southern and western boundaries and is open to the north. The site abuts open green spaces to the south and west and therefore forms part of a wider green network. The site is bordered by landscaping to the south and is therefore read more as part of the site to the north than part of the open space to the south.
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 relatively small and although slightly detached from the industrial buildings to the north, is perhaps slightly better related to this than the open space to the south. The site is something of a transition between the industrial site to the north and the open recreational space to the south. It could be possible to develop a small-scale industrial building without harming the integrity of the open space, subject to details. It would however remain slightly detached from the building to the north.
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.	52 Spittal is grade II listed and is to the south of the site. The site is also adjacent to the conservation area. The site is separated by the remaining open space which may be sufficient to negate any impact on these heritage assets.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is 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.	A Phase 1 Survey would be needed to assess ecological potential as part of any planning 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.	The site does not currently appear to have an access, and this would need to be from the north. The limited size of the site makes it likely that traffic generation could be acceptable; however, evidence would need to be provided that adequate access can be provided.

Site Information										
Housing Code		Site Address		Pegasus Business Park			Settlement		LONG WHATTON & DISEWORTH	
Employment Code		EMP75								
Nearest Settlement				Nearest Sustainable Settlement			Proposed Use		Employment	
Name				Name			Hectares		10	
Diseworth				Diseworth			Site Capacity*		Dwellings Emp (m ²) 60000	
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Periods and Build Rates		
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		1200-1600m		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		Kegworth	Employment
Convenience Store		M&S Food, Castle Donington Services	-
Primary School		-	Public Transport
Secondary School		-	Within 800m, numerous frequent services serving EMA
GP Surgery		-	Formal Recreation
			More than 2000m walking distance
			Informal recreation
			More than 1200m walking distance
			Pharmacy
			-
Constraints			
Rights of Way		PROW running along site boundary	Biodiversity and Geodiversity
Previously developed?		No	None
Flood risk		Flood Zone 1	Soil Resources
Tree Preservation Order?		Adjacent to site	3
			Minerals Safeguarding
			Part Sand and Gravel
			Waste Safeguarded Sites
			None

Qualitative Assessment
The site consists of two parts - a smaller rectangular piece of undeveloped land to the north of the A453/south of Argosy Road, and a larger, irregular shaped piece of mainly land at the end of Herald Way/west of the A453. The sites are within the wider East Midlands airport complex and are therefore surrounded by airport related uses, business uses and several hotels.

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 eastern site is generally grassed and contains an area of planting to the eastern portion of the site. This is read in conjunction with adjacent planting to the east and south although it is only of localised importance. As such, development of the site could potentially take place without undue harm to the landscaping of the site. The site to the west has a landscaping buffer along the southern boundary which could be retained whilst developing the remainder of 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.	The site forms part of a wider complex of buildings with the eastern site being adjacent to car parking to the north, the highway to the east and buildings to the south and west. It is therefore well related to existing buildings and the site could be developed without undue visual harm beyond the confines of the site. The site to the west has buildings to the north and east with highway to the south and buildings further to the west. Again, it could potentially be developed without encroachment beyond the existing complex.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No identified assets.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is 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.	No significant ecological issues are known, a Phase 1 survey is recommended.
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.	Given the existing access arrangements it appears likely satisfactory access points could be achieved for both sites. Traffic generation is also likely to be acceptable, subject to details.

Site Information											
Housing Code		Site Address		Land South of Repton Road				Settlement		MEASHAM	
Employment Code		EMP77									
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Employment	
Name				Name				Hectares		3.3	
Measham				Measham				Site Capacity*		Dwellings Emp (m ²)	
Local Service Centre				Local Service Centre				13200			
Settlement Tier		Local Service Centre		Settlement Tier		Local Service Centre		Periods and Build Rates			
Tier				Tier				0 - 5		6 - 10	
Relationship to Limits to Development?		Within		Distance from sustainable boundary		Within Boundary		D			
								E		13200	
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No	
								SHELAA Assessment		Potentially Suitable	
										Potentially Available	
										Potentially Achievable	



Quantitative Assessment			
Services			
Local Services		Measham	
Convenience Store		Co-op, Measham	
Primary School		-	
Secondary School		-	
GP Surgery		-	
Employment		-	
Public Transport		Within 800m, 19 - Ashby-Burton, Hourly	
Formal Recreation		Within 1000-2000m walking distance	
Informal recreation		Within 800-1200m walking distance	
Pharmacy		-	
Constraints			
Rights of Way		None	
Previously developed?		No	
Flood risk		Some Flood Risk	
Tree Preservation Order?		None	
Biodiversity and Geodiversity		None	
Soil Resources		3	
Minerals Safeguarding		None	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site comprises an area of previously undeveloped land to the south of Repton Road/west of Huntingdon Way, in Measham. It lies within the Westminster Industrial Estate and is surrounded by employment uses.

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 has landscaping along the boundaries which other than an access point could be retained. There is some landscaping within the site but not of any particular quality. The site does not form part of any wider green network and could potentially be developed without harm to the existing quality landscaping.
Townscape, Landscape and Visual Sensitivity	Development of the site would have a limited impact on townscape and/or landscape character.	The site abuts existing industrial buildings to the north and west, partly to the south and to the east. It occupies a lower level than the highway to the north and the development would be read as part of the existing industrial estate. The site could be developed without undue visual impact.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No identified assets.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is 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.	No significant ecological issues are known, a Phase 1 survey is recommended.
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.	Given the existing highway arrangements it appears likely a satisfactory access point could be achieved for the site. Traffic generation is also likely to be acceptable, subject to details.

Site Information										
Housing Code		Site Address	Land at Gallows Lane				Settlement		MEASHAM	
Employment Code							EMP79			
Nearest Settlement			Nearest Sustainable Settlement			Proposed Use		Employment		
Name			Name			Hectares		3.2		
Measham			Measham			Site Capacity*		Dwellings Emp (m ²) 12800		
Settlement Tier		Local Service Centre				Periods and Build Rates				
Tier		Local Service Centre				0 - 5		6 - 10		11 - 20
Relationship to Limits to Development?		Outside				Distance from sustainable boundary		400-800m		
D						E		12800		
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No
						SHELAA Assessment		Potentially Suitable		
								Potentially Available		
								Potentially Achievable		



Quantitative Assessment			
Services			
Local Services		Employment	
Measham		-	
Convenience Store		Public Transport	
Co-op, Measham		More than 1200m to bus services in Measham	
Primary School		Formal Recreation	
-		Within 1000-2000m walking distance	
Secondary School		Informal recreation	
-		Within 800-1200m walking distance	
GP Surgery		Pharmacy	
-		-	
Constraints			
Rights of Way		Biodiversity and Geodiversity	
None		LWS	
Previously developed?		Soil Resources	
No		3	
Flood risk		Minerals Safeguarding	
Flood Zone 1		Brick Clay	
Tree Preservation Order?		Waste Safeguarded Sites	
None		None	

Qualitative Assessment

The site is located in open countryside on the western side of Gallows Lane, at the junction with Atherstone Road. The highway forms the boundary to the east and south with a dwelling and garden to the north and an existing industrial site to the west. The site is relatively flat and is a wedge shape parcel of land comprising grassland.

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 landscaping along the boundaries comprising trees and hedges which other than an access point could be retained. There are groups of trees within the site, especially to the north-east of the site. The site does not form part of any wider green network and could potentially be developed without harm to the existing landscaping.
Townscape, Landscape and Visual Sensitivity	Development of the site may have an impact on sensitive townscape or landscape characteristics, but it is possible that it could be mitigated to an acceptable level.	The site comprises an undeveloped green space within a countryside location. It is not well related to any built settlement; however, it forms a wedge shape parcel of land adjacent to the existing industrial site. Development of the site would alter the appearance of the currently undeveloped rural site, but it would be read as part of the existing industrial complex. It would not there be an isolated development.
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.	Measham Lodge to the north is grade II listed. It is separated by a field from this site; however, an assessment would be required to ensure the development would not have an adverse impact on the setting of the building.
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 in close proximity to a former tip site and therefore an assessment of potential contamination would be 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. The site is within the River Mease Catchment Area.	No significant ecological issues are known, a Phase 1 survey is recommended.
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.	It would need to be demonstrated that the site could be served by an adequate access. The site is bordered by highway to the east and south although the southern part is close to an existing junction.

Site Information											
Housing Code		Site Address		Land at Corkscrew Lane				Settlement		ASHBY DE LA ZOUCH	
Employment Code		EMP80									
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Employment	
Name				Name				Hectares		11.49	
Ashby de la Zouch				Ashby de la Zouch				Site Capacity*		Dwellings Emp (m ²)	
45960				45960				Periods and Build Rates			
Settlement Tier		Key Service Centre		Settlement Tier		Key Service Centre		0 - 5		6 - 10	
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		400-800m		D		E	
										45960	
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No	
								SHELAA Assessment		Potentially Suitable	
										Potentially Available	
										Potentially Achievable	



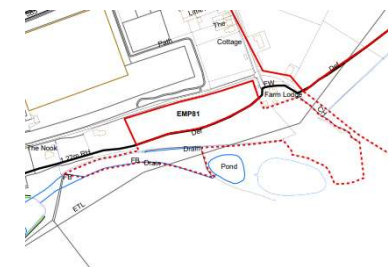
Quantitative Assessment			
Services			
Local Services		Ashby de la Zouch	
Convenience Store		M&S Food, Ashby	
Primary School		-	
Secondary School		-	
GP Surgery		-	
Employment		-	
Public Transport		More than 1200m to bus services in Ashby	
Formal Recreation		More than 2000m walking distance	
Informal recreation		More than 1200m walking distance	
Pharmacy		-	
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		Coal	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site comprises a parcel of land to the south-east of the former Coal Lounge site which is allocated for employment in the Local Plan. To the east/north-east the site borders the A511 with Corkscrew Lane bordering to the west. There are fields to the south with a belt of dense landscaping.

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 landscaping along the A511 boundary but little landscaping within the site other than the northern tip which is shown as retained on the indicative plans. There is extensive landscaping on the site to the south, but this site does not form part of a wider landscaping network. Any development would need to maintain the existing landscaping and add to this to successfully integrate the development into the rural landscape.
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.	Although the site lies adjacent to an allocated site to the west/north-west it is bordered by fields on all other sides and is not well related to any settlement. Development of the site would result in sprawl into the countryside.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No identified assets.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is 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 is within the River Mease Catchment Area.
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.	Any planning application would need to demonstrate a satisfactory access for the site in terms of geometry and to demonstrate traffic generation would not impact upon nearby junctions of road capacity.

Site Information											
Housing Code		Site Address		Land South of South Lane, Bardon				Settlement		BARDON	
Employment Code		EMP81									
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Either	
Name				Coalville Urban Area				Hectares		0.97	
Settlement				Settlement				Site Capacity*		Dwellings Emp (m ²)	
Principal Town		Principal Town		Principal Town		Principal Town		0 - 5		6 - 10	
Tier		Tier		Tier		Tier		11 - 20			
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		D		E	
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No	
								SHELAA Assessment		Potentially Suitable	
										Potentially Available	
										Potentially Achievable	



Quantitative Assessment			
Services			
Local Services		Employment	
Convenience Store		Public Transport	
Primary School		Formal Recreation	
Secondary School		Informal recreation	
GP Surgery		Pharmacy	
Coalville		-	
Londis, Ellistown		Within 800m, 29/29A- Coalville to Leicester, every 30 mins	
-		More than 2000m walking distance	
-		More than 1200m walking distance	
-		-	
Constraints			
Rights of Way		Biodiversity and Geodiversity	
Previously developed?		Soil Resources	
Flood risk		Minerals Safeguarding	
Tree Preservation Order?		Waste Safeguarded Sites	
Various PROWs running through site		RIGS & LWS	
No		3	
Flood Zone 1		None	
None		None	

Qualitative Assessment
The site forms a parcel of land to the south of South Lane with an industrial site to the north, a group of buildings and countryside to the east, countryside to the south and landscaping with buildings beyond to the west. The site has landscaping along boundaries but limited planting within the site. A footpath runs to the side 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.	The site accommodates hedges which would be affected by development. However, the site does not form part of any wider green network and has the potential to maintain some of the existing planting and to accommodate further planting.
Townscape, Landscape and Visual Sensitivity	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 reasonably well related to buildings with the industrial area to the north and buildings to the east; however, it is read as part of the countryside rather than a natural extension of the built form and buildings to the south of South Lane are sporadic and set within a countryside environment. Development would encroach into the countryside.
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. There is potential for the development to impact upon ecological interests and further information would be required at the application stage. This includes the potential presence of great crested newts.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The site does not have a current satisfactory vehicular access to serve the development. It would need to be demonstrated that a satisfactory access in terms of geometry and capacity could be provided to meet LCC Highway Authority standards.

Site Information											
Housing Code		Site Address		Land east of A444 and west of A42 Stretton le Field			Settlement		STRETTON EN LE FIELD		
Employment Code		EMP82									
Nearest Settlement				Nearest Sustainable Settlement			Proposed Use		Employment		
Name		Appleby Magna		Name		Appleby Magna		Hectares		27.9	
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Site Capacity*		Dwellings Emp (m ²) 112000	
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		800-1200m		Periods and Build Rates			
								0 - 5		6 - 10	
								D			
								E		112000	
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No	
								SHELAA Assessment		Potentially Suitable	
										Potentially Available	
										Potentially Achievable	



Quantitative Assessment			
Services			
Local Services		Measham	
Convenience Store		Co-op, Measham	
Primary School		-	
Secondary School		-	
GP Surgery		-	
Employment		-	
Public Transport		More than 1200m to bus services in Measham	
Formal Recreation		Within 1000-2000m walking distance	
Informal recreation		Within 800-1200m walking distance	
Pharmacy		-	
Constraints			
Rights of Way		None	
Previously developed?		No	
Flood risk		Flood Zone 1	
Tree Preservation Order?		Adjacent to site	
Biodiversity and Geodiversity		None	
Soil Resources		2	
Minerals Safeguarding		None	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site occupies a countryside location and comprises a group of fields with hedges along the boundaries. The site is bordered to the north by countryside, to the east by the A42 and abuts junction 13 of the A42 to the south. There are further fields to the west. There is substantial tree planting to the north.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	The site is bordered by hedges but accommodates little landscaping within the site. The site does not form part of a wider green network. Development of the site would provide additional 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 within the open countryside set away from any settlement. However, there are buildings in the locality including the hotel to the south, the services to the south-west and a new construction site to the west. However, the site is isolated, and development would intrude into the countryside. The site is however already affected by the highway network especially to the south and east where the junction dominates visually.
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.	St Michael at Stretton en le Field (Grade II*) some 620m to the north and Park Farmhouse (Grade II) approximately 340m to the west.
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 is undeveloped and accommodates significant levels of landscaping through hedges on the boundaries and mature trees to the north. There is potential for the development to impact upon ecological interests and further information would be required at the application stage.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The site does not have a current satisfactory vehicular access to serve the development. It would need to be demonstrated that a satisfactory access in terms of geometry and capacity could be provided to meet LCC Highway Authority standards. Impact on the adjacent junction would also need to be assessed.

Site Information												
Housing Code		Site Address		Land adj (NE) of J11 A42 Tamworth Road				Settlement		APPLEBY MAGNA		
Employment Code		EMP83		Nearest Settlement		Nearest Sustainable Settlement		Proposed Use		Employment		
				Name		Name		Hectares		1.55		
		Appleby Magna		Appleby Magna		Site Capacity*		Dwellings				
								Emp (m ²)		6240		
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Periods and Build Rates				
								0 - 5			6 - 10	11 - 20
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		400-800m		D				
								E		6240		
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No		
								SHELAA Assessment		Potentially Suitable		
										Potentially Available		
										Potentially Achievable		



Quantitative Assessment				
Services				
Local Services		Measham	Employment	-
Convenience Store		Co-op, Measham	Public Transport	Within 1200m, 7 - Measham to Atherstone, infrequent
Primary School		-	Formal Recreation	Within 1000-2000m walking distance
Secondary School		-	Informal recreation	Within 800m walking distance
GP Surgery		-	Pharmacy	-
Constraints				
Rights of Way		None	Biodiversity and Geodiversity	None
Previously developed?		No	Soil Resources	2
Flood risk		Flood Zone 1	Minerals Safeguarding	None
Tree Preservation Order?		None	Waste Safeguarded Sites	None

Qualitative Assessment
The site comprises a parcel of land with highways to the east, south and west and countryside to the north. The site abuts Tamworth Road and the junction of the A444 and A42. The site comprises a field with hedges on the boundaries and is part of a group of fields that stretch north.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	The site is bordered by hedges but accommodates little landscaping within the site. The site does not form part of a wider green network. Development of the site would provide additional 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 within the open countryside set away from any settlement. However, there are buildings in the locality including the hotel to the south, the services to the south-west and a new construction site to the west. However, the site is isolated, and development would intrude into the countryside. The site is however already affected by the highway network especially to the south and west where the junction dominates visually.
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 within the River Mease Catchment Area.	The site is undeveloped and accommodates significant levels of landscaping through hedges on the boundaries. There is potential for the development to impact upon ecological interests and further information would be required at the application stage.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The site does not have a current satisfactory vehicular access to serve the development. It would need to be demonstrated that a satisfactory access in terms of geometry and capacity could be provided to meet LCC Highway Authority standards. Impact on the adjacent junction would also need to be assessed.

Site Information											
Housing Code		Site Address		Land at J.11 of A42 between A42 and Tamworth Road				Settlement		APPLEBY MAGNA	
Employment Code		EMP84		Nearest Settlement		Nearest Sustainable Settlement		Proposed Use		Employment	
				Name		Name		Hectares		76.3	
				Measham		Measham		Site Capacity*		Dwellings Emp (m ²)	
										272200	
Settlement Tier		Local Service Centre		Settlement Tier		Local Service Centre		Periods and Build Rates			
								0 - 5		6 - 10	
								11 - 20			
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		<400m		D			
								E		272200	
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No	
										SHELAA Assessment	
										Potentially Suitable	
										Potentially Available	
										Potentially Achievable	



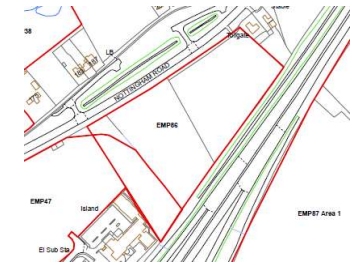
Quantitative Assessment			
Services			
Local Services		Employment	
Measham		-	
Convenience Store		Public Transport	
Co-op, Measham		Within 800m, 7 Measham to Atherstone - 3 buses per day	
Primary School		Formal Recreation	
-		Within 1000-2000m walking distance	
Secondary School		Informal recreation	
-		Within 800-1200m walking distance	
GP Surgery		Pharmacy	
-		-	
Constraints			
Rights of Way		Biodiversity and Geodiversity	
PROW crosses the site N-S and runs along the site boundary		SSSI	
Previously developed?		Soil Resources	
No		2	
Flood risk		Minerals Safeguarding	
Some Flood Risk		None	
Tree Preservation Order?		Waste Safeguarded Sites	
None		None	

Qualitative Assessment

The site comprises a parcel of land with highways to all sides other than to the south where it abuts the adjacent field. The site comprises a series of fields with hedges on the boundaries and is part of a group of fields that stretch north. There are sporadic trees within the fields. A footpath crosses 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.	The site is bordered by hedges but accommodates little landscaping within the site. The site does not form part of a wider green network. Development of the site would provide additional 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 within the open countryside set away from any settlement. However, there are buildings in the locality including the hotel to the south, the services to the south-west and a new construction site to the west. However, the site is isolated, and development would intrude into the countryside. The site is however already affected by the highway network especially to the south and west where the junction dominates visually.
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 within the River Mease Catchment Area.	The site is undeveloped and accommodates significant levels of landscaping through hedges on the boundaries. There is potential for the development to impact upon ecological interests and further information would be required at the application stage.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The site does not have a current satisfactory vehicular access to serve the development. It would need to be demonstrated that a satisfactory access in terms of geometry and capacity could be provided to meet LCC Highway Authority standards. Impact on the adjacent junction would also need to be assessed.

Site Information										
Housing Code		Site Address		Land at Nottingham Road, Ashby			Settlement		ASHBY DE LA ZOUCH	
Employment Code		EMP86								
Nearest Settlement				Nearest Sustainable Settlement			Proposed Use		Employment	
Name				Name			Hectares		2.85	
Ashby de la Zouch				Ashby de la Zouch			Site Capacity*		Dwellings Emp (m ²) 11400	
Settlement Tier		Key Service Centre		Settlement Tier		Key Service Centre		Periods and Build Rates		
								0 - 5 6 - 10 11 - 20		
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		<400m		D		E
										11400
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No
								SHELAA Assessment		Potentially Suitable
										Potentially Available
										Potentially Achievable

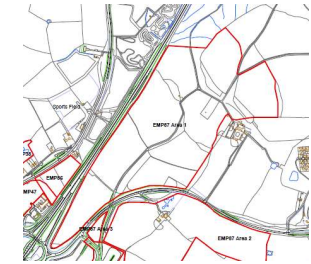


Quantitative Assessment			
Services			
Local Services		Ashby de la Zouch	Employment
Convenience Store		M and S Food, Ashby de la Zouch	-
Primary School		-	Public Transport
Secondary School		-	Within 1200m, 29/29A - Coalville to Swadlincote, every 30 mins 9 - EMA to Burton, Hourly
GP Surgery		-	Formal Recreation
			Within 1000m walking distance
			Informal recreation
			Within 800-1200m walking distance
			Pharmacy
			-
Constraints			
Rights of Way		None	Biodiversity and Geodiversity
Previously developed?		No	LWS
Flood risk		Flood Zone 1	Soil Resources
Tree Preservation Order?		None	3 and 4
			Minerals Safeguarding
			Coal
			Waste Safeguarded Sites
			None

Qualitative Assessment
The site comprises a parcel of land bordering the A42 to the east, Nottingham Road to the west, the countryside with sporadic housing to the north and the services/hotel to the south. The northern part is dominated by mature planting and the southern part is grassland.

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 area of mature planting in the north of the site would need to be maintained.
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 development to the south but to the north and west abuts countryside where there is only sporadic housing. The site is separated from the main settlement and development would result in 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 close to sources of pollution or other environmental quality issues, but it is possible that it can be mitigated to an acceptable level.	The site abuts the A42 which generates significant noise levels, and it would need to be demonstrated that adequate mitigation could be provided.
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 undeveloped land with mature trees and hedges. A phase 1 survey would be required to ascertain whether any mitigation 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.	No information has been submitted to demonstrate the site could be served by suitable access points. However, it appears possible to achieve this although a case would need to be made as part of any application.

Site Information											
Housing Code		Site Address		Land East of Ashby				Settlement		ASHBY DE LA ZOUCH	
Employment Code											
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Employment	
Name		Ashby de la Zouch		Name		Ashby de la Zouch		Hectares		54.12	
Settlement Tier		Key Service Centre		Settlement Tier		Key Service Centre		Site Capacity*		Dwellings Emp (m ²)	
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		<400m		Periods and Build Rates		155000	
								0 - 5		6 - 10	
								D			
								E		155000	
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No	
								SHELAA		Potentially Suitable	
								Assessment		Available	
										Potentially Achievable	



Quantitative Assessment			
Services			
Local Services		Ashby de la Zouch	
Convenience Store		M and S Food, Ashby de la Zouch	
Primary School		-	
Secondary School		-	
GP Surgery		-	
Employment		-	
Public Transport		More than 1200m to bus services in Ashby	
Formal Recreation		More than 2000m walking distance	
Informal recreation		More than 1200m walking distance	
Pharmacy		-	
Constraints			
Rights of Way		PROW crosses the site N-S	
Previously developed?		No	
Flood risk		Flood Zone 1	
Tree Preservation Order?		None	
Biodiversity and Geodiversity		LWS	
Soil Resources		4	
Minerals Safeguarding		Coal	
Waste Safeguarded Sites		None	

Qualitative Assessment
The site is extensive and comprises three parcels of land. Area 1 is to the east of the A42 from junction 13 and extends to the north, Area 2 is to the south of Ashby Road and Area 3 is a small parcel of land to the south-east of Ashby Road. All parcels of land are fields with substantial areas of planting adjacent to the A42, adjacent to the A512 and sporadically throughout. Area 3 is heavily landscaped.

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 area within the sites is extensive and accommodates significant levels of landscaping in part; these planting belts would need to be maintained. The fields are generally bordered by hedges and there is scope for additional planting. Parts of the sites form part of a wider green network including adjacent to the A42 and A512.
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 sites are large and varied. Area 1 covers a significant area and although well related to the settlement to the south-west, transitions into countryside and the A42 acts as a boundary to the built development. The site does however abut the potential industrial site to the south. Area 2 is small and adjacent to the potential industrial site and could be developed without significant visual intrusion. Area 3 is further divorced from the settlement. Given the scale and location of the sites, in general development would have a harmful impact on the countryside setting.
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.	Hall Farmhouse (grade II) is to the east of site 1 and enjoys a countryside setting; this would potentially be eroded through the development of the site. Further to the east is Coleorton Hall and the Church of St Mary which current sit in a countryside isolation; an assessment on the settings would be needed.
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 is undeveloped and accommodates significant levels of landscaping. There is potential for the development to impact upon ecological interests and further information would be required at the application stage.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The sites do not have current satisfactory vehicular accesses 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. Capacity on local junctions would also be required to be assessed.

Site Information										
Housing Code		Site Address	Land East of Ashby				Settlement		ASHBY DE LA ZOUCH	
Employment Code							EMP87 Area 2			
Nearest Settlement			Nearest Sustainable Settlement			Proposed Use		Employment		
Name			Name			Hectares		26.29		
Ashby de la Zouch			Ashby de la Zouch			Site Capacity*		Dwellings Emp (m ²) 105160		
Settlement Tier		Key Service Centre		Settlement Tier		Key Service Centre		Periods and Build Rates		
Tier				Tier				0 - 5 6 - 10 11 - 20		
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		400-800m		D E 105160		
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		
								No		
SHELAA Assessment		Potentially Suitable		Available		Potentially Achievable				



Quantitative Assessment			
Services			
Local Services		Ashby de la Zouch	
Convenience Store		M and S Food, Ashby de la Zouch	
Primary School		-	
Secondary School		-	
GP Surgery		-	
Employment		-	
Public Transport		More than 1200m to bus services in Ashby	
Formal Recreation		More than 2000m walking distance	
Informal recreation		More than 1200m walking distance	
Pharmacy		-	
Constraints			
Rights of Way		PROW crosses the site E-W	
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 extensive and comprises three parcels of land. Area 1 is to the east of the A42 from junction 13 and extends to the north, Area 2 is to the south of Ashby Road and Area 3 is a small parcel of land to the south-east of Ashby Road. All parcels of land are fields with substantial areas of planting adjacent to the A42, adjacent to the A512 and sporadically throughout. Area 3 is heavily landscaped.

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 area within the sites is extensive and accommodates significant levels of landscaping in part; these planting belts would need to be maintained. The fields are generally bordered by hedges and there is scope for additional planting. Parts of the sites form part of a wider green network including adjacent to the A42 and A512.
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 sites are large and varied. Area 1 covers a significant area and although well related to the settlement to the south-west, transitions into countryside and the A42 acts as a boundary to the built development. The site does however abut the potential industrial site to the south. Area 2 is small and adjacent to the potential industrial site and could be developed without significant visual intrusion. Area 3 is further divorced from the settlement. Given the scale and location of the sites, in general development would have a harmful impact on the countryside setting.
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.	Hall Farmhouse (grade II) is to the east of site 1 and enjoys a countryside setting; this would potentially be eroded through the development of the site. Further to the east is Coleorton Hall and the Church of St Mary which current sit in a countryside isolation; an assessment on the settings would be needed.
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 is undeveloped and accommodates significant levels of landscaping. There is potential for the development to impact upon ecological interests and further information would be required at the application stage.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The sites do not have current satisfactory vehicular accesses 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. Capacity on local junctions would also be required to be assessed.

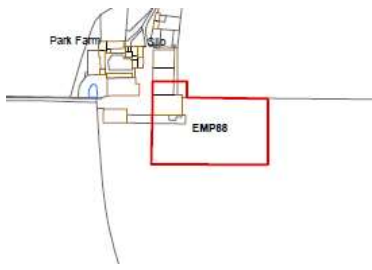
Site Information											
Housing Code		Site Address		Land East of Ashby				Settlement		ASHBY DE LA ZOUCH	
Employment Code											
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Employment	
Name		Ashby de la Zouch		Name		Ashby de la Zouch		Hectares		0.75	
Settlement Tier		Key Service Centre		Settlement Tier		Key Service Centre		Site Capacity*		Dwellings Emp (m ²) 1040	
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		400-800m		Periods and Build Rates		0 - 5 6 - 10 11 - 20	
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No	
								SHELAA Assessment		Potentially Suitable Available Potentially Achievable	



Quantitative Assessment			
Services			
Local Services		Ashby de la Zouch	
Convenience Store		M and S Food, Ashby de la Zouch	
Primary School		-	
Secondary School		-	
GP Surgery		-	
Employment		-	
Public Transport		More than 1200m to bus services in Ashby	
Formal Recreation		Within 1000-2000m walking distance	
Informal recreation		More than 1200m walking distance	
Pharmacy		-	
Constraints			
Rights of Way		PROW crosses the site E-W	
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
The site is extensive and comprises three parcels of land. Area 1 is to the east of the A42 from junction 13 and extends to the north, Area 2 is to the south of Ashby Road and Area 3 is a small parcel of land to the south-east of Ashby Road. All parcels of land are fields with substantial areas of planting adjacent to the A42, adjacent to the A512 and sporadically throughout. Area 3 is heavily landscaped.

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 area within the sites is extensive and accommodates significant levels of landscaping in part; these planting belts would need to be maintained. The fields are generally bordered by hedges and there is scope for additional planting. Parts of the sites form part of a wider green network including adjacent to the A42 and A512.
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 sites are large and varied. Area 1 covers a significant area and although well related to the settlement to the south-west, transitions into countryside and the A42 acts as a boundary to the built development. The site does however abut the potential industrial site to the south. Area 2 is small and adjacent to the potential industrial site and could be developed without significant visual intrusion. Area 3 is further divorced from the settlement. Given the scale and location of the sites, in general development would have a harmful impact on the countryside setting.
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.	Hall Farmhouse (grade II) is to the east of site 1 and enjoys a countryside setting; this would potentially be eroded through the development of the site. Further to the east is Coleorton Hall and the Church of St Mary which current sit in a countryside isolation; an assessment on the settings would be needed.
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 is undeveloped and accommodates significant levels of landscaping. There is potential for the development to impact upon ecological interests and further information would be required at the application stage.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The sites do not have current satisfactory vehicular accesses 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. Capacity on local junctions would also be required to be assessed.

Site Information											
Housing Code		Site Address		Park Farm Buildings, Park Farm, Stretton en le Field				Settlement		STRETTON EN LE FIELD	
Employment Code		EMP88		Nearest Settlement		Nearest Sustainable Settlement		Proposed Use		Employment	
				Name		Name		Hectares		1.22	
Appleby Magna		Appleby Magna		Site Capacity*		Dwellings Emp (m ²)		7320			
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Periods and Build Rates			
								0 - 5 6 - 10 11 - 20			
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		1600-2000m		D			
								E		2320	
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No	
										SHELAA Assessment	
										Potentially Suitable	
										Potentially Available	
										Potentially Achievable	

Quantitative Assessment			
Services			
Local Services		Measham	
Convenience Store		Co-op, Measham	
Primary School		-	
Secondary School		-	
GP Surgery		-	
Employment		-	
Public Transport		More than 1200m to bus services in Appleby Magna. Service 7 Measham to Fenny Drayton-3 buses per day.	
Formal Recreation		More than 2000m walking distance	
Informal recreation		More than 1200m walking distance	
Pharmacy		-	
Constraints			
Rights of Way		None	
Previously developed?		No	
Flood risk		Flood Zone 1	
Tree Preservation Order?		None	
Biodiversity and Geodiversity		None	
Soil Resources		2	
Minerals Safeguarding		None	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site comprises a rectangular parcel of land to the west of Acresford Road and to the south-east of Park Farmhouse and associated farm buildings. The site is accessed from Acresford Road part of a field. There are significant landscaping belts to the north and 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 is bordered to the north by a hedge but accommodates little other landscaping. The site does not form part of a wider green network but has the potential to accommodate further landscaping if developed.
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 occupies a countryside location but would be well related to the group of farm buildings to the north-west. Development of the site would in part be read in conjunction with these buildings. Subject to design, landscaping etc., the site could potentially be subject to limited employment development without undue harm to the visual amenities of 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.	Park Farmhouse is a grade II listed building. Development of this site would impact upon the setting and would need to be carefully assessed as part of any planning application.
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 is undeveloped but there is a local wildlife site adjacent. There is potential for the development to impact upon ecological interests and further information would be required at the application stage.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The site does have a current vehicular access and it would need to be demonstrated this would be adequate to serve the development. It would need to be demonstrated that a satisfactory access in terms of geometry and capacity could be provided to meet LCC Highway Authority standards.

Site Information										
Housing Code		Site Address		Land to the west of Hilltop Farm, Castle Donington			Settlement		CASTLE DONINGTON	
Employment Code		EMP89								
Nearest Settlement				Nearest Sustainable Settlement			Proposed Use		Employment	
Name				Name			Hectares		6.39	
Castle Donington				Castle Donington			Site Capacity*		Dwellings Emp (m ²) 25560	
Settlement Tier		Key Service Centre		Settlement Tier		Key Service Centre		Periods and Build Rates		
								0 - 5 6 - 10 11 - 20		
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		D		E
										25560
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	
										Achievable



Quantitative Assessment			
Services			
Local Services		Castle Donington	Employment
Convenience Store		Co-op, Castle Donington	-
Primary School		-	Public Transport
Secondary School		-	Within 800m, Skylink Derby - Derby to Leicester, every 20 mins & Skylink Nottingham - Nottingham to Loughborough, every 20 mins
GP Surgery		-	Formal Recreation
			Within 1000-2000m walking distance
			Informal recreation
			More than 1200m walking distance
			Pharmacy
			-
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
			None
			Waste Safeguarded Sites
			None

Qualitative Assessment

The site occupies two fields to the north of the highway with Hill Top Farm to the east, the new bypass road to the south-west and the housing allocation site to the north. The site accommodates mature hedges on the boundaries and the airport is to the east and the main settlement of Castle Donington to the north.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	The site accommodates hedges on the boundaries and occasional trees which would be affected by development. However, the site does not form part of any wider green network and has the potential to maintain some of the existing planting and to accommodate further planting.
Townscape, Landscape and Visual Sensitivity	Development of the site may have an impact on sensitive townscape or landscape characteristics, but it is possible that it could be mitigated to an acceptable level.	The site is well related to the built form of the settlement to the north where it abuts the allocation site. To the east, Hill Top Farm comprises a group of farm buildings and farmhouse. Therefore, the site is well related to the settlement and given the housing allocation, the impact of developing the site would potentially not be unduly harmful. The site forms a rural approach into the settlement, but this will be eroded as a result of the allocation development.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is close to sources of pollution or other environmental quality issues, but it is possible that it can be mitigated to an acceptable level.	The site is in close proximity to the airport, a significant noise generator. Mitigation would need to be incorporated to safeguard the amenity of future occupiers of the site.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	The site is undeveloped and accommodates some landscaping. There is potential for the development to impact upon ecological interests and further information would be required at the application stage.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The site does not have a current satisfactory vehicular access to serve the development. It would need to be demonstrated that a satisfactory access in terms of geometry and capacity could be provided to meet LCC Highway Authority standards.

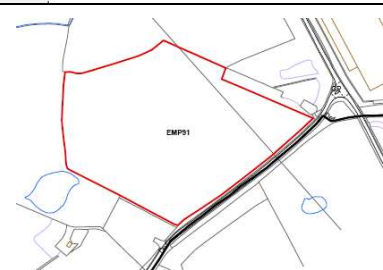
Site Information															
Housing Code		Site Address		Land South of EMA				Settlement		CASTLE DONINGTON					
Employment Code		EMP90													
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Employment					
Name				Name				Hectares		100					
Diseworth				Diseworth				Site Capacity*		Dwellings Emp (m ²)					
										400000					
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Periods and Build Rates							
								0 - 5		6 - 10		11 - 20			
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		Adjoining Boundary		D							
								E				400000			
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		Kegworth	
Convenience Store		General Store, Long Whattom	
Primary School		-	
Secondary School		-	
GP Surgery		-	
Employment		-	
Public Transport		Within 800m, numerous frequent services serving EMA	
Formal Recreation		More than 2000m walking distance	
Informal recreation		More than 1200m walking distance	
Pharmacy		-	
Constraints			
Rights of Way		PROW crosses 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 comprises three distinct parcels of land, land to the north-east adjacent to the service station, land to the south of the A453 and the airport and land to the south of Hyams Lane. The sites are composed of a series of fields with hedges on boundaries and some mature trees. The airport site lies to the north, the M1 and A42 to the east, countryside to the south and Diseworth to the south-west.

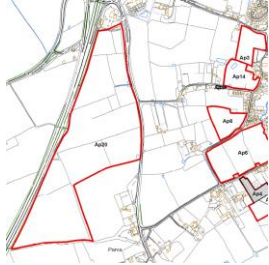
Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	The site accommodates hedges on site boundaries and limited mature trees. The site does not form part of a wider green network and development of the site would have significant potential for additional 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.	Development of the whole site would result in significant incursion into the countryside. The north-eastern part of the site abuts the airport site to the north and the service station to the east and south-east and therefore would be well related to existing built development. However, the second parcel of land to the west, although abutting the airport site to the north, is bordered by countryside to the south and west and to the south-west would be in close proximity to Diseworth. The third parcel of land to the south would abut Diseworth. Development of the whole site would result in the site coalescing with Diseworth, to the detriment of the rural 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.	The site abuts Diseworth which accommodates several listed buildings close to the site. Any development would need to be assessed in terms of the setting of these buildings. Diseworth conservation area would also be in close proximity in the south-west corner.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is close to sources of pollution or other environmental quality issues, but it is possible that it can be mitigated to an acceptable level.	The site is in close proximity to the airport, a significant noise generator. Mitigation would need to be incorporated to safeguard the amenity of future occupiers of the site.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	The site is undeveloped and accommodates significant levels of landscaping. There is potential for the development to impact upon ecological interests and further information would be required at the application stage.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The site does not have a current satisfactory vehicular access to serve the development. It would need to be demonstrated that a satisfactory access in terms of geometry and capacity could be provided to meet LCC Highway Authority standards.

Site Information											
Housing Code		Site Address		Land at Wood Road, Battram				Settlement		BATTRAM	
Employment Code		EMP91		Nearest Settlement		Nearest Sustainable Settlement		Proposed Use		Employment	
				Name		Name		Hectares		10.3	
		Battram		Ellistown				Site Capacity*		Dwellings Emp (m ²)	
		41520						Periods and Build Rates			
Settlement Tier		Small Village		Settlement Tier		Sustainable Villages		0 - 5		6 - 10	
11 - 20		Relationship to Limits to Development?		Distance from sustainable boundary		400-800m		D		E	
Outside										41520	
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No	
SHELAA Assessment		Potentially Suitable		Potentially Available		Potentially Achievable					

Quantitative Assessment			
Services			
Local Services		Employment	
Ibstock		-	
Convenience Store		Public Transport	
Premier Stores, Bagworth		Within 800m, 26 - Leicester to Coalville, hourly	
Primary School		Formal Recreation	
-		More than 2000m walking distance	
Secondary School		Informal recreation	
-		Within 800m walking distance	
GP Surgery		Pharmacy	
-		-	
Constraints			
Rights of Way		Biodiversity and Geodiversity	
PROW runs along site boundary		LWS	
Previously developed?		Soil Resources	
No		3	
Flood risk		Minerals Safeguarding	
Flood Zone 1		Part Brick Clay	
Tree Preservation Order?		Waste Safeguarded Sites	
None		None	

Qualitative Assessment
The site comprises a field to the north-east of Battram. The parcel of land is to the north of Battram Road and to the west of Wood Road. The site has planting along the boundaries and borders mature planting to the north-east. The village lies to the south with countryside to all other sides. Industrial development is further to the north and north-east.

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 fields form part of a group of other fields but do not constitute 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 somewhat isolated from the settlement to the south and divorced from the industrial development to the north. The industrial development is contained by the B585 and this would lead to encroachment beyond that.
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 comprises undeveloped land with mature trees and hedges. A phase 1 survey would be required to ascertain whether any mitigation 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.	No information has been submitted to demonstrate the site could be served by suitable access points. However, it appears possible to achieve this although a case would need to be made as part of any application.

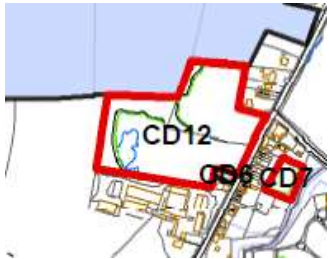
Site Information															
Housing Code		Ap20		Site Address			Part Dingle Farm, adjacent Junc. 11 of M42, Appleby Magna			Settlement		APPLEBY MAGNA			
Employment Code		EMP92													
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Either					
Name				Name				Hectares		33.74					
Appleby Magna				Appleby Magna				Site Capacity*		Dwellings 633 Emp (m ²) 41120					
Settlement Tier				Settlement Tier				Periods and Build Rates							
Sustainable Villages				Sustainable Villages				0 - 5		6 - 10				11 - 20	
Relationship to Limits to Development?				Outside		Distance from sustainable boundary		400-800m		D		633			
										E		41120			
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	
Convenience Store		Co-op, Measham	
Primary School		Sir John Moor CofE	
Secondary School		Ivanhoe School	
GP Surgery		Measham Medical Unit	
Employment		Westminster Industrial Estate, Measham	
Public Transport		More than 1200m, 7 - Measham-Fenny Drayton, Infrequent	
Formal Recreation		Within 1000m walking distance	
Informal recreation		Within 800-1200m walking distance	
Pharmacy		Dean and Smedley, Measham	
Constraints			
Rights of Way		PROW running alongside southern boundary	
Biodiversity and Geodiversity		None	
Previously developed?		No	
Soil Resources		2	
Flood risk		Flood Zone 1	
Minerals Safeguarding		None	
Tree Preservation Order?		None	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site comprises a series of fields to the south of junction 11 of the A42 with the A42 running along the western boundary and the A444 bordering to the east. To the north, the site abuts the service station with further fields and sporadic housing to the south-east. The fields are bordered by hedges.

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 is bordered by hedges but accommodates little landscaping within the site other than the hedges forming the field boundaries. The site does not form part of a wider green network. Development of the site would provide additional 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 within the open countryside set away from any settlement. However, there are buildings in the locality including the hotel to the north-east and the services to the north. However, the site is somewhat isolated, and development would intrude into the countryside. The site is however already affected by the highway network especially to the east and west.
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.	Appleby House, a grade II building, is adjacent to the site to the south-east. Any development would therefore need to be assessed in terms of the impact on the setting on that 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 close to sources of pollution or other environmental quality issues, but it is possible that it can be mitigated to an acceptable level.	The site is bordered by the A42 to the west and the A444 to the east. Any application for dwellings would need to demonstrate mitigation to protect the residential amenities of future occupiers
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 through hedges on the boundaries. There is potential for the development to impact upon ecological interests and further information would be required at the application stage.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The site does not have a current satisfactory vehicular access to serve the development. It would need to be demonstrated that a satisfactory access in terms of geometry and capacity could be provided to meet LCC Highway Authority standards. Impact on the adjacent junction would also need to be assessed.

Site Information												
Housing Code	CD12	Site Address	Land north of Hilltop Farm, Castle Donington				Settlement	CASTLE DONINGTON				
Employment Code	EMP93											
Nearest Settlement		Nearest Sustainable Settlement			Proposed Use	Either						
					Hectares	3.19						
Name	Castle Donington		Name	Castle Donington		Site Capacity*	Dwellings				60	
							Emp (m ²)				6400	
Settlement Tier	Key Service Centre		Settlement Tier	Key Service Centre		Periods and Build Rates						
Relationship to Limits to Development?		Outside		Distance from sustainable boundary	Adjoining Boundary		D	60				
					E	6400						
Site of Special Scientific Interest?	No	Ancient Woodland?	No	Within Flood Zone 3b?	No		SHELAA Assessment		Potentially Suitable			
National Nature Reserve?	No	Historic Park or Garden?	No	EMA Public Safety Zone?	No				Potentially Available			
Local Nature Reserve?	No	Scheduled Monument?	No	Existing Permission?	No				Potentially Achievable			

Quantitative Assessment				
Services				
Local Services	Castle Donington	Employment	Willow Farm	
Convenience Store	Co-op, Castle Donington	Public Transport	Within 800m, Skylink Derby - Derby to Leicester, every 20 mins & Skylink Nottingham - Nottingham to Loughborough, every 20 mins	
Primary School	St Edwards C of E Primary School	Formal Recreation	Within 1000-2000m walking distance	
Secondary School	Castle Donington College	Informal recreation	Within 800-1200m walking distance	
GP Surgery	Castle Donington Surgery	Pharmacy	Evans Pharmacy, Castle Donington	
Constraints				
Rights of Way	None		Biodiversity and Geodiversity	None
Previously developed?	No		Soil Resources	3
Flood risk	Flood Zone 1		Minerals Safeguarding	None
Tree Preservation Order?	None		Waste Safeguarded Sites	None

Qualitative Assessment

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

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	The site accommodates significant levels of planting in the form of mature trees and hedges which would be affected by development. However, the site does not form part of any wider green network and has the potential to maintain some of the existing planting and to accommodate further planting.
Townscape, Landscape and Visual Sensitivity	Development of the site may have an impact on sensitive townscape or landscape characteristics, but it is possible that it could be mitigated to an acceptable level.	The site is well related to the built form of the settlement to the north-east where it abuts linear housing. There is also housing to the east of the highway. To the south, Hill Top Farm comprises a group of farm buildings and farmhouse and the remainder of the site borders the housing allocation site. Therefore, the site is well related to the settlement and given the housing allocation, the impact of developing the site would potentially not be unduly harmful.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is close to sources of pollution or other environmental quality issues, but it is possible that it can be mitigated to an acceptable level.	The site is in close proximity to the airport, a significant noise generator. Mitigation would need to be incorporated to safeguard the amenity of future occupiers of the site.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	The site is undeveloped and accommodates significant levels of landscaping. There is potential for the development to impact upon ecological interests and further information would be required at the application stage.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The site does not have a current satisfactory vehicular access to serve the development. It would need to be demonstrated that a satisfactory access in terms of geometry and capacity could be provided to meet LCC Highway Authority standards.