


Site Information															
Housing Code		IW1		Site Address				Isley Woodhouse, Isley Walton		Settlement		ISLEY WALTON			
Employment Code		EMP70													
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		New Settlement					
Name				Name				Hectares		316					
Isley Walton				Diseworth				Site Capacity*		Dwellings 4740 Emp (m ²)					
Settlement				Settlement				Periods and Build Rates							
Hamlet				Sustainable Villages				0 - 5 6 - 10 11 - 20							
Tier				Tier											
Relationship to Limits to Development?				Distance from sustainable boundary				800-1200m		D		4740			
								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		Castle Donington		Employment		Pegasus Business Park, East Midlands Airport	
Convenience Store		The Pinnacle Store, Breedon on the Hill		Public Transport		Within 800m, Burton to East Midlands Airport, hourly	
Primary School		St Hardulph's CofE		Formal Recreation		More than 2000m walking distance	
Secondary School		Castle Donington College		Informal recreation		More than 1200m walking distance	
GP Surgery		Castle Donington Surgery		Pharmacy		Evans Pharmacy, Castle Donington	
Constraints							
Rights of Way		Various PROWs running through site		Biodiversity and Geodiversity		LWS	
Previously developed?		No		Soil Resources		3	
Flood risk		Flood Zone 1		Minerals Safeguarding		None	
Tree Preservation Order?		Part of site		Waste Safeguarded Sites		None	

Qualitative Assessment

The site is a large tract of land located to the south of the A453 and the western extent of East Midlands Airport. The site extends to the east, south and west of Isley Walton. The site is agricultural land (grade 3) and is divided into several different fields; there are mature hedgerows and trees throughout the site. In the south-east corner of the site there are four notable circular areas of dense mature trees, these are known as The Dumps Plantation. There is a small area of woodland, Long Wood, outside the site boundary to the east of The Dumps Plantation. There are two small ponds adjoining the corner of the site to the south-east of The Dumps Plantation. A watercourse runs along the western boundary of the site and as such the very western edge of the site. There is a residential property, The White House, located to the east of the A453, whilst the property is outside the site boundary, the site surrounds the property on all sides. A public footpath runs through the site, the footpath leaves the south of Isley Walton and runs southwards through the site to the east of The Dumps Plantation.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	The site comprises a complex of fields, separated by hedges with some trees. 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. The site accommodates the Dumps Plantation and other significant areas of planting which would need to 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 comprises several fields occupying a countryside location. The site is divorced from any settlement boundary and would result in a large-scale development of greenfield sites. The development would therefore result in a large 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 listed buildings within the cluster of buildings at Isley Walton and the impact on the setting of these buildings, i.e. in part the rural setting, would need to be assessed.
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.	Close proximity to EMA.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated there is the potential for badgers and Great Crested Newts (GCN) to be on site. There are water vole known from the brook in the south. The trees, grassland, ponds, stream and hedgerows may be potential BAP habitats. It is also possible that the grassland 362 (ridge and furrow) may be a potential BAP habitat. Some of the hedges are Local Wildlife Sites. There would need to be ecological survey undertaken; a Phase 1 habitat survey, also surveys for badger, water vole, GCN and a hedge survey. There are significant areas of grassland within the site boundary. Hedgerows should be retained with 5m buffer zones of natural vegetation. The stream/ditches should be retained with 5-10m buffer zones. The stream to the west is an important feature and habitat for water voles. A 5m buffer should be retained to off-site woodland
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	LCC Highway Authority stated giving due consideration to the existing nature of Isley Walton (i.e. a small hamlet), any significant development in this location would effectively be a new settlement, and an understanding of the likely scale and onsite facilities etc. will be essential to understanding its potential transport implications, including the relationship with nearby key settlements and attractors (such as EMA and the Rail Freight Interchange). Any new access onto the A453 which impacts its primary function is likely to be viewed unfavourably, and as such should be of suitable scale and limited in number. Given its scale, this site would benefit from a coordinated masterplan and assessments to secure required mitigation