

KEGWORTH – HOUSING SITE ASSESSMENT

SETTLEMENT SUMMARY

Settlement Hierarchy

- Kegworth is a Local Service Centre in the adopted Local Plan.
- It is proposed to remain as a Local Service Centre in the new Local Plan.

Key services and facilities

- Kegworth has one primary school (Kegworth Primary School). A project to expand the school to 315 places was completed in 2020. Whilst further expansion of the school may be possible, the site is limited. Any significant further housing in Kegworth may require a new school.
- Kegworth has a designated local centre including a main grocery retailer (Co-op).
- Kegworth has several primary employment areas either in the settlement or within 2km (Cotts, the Computer Centre, East Midlands Gateway, Pegasus Business Park, East Midlands Airport). There are further employment opportunities in Kegworth at Slack and Parr and the local centre.
- Kegworth is served by two frequent bus services (Skylink Derby & Skylink Nottingham) providing connections to Coalville, Loughborough, Nottingham, Leicester and Derby. It is also served by the 865 service which provides a connection to the Clifton (Nottingham) Park & Ride (4 buses a day).
- The closest secondary school is in Castle Donington. Castle Donington College is an 11-16 school. The school is expected to be over capacity from January 2023, with the growth in pupil numbers linked to the Park Lane development. Future expansion of the school will be required and a scheme using S106 funds is currently being explored. The school can be accessed by the Skylink bus services.

Other services and facilities

- Kegworth also has a GP surgery, pharmacy, community library, village hall, public houses, places of worship and formal/informal recreation opportunities (including sports clubs and pitches, recreation ground, skate park and allotments).

Settlement Features

- **Flood Zones 2/3a/3b** – land to the north and east of the settlement (including site K5) are in areas at a greater risk of flooding.
- **M1 Motorway** – the M1 motorway is located c.250m from the western edge of the settlement.
- **East Midlands Airport Public Safety Zone** – East Midlands Airport is located to the west of the M1. The Public Safety Zone covers land to the south/southwest of the settlement. In accordance with the adopted Local Plan, there is a general presumption against new or replacement development in this area (Policy Ec6).
- **HS2** – The proposed HS2 route ran between the west of Kegworth and the M1 motorway (crossing sites K7 and K11). However, in October 2023 the government confirmed the route would be scrapped.
- **Kegworth Conservation Area** – this designation covers the historic core of Kegworth and land to the south-east of the settlement.

- **Scheduled Ancient Monument (medieval settlement remains immediately east of The Wymeshead)** – this designation is in the Conservation Area and located to the south-east of the settlement.
- **Lockington Marshes Site of Special Scientific Interest (SSSI)** –Kegworth and its surroundings are in the Impact Risk Zone for Lockington Marshes SSSI.
- **Minerals Consultation Area (MCA) for Sand and Gravel** – land to the north and east of the settlement (including sites K2 and K5) is located in this MCA.
- **Trent Valley Washlands Landscape Character Area (LCA)** – land to the north and east of the settlement (including site K5) is located in this LCA.
- **Melbourne Parklands Landscape Character Area (LCA)** - land to the south and west of the settlement (including sites K2 and K12) is located in this LCA.

STAGE 1 - SITE IDENTIFICATION

The 2021 SHELAA identifies seven sites for housing in Kegworth:

Site Reference	Site Address
K2	Computer Centre, Derby Road
K5	Land North of Station Road,
K7	Ashby Road
K9	Brookes Machine Tools, Derby Road
K10	Slack and Parr, Long Lane
K11	South of Derby Road
K12	Land at Molehill Farm

STAGE 2 – SITE SIEVE

Four sites were sieved out at this stage, leaving three sites (K2, K5 & K12) for further assessment.

Site Reference	Site Address	Reason for being sieved out
K7	Ashby Road	Detailed planning permission
K9	Brookes Machine Tools, Derby Road	Detailed planning permission
K10	Slack and Parr, Long Lane	Under construction
K11	South of Derby Road	Detailed planning permission

K7 is identified as a committed site in the adopted Local Plan as site H1k. It has detailed planning approval for 110 dwellings (16/00394/REMM).

K11 is identified in the adopted Local Plan as site H1m. It has detailed planning approval for 141 dwellings (19/00878/REMM and 19/01757/REM).

The planning permissions at both K7 and K11 have been implemented, meaning there is extant permission for a total of **251** new homes in Kegworth. The sites have not been developed as they were impacted by the proposed route of HS2. However, the government's announcement in October 2023 that the HS2 leg through the East Midlands is to be scrapped indicates that they could now be delivered. Following the announcement, the promoters for both K7 and K11 have confirmed to officers that the sites are available for development. There is a housebuilder attached to K7 and the agents for K11 have said when the safeguarding of the route has been removed from the land, it will be marketed for sale.

STAGE 3 - SUSTAINABILITY APPRAISAL

SA Ref	SA Objective	SA Summary
SA1	Improve the health and wellbeing of the District's population	K2 and K5 score significant positive K12 score minor positive
SA2	Reduce inequalities and ensure fair and equal access and opportunities for all residents	K2 and K12 score minor negative K5 scores significant negative
SA3	Help create the conditions for communities to thrive	K2 scores minor positive K5 and K12 score uncertain
SA4	Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to jobs	++
SA5	Support economic growth throughout the District	K5 and K12 score neutral K2 scores minor negative
SA6	Enhance the vitality and viability of existing town centres and village centres	++
SA7	Provision of a diverse range of employment opportunities that match the skills and needs of local residents	+
SA8	Reduce the need to travel and increase numbers of people walking cycling or using the bus for their day-to-day needs	+
SA9	Reduce air, light and noise pollution to avoid damage to natural systems and protect human health	K5 scores neutral K2 and K12 score minor negative
SA11	Ensure the District is resilient to climate change	K2 and K12 score minor positive K5 scores minor negative
SA12	Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	--
SA13	Conserve and enhance the quality of the District's landscape and townscape character	K2 scores significant positive K5 and K12 score uncertain
SA14	Ensure land is used efficiently and effectively	K2 scores significant positive K5 and K12 score significant negative

SA15	Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage	K2 and K12 score neutral K5 scores minor negative
SA16	Protect water resources and ensure they are used efficiently	0
SA17	Ensure the efficient use of natural resources, including reducing waste generation	K12 scores neutral K2 and K5 score uncertain

STAGE 4 – DETAILED SITE ASSESSMENT SUMMARY

K2 – Computer Centre, Derby Road (3.16 ha / about 59 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, the site is within a good walking distance to employment, informal recreation, formal recreation and public transport. It is within a reasonable walking distance to the primary school, local centre, convenience shop, GP surgery, pharmacy and formal recreation. Like all sites in Kegworth, travel outside the settlement is required to access secondary education. The closest bus stops are located on High Street, approximately 500-650m from the site. These stops provide access to the frequent Skylink Derby and Skylink Nottingham services.

Summary of SA

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

K2 has more significant positive scores/combined significant and minor positive scores than other sites in Kegworth. The key differences in scoring results from the site's status as previously developed land and its location in the limits to development (SA13 and SA14). Unlike the other sites in Kegworth, it scores minor negative under SA5, because it would result in the loss of employment land if it was developed for housing. The only significant negative score is under SA12; all sites in Kegworth score the same for this objective because they are in the Impact Risk Zones for Lockington Marshes SSSI.

Key Planning Considerations

- K2 comprises previously developed land; it was previously a banking data centre but is now vacant.
- The site is in the Limits to Development and is identified as a Primary Employment Area in the adopted Local Plan (Policy Ec3). Development of the site for housing would result in the loss of employment land.

- The site adjoins existing residential development to the south and the east and land with approval for residential development to the west.
- K2 is c.350m from the M1 and less than 1km from East Midlands Airport, meaning there may be noise and air quality impacts.

Deliverability/Developability – The site is currently safeguarded for employment use. As previously developed land, the site has an established access. It was first submitted to the Council for consideration in 2008 (on behalf of the landowner). It has been some time since the promoters confirmed the site is available for residential use and there is no evidence of developer interest.

K5 – Land north of Station Road (4.23 ha / about 79 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, the site is within good walking distance to employment, informal recreation, formal recreation and public transport. It is within a reasonable walking distance of the local centre, convenience shop, GP surgery and pharmacy. It is not within a reasonable walking distance of the primary school, which is over 1km. Like all sites in Kegworth, travel outside the settlement is required to access secondary education. The closest bus stops are located on Station Road just outside the site entrance and provide access to the hourly Skylink Nottingham service and the infrequent 865 service (4 – 5 buses per day).

Summary of SA

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

The site has more significant negative scores than other sites in Kegworth. The key differences from other sites in the settlement are the significant negative score under SA2 (because it is over 1km walking distance from Kegworth primary school) and its minor negative scores under SA11 due to its location in Flood Zone 2 and under S15 due to its proximity to the Grade II listed Kegworth Bridge and Shallow Lock.

Key Planning Considerations

- K5 comprises agricultural buildings and farmland (Bridge Farm) and a recently constructed dwelling close to the site access (16/00603/FUL). It is located to the rear of linear residential development on Station Road.
- The majority of the site is in Flood Zone 2 and a small area on the eastern boundary is in Flood Zones 3a/3b.
- Whilst the site is in a wider parcel of land (05KEG-B) deemed to have low landscape sensitivity/medium-low visual sensitivity for housing, it is in an area that is of higher landscape sensitivity that forms part of the setting for the River Soar (Landscape Sensitivity Study).

- The hedgerows and potential species-rich grassland are potential Biodiversity Action Plan habitats. There is the potential for bats, badgers and great-crested newts on site.

Deliverability/Developability – As the site is in an area at greater risk of flooding, it would need to pass the sequential test (NPPF, paragraph 161). The site is being promoted on behalf of the landowner and was submitted to the Council for consideration in 2019. There is no evidence of developer interest at present. On 1 April 2022, planning permission was granted for the demolition of an existing agricultural building and the erection of a new agricultural building for the storage of machinery, implements and cattle (21/02357/FUL). This demonstrates an intent for at least part of the site to continue in agricultural use and indicates that the site is not currently available. A residential dwelling (16/00603/FUL) has recently been completed close to the site access and it is not clear how this would impact access to the wider site.

K12 – Land at Molehill Farm (5.69 ha / about 110 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, the site is within a good walking distance to employment, informal recreation and public transport and within a reasonable walking distance to the primary school, local centre, convenience shop, GP surgery, pharmacy and formal recreation. Like all sites in Kegworth, travel outside the settlement is required to access secondary education. The closest bus stops are on Ashby Road, around 300m from the site entrance and provide access to the frequent Skylink Derby and Skylink Nottingham services.

Summary of SA

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

K12 has the fewest significant positive scores in Kegworth, although it has more minor positive and neutral scores when compared to other sites in the settlement. It doesn't score as well as the other sites under SA1, because of the longer distance to formal recreation facilities. Otherwise, there are no key differences in terms of negative scores.

Key Planning Considerations

- The site is identified as a reserve housing allocation for about 110 dwellings in the adopted Local Plan (site H3d) if HS2 prevents the delivery of K7 (H1k) and K11 (H1m). The HS2 route has very recently been scrapped which indicates K7 and K11 could be constructed. A key consideration is now whether this site is required in addition to the 251 dwellings that could come forward at these sites.
- The site is in a wider parcel of land (05KEG-D) deemed to have low landscape sensitivity/medium-low visual sensitivity for housing (Landscape Sensitivity Assessment).

- The site's western and southern boundaries are arbitrary rather than being defined by field boundaries.
- There are potential noise and air quality impacts from the M1/airport but the site does not fall within the East Midlands Airport Public Safety Zone, so could be developed for housing.
- The possible species-rich grassland on site and the potential for badgers/bats on site and great crested newts nearby.

Deliverability/Developability – The site is being promoted by a strategic land promotion company and its availability was confirmed earlier in 2023. There are no obvious achievability constraints and the site is a reserve allocation in the adopted Local Plan. Since the Local Plan was adopted, planning permission has been granted for a replacement agricultural dwelling on part of the site (20/0159/REM). It is understood from the site promoters that this would not be constructed if K12 was allocated for housing.

STAGE 5 – OVERALL CONCLUSIONS

The very recent change in situation with regards to HS2 means that there is now a realistic prospect that **K7** and **K11** (adopted Local Plan allocations H1k and H1m) could be developed during the plan period (although the safeguarded HS2 route will need to be formally distinguished before this can happen).

This means that there is the potential for **251 dwellings** to be delivered in Kegworth between 2020 and 2040.

Of the three sites assessed:

- **K2** – the site offers benefits because it is previously developed land, but its development for housing would result in the loss of allocated employment land. An update on its availability for residential development would be required before a judgement could be made on whether the site is deliverable/developable. The site is located in the Limits to Development where the principle of housing is acceptable, subject to whether and should it become available, could be developed for housing in the future if the loss of employment land was deemed to comply with planning policy.
- **K5** – there are uncertainties over the site access and potential impacts on landscape and heritage assets. However, the primary reason for discounting this site is its potential for flood risk and the fact that there are sequentially preferable sites (i.e. at a lower risk of flooding) both in Kegworth and elsewhere in the district.
- **K12** – This site is available now and with mitigation against noise, air quality, ecological and visual impacts could be suitable for development. However, the key consideration is whether the scale of development proposed, cumulatively with **K7** and **K11** (adopted Local Plan allocations H1k and H1m) is necessary, given the amount of development proposed overall at the Key Service Centres.

Recommendations

On the basis that 251 dwellings are already committed in Kegworth and there is now a reasonable prospect that they will be delivered over the plan period, **it is not proposed to allocate any further housing sites in Kegworth.**

Given the greater certainty about the scrapping of HS2, **Land south of Ashby Road, Kegworth (K12 / H3d) is no longer required as a reserve allocation** for around 110 dwellings.