


Site Information															
Housing Code		K2		Site Address				Computer Centre, Derby Road, Kegworth		Settlement		KEGWORTH			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Name				Hectares		3.16					
Kegworth				Kegworth				Site Capacity*		Dwellings Emp (m ²)					
Local Service Centre				Local Service Centre				0 - 5		6 - 10				11 - 20	
Within				Within Boundary				D						59	
Relationship to Limits to Development?				Distance from sustainable 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?		No				Potentially Achievable	

Quantitative Assessment			
Services			
Local Services		Kegworth	
Convenience Store		Co-op, Kegworth	
Primary School		Kegworth Primary	
Secondary School		Castle Donington College	
GP Surgery		Orchard Surgery	
Employment		Cotts Beverages	
Public Transport		Within 800m, Skylink - Nottingham to Loughborough, 2 per hour & Skylink - Derby to Leicester, hourly	
Formal Recreation		Within 1000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		Boots, Kegworth	
Constraints			
Rights of Way		None	
Previously developed?		Yes	
Flood risk		Flood Zone 1	
Tree Preservation Order?		None	
Biodiversity and Geodiversity		None	
Soil Resources		N/A	
Minerals Safeguarding		Sand and Gravel	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site is located to the south-west of Derby Road and is currently in use as offices/data centre. The western tip of the site is within 1000 metres of East Midlands Airport. There is open countryside to the west and employment land to the north on the opposite side of Derby Road. To the south and east of the site there are residential dwellings.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	The site has some trees and landscaping to the north and west of the buildings but these are read as part of the overall site and do not form part of any wider green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	Development of the site would have a limited impact on townscape and/or landscape character	The site comprises a range of office buildings which are relatively low-lying set within a landscaped setting. The site occupies a prominent location on the approach into the village from the M1 although the buildings are set off the road frontage. The existing buildings are of limited merit and sympathetic re-development could lead to an enhancement of the site.
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.	Proximity to the M1 and East Midlands airport may require noise mitigation measures.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology state here are no designated ecological sites and no potential Biodiversity Action Plan habitats located within the site boundary. A Great Crested Newt (GCN) survey or entry into the GCN District Level Licensing Scheme 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.	There are no apparent fundamental highway reasons for this site to be excluded from consideration at this stage.

Site Information											
Housing Code	K5		Site Address	Land North of Station Road, Kegworth				Settlement	KEGWORTH		
Employment Code											
Nearest Settlement			Nearest Sustainable Settlement				Proposed Use	Housing			
Name			Kegworth		Name		Kegworth		Hectares	4.23	
Settlement			Local Service Centre		Settlement		Local Service Centre		Site Capacity*	Dwellings 79 Emp (m ²)	
Tier					Tier				Periods and Build Rates		
Relationship to Limits to Development?			Adjoining		Distance from sustainable boundary		Adjoining Boundary		D	79	
E											
Site of Special Scientific Interest?	No		Ancient Woodland?	No		Within Flood Zone 3b?	No			SHELAA Assessment	Part Suitable/Part 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?	Part				Potentially Achievable



Quantitative Assessment				
Services				
Local Services	Kegworth		Employment	Slack and Parr, Kegworth
Convenience Store	Co-op, Kegworth		Public Transport	Within 800m, Skylink - Nottingham to Loughborough, 2 per hour & Skylink - Derby to Leicester, hourly
Primary School	Kegworth Primary		Formal Recreation	Within 1000m walking distance
Secondary School	Castle Donington College		Informal recreation	Within 800m walking distance
GP Surgery	Orchard Surgery		Pharmacy	Boots, Kegworth
Constraints				
Rights of Way	PROW running along site boundary		Biodiversity and Geodiversity	None
Previously developed?	No		Soil Resources	3
Flood risk	Majority of site in FZ2		Minerals Safeguarding	Sand and Gravel
Tree Preservation Order?	None		Waste Safeguarded Sites	None

Qualitative Assessment

The site adjoins the northern edge of the village and is located to the rear of properties fronting onto Station Road. The site is currently used for agricultural purposes (grade 3). The site includes a farm and several large agricultural buildings, but the site excludes the farmhouse. The southern boundary of the site abuts the rear curtilages of residential properties fronting Station Road. There is agricultural land to the north, east and west 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.	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 are no trees or hedges within the site and the site does not form part of a wider landscaped network. Development on the site could include 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.	The site is to the rear of properties fronting onto the highway which follow a linear pattern of development. The development of this site would increase the depth of development which would not respond to the prevailing development characteristics of this part of Kegworth. The site forms part of the rural setting to the village including from the footpath adjacent to the canal. Development of this site would be harmful to 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.	Kegworth Bridge and Kegworth Shallow Lock are both grade II listed. The separation distance is likely to ensure that the development of the site would not affect the setting of these structures. There is potential archaeology within the site that requires further investigation.
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.	LCC Ecology stated the site is not a designated ecological site; however, the hedgerows represent potential Biodiversity Action Plan habitats. A development proposal would need to incorporate a bat survey and any consequential mitigation. Development should include a 5m buffer zone along significant hedges, as part of open space, to ensure habitat continuity and retain connectivity.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The site does not have a current satisfactory vehicular access. However, the Highway Authority has stated there are no apparent fundamental reasons for this site to be excluded from consideration at this stage.

Site Information															
Housing Code		K12		Site Address			Land at Molehill Farm, Kegworth			Settlement		KEGWORTH			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Name				Hectares		5.69					
Kegworth				Kegworth				Site Capacity*		Dwellings 110 Emp (m ²)					
Settlement				Settlement				Periods and Build Rates							
Local Service Centre				Local Service Centre				0 - 5		6 - 10				11 - 20	
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		D		110					
E															
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		Assessment		Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		Part				Potentially Achievable	

Quantitative Assessment			
Services			
Local Services		Kegworth	
Convenience Store		Co-op, Kegworth	
Primary School		Kegworth Primary	
Secondary School		Castle Donington College	
GP Surgery		Orchard Surgery	
Employment		Computer Centre, Kegworth	
Public Transport		Within 800m, Skylink - Nottingham to Loughborough, 2 per hour & Skylink - Derby to Leicester, hourly	
Formal Recreation		Within 1000-2000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		Boots, Kegworth	
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 to the south of Ashby Road on land at Molehill Farm. The site is greenfield agricultural land. To the east of the site is residential development and further residential development has planning permission to the north of the site on the opposite side of Ashby Road. To the west is the M1 Motorway and to the south of the site is open countryside. The route of the Kegworth Bypass runs along the southern boundary of the site. East Midlands Airport is on the opposite side of the M1, to the north of which will be the East Midlands Rail Freight Interchange. A public right of way runs to the south and adjoins the south eastern corner of the site. The southern and western boundaries are arbitrary rather than being formed by a hedgerow etc.

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 boundary with the highway and mark the field boundaries. The external hedging 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 given the adjacent road 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 forms part of the rural setting to the village. However, it has housing to the east, further housing approved to the north-west and is contained by major highways to the south and west. Development on the site would have an impact on the landscape characteristics; however, it is likely this could be limited given the surroundings.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known heritage assets.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known 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 M1 and East Midlands Airport.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	There is the possibility of Great Crested Newts to be on site as there is a pond to the south. There is also the potential for badgers and bats to be on site. There is possible species-rich grassland which could be a potential BAP habitat. A phase 1 habitat survey, Great Crested Newt survey, badger survey, bat activity and bird surveys would be required. Grassland may be species-rich and conservation of this in-situ may affect the layout, but it is likely this could be accommodated. The hedges should be retained with a buffer zone. 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. The Highway Authority has previously 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.