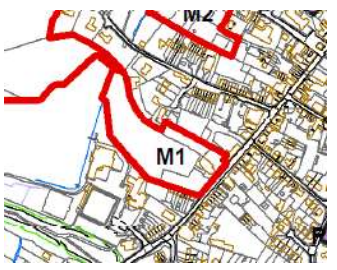



Site Information															
Housing Code		M1		Site Address			Youth Club / Land west of High Street, Measham			Settlement		MEASHAM			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Measham		Name		Measham		Hectares		1.37					
Settlement		Local Service Centre		Settlement		Local Service Centre		Site Capacity*		Dwellings 34 Emp (m ²)					
Tier				Tier				Periods and Build Rates							
Relationship to Limits to Development?		Within		Distance from sustainable boundary		Within Boundary		D		34					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA		Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		Assessment		Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

Quantitative Assessment							
Services							
Local Services		Measham		Employment		Measham Town Centre	
Convenience Store		Tesco Express, Measham		Public Transport		Within 800m, 19 - Ashby to Burton, Hourly	
Primary School		Measham CofE Primary		Formal Recreation		Within 1000m walking distance	
Secondary School		Ivanhoe School		Informal recreation		Within 800m walking distance	
GP Surgery		Measham Medical Unit		Pharmacy		Dean and Smedley, Measham	
Constraints							
Rights of Way		PROW crosses the site		Biodiversity and Geodiversity		LWS	
Previously developed?		Part - 6%-10% - includes Youth Club and parking area		Soil Resources		3	
Flood risk		Flood Zone 1		Minerals Safeguarding		Coal	
Tree Preservation Order?		None		Waste Safeguarded Sites		None	

Qualitative Assessment
<p>The site occupies a central location in Measham to the west of High Street. The site is mainly undeveloped but accommodates the Picture Bar Youth Club. There is a sports ground to the west of the site, housing to the north and east and Measham Leisure Centre to the south. The eastern extent of site lies within the Measham Conservation Area. The site adjoins a grade II listed building to the north fronting High Street.</p>

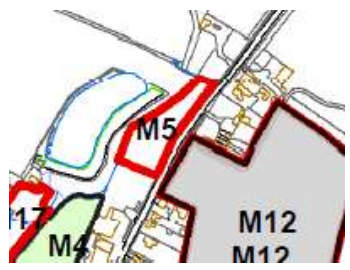
Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	The site is partly developed and partly greenfield; however, there is development to the north, east and south and as such the site does not form part of a wider green network. The site accommodates some landscaping and 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 in part comprises open space which provides relief from the built-up elements of the settlement centre and provides a visual link to the adjacent countryside. Development would alter that character but subject to design and layout the site could potentially be developed without harm to the character or appearance of 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.	The front portion of the site is within the conservation area. There are grade II listed buildings adjacent on both sides of the highway. Development of the site would therefore impact upon these heritage assets; however, it is considered development could take place whilst protecting the setting of the listed buildings and maintaining the character and appearance of the conservation area subject to details.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey. The site is within the River Mease Catchment Area.	LCC Ecology state there are no designated ecological sites within the site boundary although there is potential for badgers to inhabit the site. The hedgerows within the site represent potential Biodiversity Action Plan habitats. The site would require mitigation, namely the retention of a 5m buffer zone along significant hedges not to be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	LCC Highway Authority state there are no objections subject to conditions and planning obligations.

Site Information															
Housing Code		M2		Site Address			Land at Chapel Street, Measham			Settlement		MEASHAM			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Name				Hectares		0.77					
Measham				Measham				Site Capacity*		Dwellings 19 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?		Within		Distance from sustainable boundary		Within Boundary		D		19					
E															
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA		Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		Assessment		Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

Quantitative Assessment							
Services							
Local Services		Measham		Employment		Measham Town Centre	
Convenience Store		Tesco Express, Measham		Public Transport		Within 800m, 19 - Ashby to Burton, Hourly	
Primary School		Measham CofE Primary		Formal Recreation		Within 1000m walking distance	
Secondary School		Ivanhoe School		Informal recreation		Within 800m walking distance	
GP Surgery		Measham Medical Unit		Pharmacy		Dean and Smedley, Measham	
Constraints							
Rights of Way		PROW running along site boundary		Biodiversity and Geodiversity		LWS	
Previously developed?		Part - 6%-10% - includes Methodist Church parking area		Soil Resources		3	
Flood risk		Flood Zone 1		Minerals Safeguarding		Coal	
Tree Preservation Order?		None		Waste Safeguarded Sites		None	

Qualitative Assessment
<p>The site is to the north of Chapel Street and the south of Queens Street. The site slopes significantly from east to west and has residential properties to the north, south and east of the site. Part of the southern extent of the site adjoins the Measham Conservation Area. The northern part of the site is adjacent to the footpath and part of the site is visible from the footpath to the 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.	The site is bordered by a hedge along the northern boundary with dense tree planting along the western boundary with even greater tree cover in the southern part of the site. The remainder of the site is open grassland. The landscaping is not linked to any wider green network and the majority would need to be retained as part of any development. 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 northern part of the site has had permission granted for residential development in outline. This part of the site is less sensitive than the southern portion comprising an undeveloped area of land which slopes to the west. It would be visible from the footpath but with satisfactory layout and landscaping could be successfully integrated. The southern part of the site is set away from both highways to the north and south and subject to layout and landscaping could potentially be developed without harm to the townscape.
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 conservation area runs to the south and south-east of the site and the south-eastern part of the site would border the designation. As such, developing this part of the site would require sensitive design and siting in order to maintain the character and appearance of the conservation area. The chapel on Chapel Street is grade II listed and the development would need to protect the setting of 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 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 no designated sites of ecological interest within the site boundary although there is potential for badgers to inhabit the site. The hedgerows within the site represent potential Biodiversity Action Plan habitats. If development was to take place some mitigation would be required, namely the retention of a 5m buffer zone along significant hedges; not to be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The northern part of the site the subject of planning permission demonstrated a satisfactory vehicular access could be achieved. This would also be required for the remainder of the site.

Site Information															
Housing Code		M5		Site Address				Ashby Road, Measham		Settlement		MEASHAM			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Name				Hectares		0.4					
Measham				Measham				Site Capacity*		Dwellings 12					
								Emp (m ²)							
Settlement Tier				Settlement Tier				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				12			
								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	
Convenience Store		Tesco Express, Measham	
Primary School		Measham CofE Primary	
Secondary School		Ivanhoe School	
GP Surgery		Measham Medical Unit	
Employment		Measham Town Centre	
Public Transport		Within 800m, 19 - Ashby to Burton, Hourly	
Formal Recreation		Within 1000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		Dean and Smedley, Measham	
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		Coal	
Waste Safeguarded Sites		None	

Qualitative Assessment
<p>The site is located to the west of Ashby Road, Measham. The site is greenfield land in agricultural use (grade 3). The site is on the northern edge of the settlement with residential ribbon development further to the north-east with housing to the south-east and east. Partially opposite is an undeveloped field. The site slopes towards a stream to the east. There is further countryside land to the north and west of the site and a petrol filling station to the south.</p>

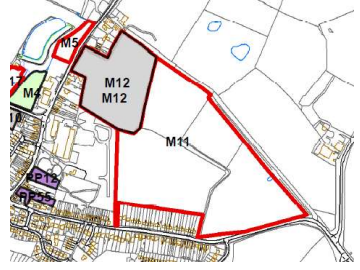
Topic	Assessment	Notes
Green Infrastructure	It is unlikely development of the site will provide the opportunity to improve the Green Infrastructure Network.	Hedges form the site boundary with the highway and together with the mature landscaping within the site it presents a well landscaped, rural approach to the village. These landscaped 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. It is likely many trees within the site would need to be removed to facilitate development. There is potential for additional planting and new open spaces together with some retention of hedgerows and trees to enhance the green infrastructure. However, many trees and shrubs are likely to be lost as a result of the development. These form part of a wider planted area which would be diminished through developing this site.
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 well landscaped and forms part of a wider parcel of land that presents a rural setting to the approach into Measham from the north-east. Development of the site would lead to encroachment into the countryside beyond a natural village boundary and would weaken the rural, landscaped setting. Although some landscaping could be retained the development of this site would result in a harder, built edge to the village.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No heritage assets identified.
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 identified 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 potential for badgers, water voles and otter to occupy the site, and Great Crested Newts (GCN) could potentially be found within 250m of the site. There are no locally designated wildlife sites within the site boundary, although the woodland represents a potential Biodiversity Action Plan habitat within the site boundary. The site is considered acceptable subject to the retention of the more significant trees and hedges with buffer zones; buffer zones to woodland should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. Additional mitigation may be required pending results of badger/GCN/etc surveys.
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 stated Ashby Road is subject to a 50mph speed limit along some of the frontage to the site so measures to reduce speeds may be required. It appears an acceptable access could be provided subject to consideration of the Highway Authority comments.

Site Information											
Housing Code		M7	Site Address				Oaktree House, Atherstone Road, Measham		Settlement	MEASHAM	
Employment Code											
Nearest Settlement			Nearest Sustainable Settlement			Proposed Use		Housing			
Name			Name			Hectares		0.4			
Measham			Measham			Site Capacity*	Dwellings	12			
Local Service Centre			Local Service Centre			Emp (m ²)					
Tier			Tier			Periods and Build Rates					
Adjoining			Adjoining Boundary			0 - 5	6 - 10	11 - 20			
Relationship to Limits to Development?			Distance from sustainable boundary			D		12			
						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		Measham	Employment	Measham Town Centre
Convenience Store		Co-op, Measham	Public Transport	Within 1200m, 19 - Ashby to Burton, Hourly
Primary School		Measham CofE Primary	Formal Recreation	Within 1000-2000m walking distance
Secondary School		Ivanhoe School	Informal recreation	Within 800m walking distance
GP Surgery		Measham Medical Unit	Pharmacy	Dean and Smedley, Measham
Constraints				
Rights of Way		None	Biodiversity and Geodiversity	SSSI
Previously developed?		Part - 46%-50% - includes residential plot outside limits	Soil Resources	3
Flood risk		Flood Zone 1	Minerals Safeguarding	Part Brick Clay
Tree Preservation Order?		None	Waste Safeguarded Sites	None

Qualitative Assessment
The site is adjacent to the Measham Brickworks site, a short distance from the southern edge of Measham and located on the north of the highway. The site accommodates buildings and grass.


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 landscaping including a significant buffer on the southern and eastern boundaries. This planting belt continues to the east with further landscaping to the western side of the highway. However, other than the boundary planting, the site does not contribute significantly to a wider green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	Development of the site may have an impact on sensitive townscape or landscape characteristics, but it is possible that it could be mitigated to an acceptable level.	The site has open green space to the north, landscaping to the east and west and the industrial site to the south. However, it is reasonably well related to the settlement with housing adjacent to the north-east boundary. The site is not therefore isolated and development for residential purposes would not be visually unacceptable subject to details.
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 lies adjacent to the industrial operation to the east. Mitigation may therefore be required to ensure residential development would not be unduly harmed by the industrial 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 state there are no designated ecological sites and no Biodiversity Action Plan habitats identified within the site boundary. There is potential for bats to roost in buildings on site and a bat survey would be required and if bats are found, mitigation measures 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.	Under a previous application a highway objection was raised (09/00069/FUL) with the proposed access being considered inadequate which would result in an adverse impact on highway safety. As such, it would need to be demonstrated that a safe access could be provided to serve any re-development.

Site Information															
Housing Code		M11		Site Address			Land at Leicester Road/Ashby Road, Measham			Settlement		MEASHAM			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Name				Hectares		14.9					
Settlement				Settlement				Site Capacity*		Dwellings				279	
Tier				Tier				Emp (m ²)							
Relationship to Limits to Development?				Distance from sustainable boundary				D		279					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No				Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

Quantitative Assessment											
Services											
Local Services		Measham				Employment		Measham Town Centre			
Convenience Store		Tesco Express, Measham				Public Transport		Within 800m, 19 - Ashby to Burton, Hourly			
Primary School		Measham CofE Primary				Formal Recreation		Within 1000m walking distance			
Secondary School		Ivanhoe School				Informal recreation		Within 800m walking distance			
GP Surgery		Measham Medical Unit				Pharmacy		Dean and Smedley, Measham			
Constraints											
Rights of Way		PROW runs SW-NE through site				Biodiversity and Geodiversity		LWS			
Previously developed?		No				Soil Resources		3 and 4			
Flood risk		Flood Zone 1				Minerals Safeguarding		Coal			
Tree Preservation Order?		None				Waste Safeguarded Sites		None			

Qualitative Assessment									
<p>The site is located between Leicester Road and Grassy Lane, Measham. The site is greenfield, currently used for agricultural purposes (66% grade 3, 34% grade 4). The site is located to the north-east of the settlement; to the west of the site is Rose Bank Nursery, to the north and east of the site is open countryside. The site is within the National Forest. The site comprises several fields, separated by hedges.</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 the site boundaries with the highway to the west and south and adjacent to Grassy Lane; those on Grassy Lane and Leicester Road 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 is characterised by hedges forming field boundaries which may be lost as part of the development. 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 its development would have a visual impact on the site and surroundings. However, other than the limited frontage it is set back from the highway to the west and partly borders existing housing to the western and southern boundaries. With adequate landscaping, development of the site could be mitigated.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	There are 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 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 no designated ecological sites within the site boundary although the hedgerows at the site represent potential Biodiversity Action Plan habitats and may require mitigation such as the retention of a 5m buffer zone along significant hedges; not to be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. There is potential for Great Crested Newts to be found in ponds close to the site. Depending on the results of a Great Crested Newt survey of the nearby ponds, there may be a need for 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 stated the part of Leicester Road which bounds the site is subject to national speed limit, meaning measures to reduce speed would be necessary. There is currently no suitable access but an access onto the highway could be potentially be provided safely.

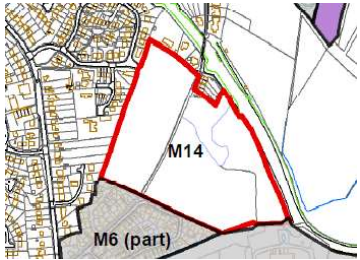
Site Information													
Housing Code		M13		Site Address			Land at 39 Browning Drive, Measham			Settlement		MEASHAM	
Employment Code													
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing			
Name		Measham		Name		Measham		Hectares		0.44			
Settlement Tier		Local Service Centre		Settlement Tier		Local Service Centre		Site Capacity*		Dwellings 11 Emp (m ²)			
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		Periods and Build Rates		0 - 5 6 - 10 11 - 20			
								D		11			
								E					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		Part		SHELAA Assessment Part Suitable/Part Not Currently Suitable Potentially Available Part Suitable/Part Not Currently Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No			
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No			

Quantitative Assessment							
Services							
Local Services		Measham		Employment		Measham Town Centre	
Convenience Store		Co-op, Measham		Public Transport		Within 1200m, 19 - Ashby to Burton, Hourly	
Primary School		Measham CofE Primary		Formal Recreation		Within 1000-2000m walking distance	
Secondary School		Ivanhoe School		Informal recreation		Within 800m walking distance	
GP Surgery		Measham Medical Unit		Pharmacy		Dean and Smedley, Measham	
Constraints							
Rights of Way		None		Biodiversity and Geodiversity		SSSI	
Previously developed?		No		Soil Resources		3	
Flood risk		Majority of site in FZ3		Minerals Safeguarding		None	
Tree Preservation Order?		None		Waste Safeguarded Sites		None	

Qualitative Assessment

The site comprises an irregular shaped parcel of land adjacent to 39 Browning Drive. The site also extends along the end of Masefield Close and Burns Close. The site is largely greenfield land, although there are some buildings in the southern part of the site. Along the north-eastern boundary of the site are residential dwellings. The River Mease (SAC) runs along the south-western boundary of the site and is primarily surrounded by mature trees and hedgerows.

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	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 surrounding countryside; however, there is no cohesive boundary between this and the established housing to the east. Development of the site would not be unduly prominent and would be read as a minor extension to the existing housing. Siting and landscaping would be important to assimilate the development successfully.
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 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 on the site; it is unlikely that bats would be in the buildings. The River Mease runs along the western boundary and is a designated Special Area of Conservation. The watercourse and grassland (which appears improved) are potential BAP habitats. A badger survey would be required. A substantial buffer would need to be retained along the River Mease (to the west); further advice from Natural England would be required. The site could be acceptable with mitigation and avoidance of any impacts on the River Mease.
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 there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.

Site Information															
Housing Code		M14		Site Address			Land at Abney Drive, Measham			Settlement		MEASHAM			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Measham		Name		Measham		Hectares		6.54					
Settlement		Local Service Centre		Settlement		Local Service Centre		Site Capacity*		Dwellings 122 Emp (m ²)					
Tier				Tier				Periods and Build Rates							
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		D		122					
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?		No				Potentially Achievable	

Quantitative Assessment							
Services							
Local Services		Measham		Employment		Measham Town Centre	
Convenience Store		Tesco Express, Measham		Public Transport		Within 800m, 19 - Ashby to Burton, Hourly	
Primary School		Measham CofE Primary		Formal Recreation		Within 1000m walking distance	
Secondary School		Ivanhoe School		Informal recreation		Within 800m walking distance	
GP Surgery		Measham Medical Unit		Pharmacy		Dean and Smedley, Measham	
Constraints							
Rights of Way		PROW running SW-NE through site		Biodiversity and Geodiversity		LWS	
Previously developed?		No		Soil Resources		3	
Flood risk		Flood Zone 1		Minerals Safeguarding		Part Brick Clay	
Tree Preservation Order?		Part of site		Waste Safeguarded Sites		None	

Qualitative Assessment
<p>The site is agricultural land (grade 3) bound by mature hedgerows. To the north-east of the site is an area of mature trees, several of which are subject to TPO's. The trees extend along the eastern extent of the site. To the south-west of the site is a new housing development accessed off Atherstone Road. Along the western boundary is further residential development and there are residential dwellings to the north of the site and in the north-western corner of the site which are accessed via Horses Lane. The site slopes gently downwards from north to south. There are overhead pylons running diagonally east to west across the very northern extent of the site. A public footpath runs north through the centre of the site. There is a mature Ash tree to one side of the public footpath that is subject to a TPO. The south-eastern boundary of the sites adjoins the former route of the Ashby Canal.</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.	The site forms an attractive setting for the public footpath and the land gently rises from the south. Hedges form some site boundaries and would need to be maintained and supplemented as part of any development to maintain the character. Mature trees, many of which are protected, must also be maintained, and assimilated into any development. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure. This would link to the wider area of mature planting to the east and north-east 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 is bordered by existing housing to the south, west and partly along the northern boundary. It forms a self-contained parcel of land bordered by housing and mature landscaping and could potentially be developed without having a significantly detrimental beyond the confines of the site. The contours of the site would need to be considered in developing the site.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No identified 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. The site is within the River Mease Catchment Area.	There is the potential for badgers to be on site, ponds with potential for Great Crested Newts (GCN) close by (known population on brickworks site). The veteran trees make up a Local Wildlife Site (LWS), the veteran tree and the railway line to the east is also a LWS. The grassland, scrub (small part to south-east), hedge and veteran trees are all potential BAP habitats. The site would be acceptable with mitigation/avoidance. The veteran trees should be retained and a buffer to the railway line and adjacent parkland. The hedges should also be retained with a 5m buffer of natural vegetation. Site otherwise arable, and poor for wildlife, apart from a small area to south-east, which needs surveying. GCN surveys of ponds within 500m would also be needed; any presence of GCNs would require 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 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		M15		Site Address			Land at Atherstone Road, Measham			Settlement		MEASHAM			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Measham		Name		Measham		Hectares		0.51					
Settlement Tier		Local Service Centre		Settlement Tier		Local Service Centre		Site Capacity*		Dwellings 13 Emp (m ²)					
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		Periods and Build Rates							
								0 - 5 6 - 10 11 - 20							
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		Measham Town Centre	
Convenience Store		Co-op, Measham		Public Transport		Within 1200m, 19 - Ashby to Burton, Hourly	
Primary School		Measham CofE Primary		Formal Recreation		Within 1000m walking distance	
Secondary School		Ivanhoe School		Informal recreation		Within 800m walking distance	
GP Surgery		Measham Medical Unit		Pharmacy		Dean and Smedley, Measham	
Constraints							
Rights of Way		None		Biodiversity and Geodiversity		SSSI	
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 an irregular shaped parcel of agricultural land (grade 3) located to the west of Atherstone Road. There are residential dwellings along the northern boundary of the site which front onto Byron Crescent. To the south of the site is a dense area of tree planting beyond which are quarry works associated with the nearby Measham Brickworks. Along the site boundary with Atherstone Road there is a mature hedgerow and a line of mature trees. This line of mature trees also extends along part of the northern boundary. An overhead cable runs along part of the western boundary of the site along Atherstone 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 has a rural character with the hedgerow forming the boundary with the highway and the dense belt of tree planting to the south. It forms part of the wider countryside which is to the south and west. Development would necessitate removal of some hedges by the highway to facilitate and acceptable access. Development would need to be set away from the southern boundary to safeguard the planting and there would be scope on site to provide additional 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 has a rural character and is read as part of the countryside surrounding the southern boundary of Measham. The site has countryside to the south and west which together with the landscaping results in a rural appearance. However, the surrounding countryside is dominated by industrial buildings and the quarry to the south and the landscape therefore has low sensitivity to development. The dense tree belt and retained landscaping along the highway boundary would reduce the visual impact of any development on the site.
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 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. Ponds with the potential for Great Crested Newts (GCNs) close by (known population on brickworks site). The grassland and trees are potential BAP habitats. A buffer to the plantation to the south should be retained. The grassland is of unknown quality and would need surveying. GCN surveys of ponds within 500m would be needed; the presence of GCNs would be required.
Highway Safety	The site has the potential for adequate access to the road network, and it is possible that impacts on the road network can be mitigated to an acceptable level.	The 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		M17		Site Address				The Pot Kilns, New Street, Measham		Settlement		MEASHAM			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Name				Hectares		0.33					
Measham				Measham				Site Capacity*		Dwellings 10 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		10					
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		Measham				Employment		Measham Town Centre			
Convenience Store		Tesco Express, Measham				Public Transport		Within 800m, 19 - Ashby to Burton, Hourly			
Primary School		Measham CofE Primary				Formal Recreation		Within 1000m walking distance			
Secondary School		Ivanhoe School				Informal recreation		Within 800m walking distance			
GP Surgery		Measham Medical Unit				Pharmacy		Dean and Smedley, Measham			
Constraints											
Rights of Way		None				Biodiversity and Geodiversity		None			
Previously developed?		No				Soil Resources		4			
Flood risk		Flood Zone 1				Minerals Safeguarding		Coal			
Tree Preservation Order?		None				Waste Safeguarded Sites		None			

Qualitative Assessment									
<p>The site is located to the north of New Street with an existing vehicular access. There is a children's play area and car parking to the west of the site, to the north of the site is Pot Kilns Café beyond which is the Pot Kiln Fishing Pond. The site to the east has planning permission for 9 dwellings (14/00444/FUL) and site works have commenced. The site boundaries are a mixture of hedgerows and mesh fencing. The site accommodates several mature trees. Land levels drop from the highway and towards the adjacent development site. Built development to the east acts as a backdrop on approach to the site from the 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 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 several mature trees within the site which may be lost as part of the development. Some potential for additional planting together with retention of hedgerows and trees to enhance the green infrastructure with the adjacent woodland.
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.	Development on the site would remove the undeveloped, landscaped site. However, the land levels drop significantly and a sympathetic small-scale scheme, utilising as much of the existing landscaping, could potentially be visually acceptable. The backdrop of woodland to the north would remain and built development would provide a backdrop to the east.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known heritage assets affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known 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 the site. The trees, grassland and hedgerows may be potential BAP habitats. The acceptability of the site in ecology terms would be dependent on the results of a tree and Phase 1 habitat survey.
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 has an existing vehicular access with good visibility onto the 30mph highway. It is likely this access could achieve LCC Highway Authority standards to serve the proposed development. There is a footpath leading to and past the site. Traffic generation is unlikely to be harmful to highway capacity or safety.