



Site Information															
Housing Code		Mo8		Site Address			Sweethill Lodge Farm, Ashby Road, Moira			Settlement		MOIRA			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Moira (including Norris Hill)		Name		Moira (including Norris Hill)		Hectares		4.96					
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Site Capacity*		Dwellings 93 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				93			
								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		Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No		Assessment		Potentially Achievable	

Quantitative Assessment							
Services							
Local Services		Ashby de la Zouch		Employment		Marquis Drive, Moira	
Convenience Store		Premier Stores, Norris Hill		Public Transport		Within 800m, 29/29A - Coalville to Swadlincote, every 30 mins	
Primary School		Moira Primary		Formal Recreation		Within 1000-2000m walking distance	
Secondary School		Ivanhoe School		Informal recreation		Within 800m walking distance	
GP Surgery		Castle Medical Group		Pharmacy		Dean and Smedley, Ashby	
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 located to the north of Ashby Road and is a mixture of greenfield and agricultural land (grade 3). The site comprises a two-storey farmhouse building, a range of other farm outbuildings and associated storage uses as well as several fields/paddocks. The farmhouse and farm buildings are located towards the front of the site. There is agricultural land to the rear of the site which is bound by hedgerows. The site rises to the north-east and south-east. There are existing residential properties located to the east and west of the site, along Ashby Road. There is further residential development to the west of the site at Sweethill and Yates Close.

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 of 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 individually important trees within the site. Given the use of the site, it 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 is large and comprises a dwelling towards the front, together with associated farm buildings. The land further into the site is undeveloped. The area is characterised by linear housing generally set close to the road. There is little housing of a greater depth without a main highway such as Sweethill. As such, development of the whole site would introduce a form of development that would not respond to the prevailing character and would encroach significantly into the countryside, to the detriment of the site and surroundings. Development of the front part of the site may be acceptable.
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 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.	Given the agricultural use of the site, an initial contamination investigation will be needed.
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 stated there are no designated ecological sites within the site boundary and no potential Biodiversity Action Plan habitats have been identified. The existing buildings on the site represent potential bat roosting sites; therefore, a bat survey would be required and if bats are found, mitigation would be needed. The site is considered acceptable with 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 Highways stated there are no apparent fundamental Highways reasons for this site to be excluded from consideration. There is an existing access onto the highway.

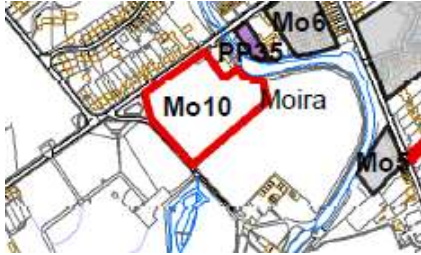
Site Information															
Housing Code		Mo9		Site Address			Rear of 179-189 Ashby Road, Moira			Settlement		MOIRA			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Moira (including Norris Hill)		Name		Moira (including Norris Hill)		Hectares		1.17					
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Site Capacity*		Dwellings 29 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				29			
								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		Ashby de la Zouch	
Convenience Store		Premier Stores, Norris Hill	
Primary School		Moira Primary	
Secondary School		Ivanhoe School	
GP Surgery		Castle Medical Group	
Employment		Marquis Drive, Moira	
Public Transport		Within 800m, 29/29A - Coalville to Swadlincote, every 30 mins	
Formal Recreation		Within 1000-2000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		Dean and Smedley, Ashby	
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

The site is located to the north of Ashby Road, situated to the rear of properties which front Ashby Road. The site is greenfield land (grade 3) used for agricultural purposes. The site rises to the north-west with boundary treatment consisting of hedgerows and fencing. There are residential properties located to the south of the site.

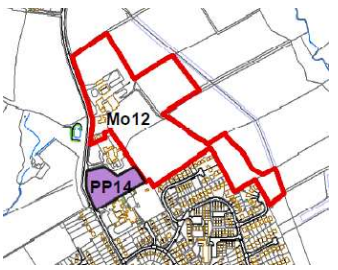
Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form the site boundaries and would need to be maintained 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 a field with other fields to the north and east; however, it does not form part of a 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 a field to the rear of dwellings which front onto the highway. The area is characterised by linear housing generally set close to the road. There is little housing of a greater depth without a main highway such as a Sweethill. As such, development of the site would introduce a form of development that would not respond to the prevailing character and would encroach significantly into the countryside, to the detriment of the site and surroundings.
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 is within the River Mease Catchment Area.	LCC Ecology stated there are no designated ecological sites within the site boundary and no potential Biodiversity Action Plan habitats have been identified. 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.	LCC Highway Authority stated the site is land-locked and has no frontage onto an adopted highway. Providing this can be overcome there are no apparent fundamental reasons for this site to be excluded from consideration. The site does not currently have a suitable access.

Site Information															
Housing Code		Mo10		Site Address			Adj Fire Station Shortheath Road, Moira			Settlement		MOIRA			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Moira (including Norris Hill)		Name		Moira (including Norris Hill)		Hectares		1.71					
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Site Capacity*		Dwellings 42 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				42			
								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		Ashby de la Zouch		Employment		Marquis Drive, Moira	
Convenience Store		Co-op, Moira		Public Transport		Over 1200m, 19 - Ashby to Burton, Hourly	
Primary School		Donisthorpe Primary		Formal Recreation		Within 1000m walking distance	
Secondary School		Ivanhoe School		Informal recreation		Within 800m walking distance	
GP Surgery		Castle Medical Group		Pharmacy		Dean and Smedley, Measham	
Constraints							
Rights of Way		None		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 located to the south of Shortheath Road and is greenfield land consisting of gently sloping grassland with a hedgerow along the boundary with Shortheath Road. The site is adjacent to a newly constructed retail unit and there are residential properties to the north of the site along the opposite side of Shortheath Road. The site is 3 grade 3 agricultural land.

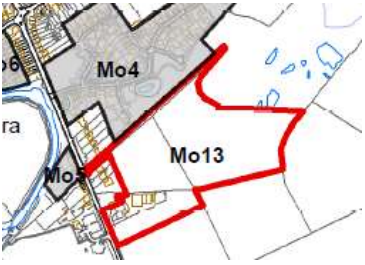
Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form the site boundaries and would need to be maintained 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 an agricultural field and therefore 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 is large and comprises an undeveloped field. The area is characterised by linear housing generally set close to the road. There is little housing of a greater depth without a main highway. As such, development of the site would introduce a form of development that would not respond to the prevailing character and would encroach significantly into the countryside, to the detriment of the site and surroundings. Furthermore, the site would develop currently open land visible from the adjacent canal path.
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 adjacent to the Moira Furnace, a scheduled ancient monument. The impact on this would need to be carefully 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 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.	LCC Ecology stated the site is considered acceptable in ecology terms. The site is within the River Mease catchment area.
Highway Safety	The site could potentially have a safe access to the highway network and potentially may not impact on the local highway network.	LCC Highways stated there are no apparent fundamental Highway reasons for this site to be excluded from consideration. Pedestrian access onto Shortheath Road adjacent to the site this may be required. The is currently no suitable access.

Site Information															
Housing Code		Mo12		Site Address			Land at Blackfordby Lane, Norris Hill, Moira			Settlement		MOIRA			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Moira (including Norris Hill)		Name		Moira (including Norris Hill)		Hectares		6.72					
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Site Capacity*		Dwellings 126 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		126					
								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?		No				Potentially Achievable	

Quantitative Assessment							
Services							
Local Services		Ashby de la Zouch		Employment		Marquis Drive, Moira	
Convenience Store		Premier Stores, Norris Hill		Public Transport		Within 800m, 29/29A - Coalville to Swadlincote, every 30 mins	
Primary School		Moira Primary		Formal Recreation		Within 1000-2000m walking distance	
Secondary School		Ivanhoe School		Informal recreation		Within 800m walking distance	
GP Surgery		Castle Medical Group		Pharmacy		Dean and Smedley, Ashby	
Constraints							
Rights of Way		None		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
<p>The site is made up of five distinct but adjoining parcels of land to the east of Blackfordby Lane. Included within the site boundary is Drift Farm which incorporates a farmhouse and several large agricultural buildings. The site is fairly flat, and each parcel of land bound by mature hedgerows. To the west of the site, outside of the site boundary, is a large residential dwelling known as Drift House. The site is in agricultural use (grade 3) and there is further agricultural land to the north of the site. To the south of the site are established residential dwellings and outside the boundary to the south-west corner is Moira Primary School. To the east of the site are large areas of dense woodland planting.</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 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 a series of fields with considerable landscaping to the north but 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 is large and comprises a series of fields. From the north, the landforms part of the rural approach into the settlement from Blackfordby. At this point, development would result in a form of development that would not respond to the prevailing character and would encroach significantly into the countryside, to the detriment of the site and surroundings. However, development of part of the site where it adjoins the existing development towards the south may be more acceptable.
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 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.	LCC Ecology stated there is the potential for badgers to be on site and the farm buildings may have bats. The trees are potential BAP habitats. The grassland is of unknown quality and therefore a survey would be needed. The hedges should be retained with a 5m buffer of natural vegetation alongside. A badger survey would also be needed. Further survey work needs to be undertaken before a decision can be made.
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 Highways 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		Mo13		Site Address			Warren House Farm, Moira			Settlement		MOIRA			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Moira (including Norris Hill)		Name		Moira (including Norris Hill)		Hectares		5.98					
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Site Capacity*		Dwellings 112 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								112			SHELAA Assessment		Potentially Suitable		
E											Available				
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		Ashby de la Zouch		Employment		Marquis Drive, Moira	
Convenience Store		Co-op, Moira		Public Transport		Over 1200m, 19 - Ashby to Burton, Hourly	
Primary School		Donisthorpe 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 motor business		Soil Resources		3	
Flood risk		Flood Zone 1		Minerals Safeguarding		Coal	
Tree Preservation Order?		Part of site		Waste Safeguarded Sites		None	

Qualitative Assessment

The site is located to the east of Measham Road. The site includes the residential dwelling of 67 Measham Road as well as a range of agricultural outbuildings which are located close to the residential dwelling in the south-westerly extent of the site. To the north of the site is existing and new residential development. The site is bound by mature hedgerows. Along the north-eastern boundary of the site is an area of densely planted woodland which is protected by a Tree Preservation Order. On the opposite side of Measham Road is a recreation ground with car parking and pavilion. To the south and south-east of the site is agricultural land. A public footpath runs along the north-western boundary 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 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 forms a series of fields which do 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	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 a series of fields which border further open countryside to the south and east. However, it is well related to the new housing to the north and west. Although development would significantly encroach into the countryside, it would be well related to built development on two boundaries. As a result, the site is relatively well related to built development which would reduce the visual impact to an extent.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No 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. The site is within the River Mease Catchment Area.	LCC Ecology stated there is the potential for bats, badgers and Great Crested Newts to be on the site. An important Local Wildlife Site (Newfield Colliery) is adjacent to the site. The grassland and hedgerows may be potential BAP habitats. A Grassland Phase 1 survey would be required. A 10m buffer would be required adjoining Newfield Colliery. Hedgerows should be retained with a 5m buffer.
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 this site benefits from a shared boundary with Measham Road, at which point is a 7.5t weight restricted, 30mph C Class road with an existing footway on the development side of the carriageway. Vehicular access to the site appears achievable subject to designing an access in accordance with the standards set out in the Leicestershire Highways Design Guide. The site appears to abut two Public Rights of Way (P35 & 108) and careful consideration will need to be given to this.

Site Information															
Housing Code		Mo15		Site Address			Land at Shellbrook Farm, Norris Hill			Settlement		MOIRA			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Moira (including Norris Hill)		Name		Moira (including Norris Hill)		Hectares		30.05					
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Site Capacity*		Dwellings 563 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		563					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		Part		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	
Convenience Store		Premier, Norris Hill	
Primary School		Moira Primary School	
Secondary School		Ivanhoe School	
GP Surgery		Castle Medical Group	
Employment		Marquis Drive, Moira	
Public Transport		Within 800m, 29/29A - Coalville to Swadlincote, every 30 mins	
Formal Recreation		Within 1000-2000m walking distance	
Informal recreation		More than 1200m walking distance	
Pharmacy		Dean and Smedley, Ashby	
Constraints			
Rights of Way		PROW crosses site east to west	
Previously developed?		No	
Flood risk		Some Flood Risk	
Tree Preservation Order?		None	
Biodiversity and Geodiversity		LWS	
Soil Resources		3 and 4	
Minerals Safeguarding		Part Coal	
Waste Safeguarded Sites		None	

Qualitative Assessment

This relatively flat greenfield site is located to the south of Moira Road and is currently in agricultural use (grade 3). There is residential development to the east of the site with a railway line adjacent to the southern boundary which is separated from the site by mature trees which run alongside the railway line. To the west of the site is further countryside which accommodates a significant level of planting. To the north-west are dwellings in Shellbrook. The site is split into several large fields; the fields are bound by mature hedgerows. There are buildings at Shirebrook Farm, which is omitted from the overall site together with the access onto the highway. A public 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.	Hedges form 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 only sporadic trees within the site although hedges from some boundaries. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure. The dense tree planting to the south 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 is large and forms part of the rural approach into Ashby from the west. Sites to the east have also been subject to a SHLEAA assessment and those were better related to Ashby. This site provides part of the separation between Shellbrook and Ashby and if developed would effectively remove a significant portion of the separation area, leading to the coalescence of the settlements.
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 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.	here is the potential for badgers, bat roosts in buildings as well as bat foraging, potential water vole and Great Crested Newts on the adjacent site and surveys therefore would be required. A 10m buffer should be retained to the important wildlife corridor along the railway line to the south. There is a local wildlife site on the western boundary. Overall, the site could be 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.	There is currently no suitable vehicular access into the site from Moira Road. There are no apparent fundamental highway reasons for this site to be excluded from consideration at this stage on highway grounds; however, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.