

MOIRA – SITE ASSESSMENT

SETTLEMENT SUMMARY

Settlement Hierarchy

- Moira is a Sustainable Settlement in the adopted Local Plan.
- It is proposed to remain a Sustainable Settlement in the new Local Plan.

Key services and facilities

- Moira has a primary school (Moira Primary School). There is limited capacity at the village primary school and limited capacity to extend. LCC advises that any significant growth is likely to require a new school.
- The nearest secondary schools are in Ashby de la Zouch (Ivanhoe College and Ashby School). Leicestershire County Council has confirmed that these schools are over capacity but have schemes to increase capacity using S106 funds.
- Moira has two convenience shops (Co-op and Premier) and an employment site within the settlement (Marquis Drive)
- Moira is served by the twice hourly 29/29A service providing connections to Ashby, Coalville, Leicester and Swadlincote. This serves the eastern most part of the settlement (Norris Hill) only. The 19c service provides one bus per day (early morning) to Burton and does serve other parts of Moira as well as Norris Hill..
- Moira is linear in nature with most services and facilities located at the extremes with the primary school, shop and bus service around Norris Hill and shop and employment on its south western edge.

Other services and facilities

- The settlement also has a post office, community centre, public houses, places of worship and formal/informal recreation opportunities including the Moira Miners Welfare and the Moira Furnace Country Park.
- The nearest GP and pharmacy are located in Measham and Ashby.
- The closest service centres are Ashby de la Zouch (Key Service Centre) or Measham (Local Service Centre).

Settlement Features

- **Flood Zones 2/3a/3b** – land to the east and west of the settlement is at a greater risk of flooding. Mo15 is impacted.
- **National Forest** – the settlement and surrounding area is in the National Forest.
- **Conkers** – the National Forest Visitor Centre is to the North West of the Settlement.
- **River Mease Special Area of Conservation (SAC)** - The settlement and surrounding area are in the catchment of the River Mease SAC, where it is necessary to ensure that development does not negatively impact the river's water quality. To date, the impact of development in the River Mease catchment has been mitigated by developers, mainly via two Developer Contribution Schemes. At present there is no capacity for further development in these schemes. It is proposed that in the future, treated foul water flows will be pumped out of the River Mease catchment. This is anticipated to occur in 2027. This means that development in the SAC is unlikely to be able to commence until 2027, unless an alternative means of

mitigation (deemed acceptable by the Environment Agency and Natural England) is proposed by the site promoter.

- **Moira Blast Furnace** – located to the south west of the settlement, this designation comprises both a Grade II Listed Building and a Scheduled Ancient Monument.
- **River Mease Site of Special Scientific Interest (SSSI)**– All sites are in the Impact Risk Zone of the River Mease Site of Special Scientific Interest.
- **Minerals Consultation Area for Coal at or Near Surface** – All sites are within the Minerals Consultation Area with the exception of Mo15 which is affected on the extreme western side of the site only.
- **Coal Risk Development Areas** - Sites Mo9 and Mo12 also have a High-Risk designation as defined by the Coal Authority on parts of their area.
- **Leicestershire and South Derbyshire Coalfield Landscape Character Area** – all sites are within this designation.

STAGE 1 - SITE IDENTIFICATION

The [2021 SHELAA](#) identifies seven sites for housing in Moira:

Site Reference	Site Address
Mo8	Sweethill Lodge Farm, Ashby Road
Mo9	Rear of 179-189 Ashby Road
Mo10	Adj Fire Station Shortheath Road
Mo11	Land to the rear of 59-63 Ashby Road
Mo12	Land at Blackfordby Lane, Norris Hill
Mo13	Warren House Farm
Mo14	Land Adjoining 100 Donisthorpe Lane
Mo15	Land at Shellbrook Farm, Norris Hill

As referenced at **Appendix 2**, two new sites have been submitted to the Council. The first of these, Mo16 would not pass the Stage 2 site sieve (see Appendix 2 for more details). Land west of Donisthorpe Lane (Mo17), was submitted in May 2021 on behalf of the landowner. The site is 2.8ha and has a capacity of around 53 dwellings).

STAGE 2 – SITE SIEVE

Two sites were sieved out at this stage, leaving six sites for further assessment.

Site Reference	Site Address	Reason for being sieved out
Mo11	Land to the rear of 59-63 Ashby Road	<10 dwellings
Mo14	Land Adjoining 100 Donisthorpe Lane	<10 dwellings

STAGE 3 - SUSTAINABILITY APPRAISAL

SA Ref	SA Objective	SA Summary
SA1	Improve the health and wellbeing of the District's population	<p>Mo10 and Mo13 score significant positive</p> <p>Mo12 scores minor positive</p> <p>Mo8 and Mo9 score minor negative</p>

		Mo15 score significant negative
SA2	Reduce inequalities and ensure fair and equal access and opportunities for all residents	Mo12 scores minor negative Mo8, Mo9, Mo10, Mo13 and Mo15 score significant negative
SA3	Help create the conditions for communities to thrive	?
SA4	Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to jobs	Mo8, Mo9, Mo10, Mo12 and Mo13 score significant positive
SA5	Support economic growth throughout the District	0
SA6	Enhance the vitality and viability of existing town centres and village centres	Mo8, Mo9, Mo10, Mo12 and Mo13 score significant positive Mo15 scores minor negative
SA7	Provision of a diverse range of employment opportunities that match the skills and needs of local residents	Mo8, Mo9, Mo10 and Mo13 score minor positive Mo12 and Mo15 score minor negative
SA8	Reduce the need to travel and increase numbers of people walking cycling or using the bus for their day-to-day needs	Mo8, Mo9 and Mo12 score minor positive Mo15 scores minor negative Mo10 and Mo13 score significant negative
SA9	Reduce air, light and noise pollution to avoid damage to natural systems and protect human health	0
SA11	Ensure the District is resilient to climate change	Mo8, Mo9, Mo10, Mo12 and Mo13 score neutral Mo15 scores significant negative
SA12	Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	--
SA13	Conserve and enhance the quality of the District's landscape and townscape character	Mo8, Mo9, Mo10, Mo12 and Mo13 , score uncertain Mo15 scores significant negative
SA14	Ensure land is used efficiently and effectively	Mo8, Mo9, Mo10, Mo12 and Mo15 score significant negative Mo13 scores uncertain
SA15	Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage	Mo8, Mo9, Mo12, Mo13 and Mo15 score neutral Mo10 scores minor negative

SA16	Protect water resources and ensure they are used efficiently	Mo9, Mo10, Mo12, Mo13, and Mo15 score neutral Mo8 scores minor negative
SA17	Ensure the efficient use of natural resources, including reducing waste generation	?

STAGE 4 – DETAILED SITE ASSESSMENT SUMMARY

Mo8 – Sweethill Lodge Farm, Ashby Road (4.96Ha about 93 dwellings)

Services & Facilities – The site is within good walking distance of the nearest frequent bus service and informal open space. Moira Primary school, a shop (Premier Stores), Marquis Drive employment area and formal recreation are within reasonable walking distance. Other services and facilities are available in Ashby de la Zouch, including secondary education and a greater range of shops.

Summary of SA

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

As with all sites in Moira this site performs very well against SA4 but very poorly against SA2 and SA12. As with most sites it scores poorly against SA14. It also scores very well against SA6 (as do most other sites) and well against SA7 (again as do most sites) and also SA8. It scores negatively against SA16 (the only site to do so) and also SA1 (where most other sites score positively). As with all sites other than MO15, there is an uncertain impact in terms of landscape.

Key Planning Considerations

- Development of the site would increase housing in the settlement by 7%.
- The site comprises agricultural buildings on the frontage part of the site with farmland to the rear. The frontage has an unkempt appearance. This site is located in the central area of the linear section of the settlement. There are existing dwellings to the east and west of the site with a wide frontage to Ashby Road and an existing access. The part of the site with buildings is situated within Limits to Development with the remainder outside limits.
- In landscape terms, the site is part of a wider parcel (18MOI-B) assessed as being Medium in respect of both visual and landscape sensitivity. The landscape parcel it is not a rare in the context of the district and it has a medium sense of place typical of a rural fringe landscape within the National Forest. Areas on rising ground have a higher susceptibility to change. Development on the elevated areas would be visible, but that does not include this site.
- The existing buildings may have bat roosts which could be mitigated.

- As with all sites in Moira development would not be able to occur until pumping of the River Mease catchment has taken place, currently planned for 2027.
- There is likely to be mitigatable minor land contamination due to the existing use.
- Development of the front part of the site would be acceptable whilst the rear part of the site would be out of character and at a significant depth compared to the current built form. As such it would represent an encroachment into the countryside.

Deliverability/Developability – The site is being promoted for housing by an agent for the Landowner, but there is no known developer interest. A planning application for up to 49 dwellings on the frontage part of the site was submitted in 2015 (14/00363/OUTM) but was disposed of in June 2022 due to the lack of any progress. Therefore, the site is considered potentially developable.

Mo9 – Rear of 179-189 Ashby Road (1.17Ha about 29 dwellings)

Services & Facilities – The site is within good walking distance of the nearest frequent bus service, a shop (Premier Stores) and informal open space. Moira Primary school, Marquis Drive employment area and formal recreation are within reasonable walking distance. Other services and facilities are available in Ashby de la Zouch, including secondary education and a greater range of shops.

Summary of SA

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SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
-	--	?	++	0	++	+	+	0	0	--	?	--	0	0	?

As with all sites in Moira this site performs very well against SA4 but very poorly against SA2 and SA12. As with most sites it scores poorly against SA14. It also scores very well against SA6 (as do most other sites) and well against SA7 (again as do most sites) and also SA8. It also scores negatively against SA1 (where most other sites score positively). As with all sites other than MO15, there is an uncertain impact in terms of landscape.

Key Planning Considerations

- Development of the site would increase housing in the settlement by 2%.
- The site is comprised of agricultural fields outside but adjoining the Limits to Development. Along the southern boundary are a number of dwellings which front on to Ashby Road. There is no gap in this row which means there is no obvious point of highway access, unless one or more of these existing dwellings were to be demolished.
- In landscape terms, the site is part of a wider parcel (18MOI -B) assessed as being Medium in respect of both visual and landscape sensitivity. The landscape parcel it is not a rare in the context of the district and it has a medium sense of place typical of a rural fringe landscape within the National Forest. Areas on rising ground have a higher susceptibility to change. Development on the elevated areas would be visible, but that does not include this site.

- There are no highlighted ecology issues.
- As with all sites in Moira development would not be able to occur until pumping of the River Mease catchment has taken place, currently planned for 2027.
- The site does not currently have a suitable highway access, if this can be overcome then there is no highway objection to the site.
- The site is within the High-Risk Development Areas in respect of coal and therefore a mining risk assessment would be needed before development could be considered acceptable.

Deliverability/Developability – The site is being promoted for housing by an agent for the Landowner, there is no known developer interest. Third party land will be needed to provide a satisfactory access to the site, there is no indication if there is a willing third party. Therefore, the site is considered to not be developable at this time.

Mo10 – Adjoining Fire Station Shortheath Road, Moira (1.71Ha about 42 dwellings)

Services & Facilities – The site is within good walking distance of a shop (Co-op), employment and both informal and formal recreation. The Primary Schools and the nearest frequent bus service are all beyond reasonable walking distance. Other services and facilities are available in Ashby de la Zouch, including secondary education and a greater range of shops.

Summary of SA

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

As with all sites in Moira this site performs very well against SA4 but very poorly against SA2 and SA12. As with most sites it scores poorly against SA14. It is one of three sites which perform poorly against SA8 (primarily due to the fact that the site is not within walking distance of public transport). However, the same three sites score very positively against SA1 because of the sites excellent access to recreation facilities. It scores very well against SA6 (as do most other sites) and well against SA7 (again as do most sites). It also scores negatively against also SA15 due to the site’s proximity to important heritage assets such as the Moira Furnace. As with all sites other than MO15, there is an uncertain impact in terms of landscape.

This site records four significant negative effects whereas most record three, although one site (MO15) records more (six in total).

Key Planning Considerations

- Development of the site would increase housing in the settlement by 3%.
- The site is comprised of the northern part of an agricultural field accessed off Shortheath Road, although the southern boundary is arbitrary and does not follow any hedgerows or other features. The western boundary is defined by the access road to Moira Furnace and that

to the east by the Co -Op store and part of the Ashby Canal. There is built development to the north west and north east of the site.

- In landscape terms the site is part of a wider parcel (18MOI-A) assessed as being Medium High in respect of both visual and landscape sensitivity. The northern part of this parcel is well wooded, some of which are quite large. In contrast, there are smaller fields in the south-east part of the parcel. There are a number of recreational features in the parcel which makes it unique and rare in the context of the district. The wooded areas constrain views, but some views are of a high scenic value.
- There is no objection to the site for ecological or highways reasons.
- As with all sites in Moira development would not be able to occur until pumping of the River Mease catchment has taken place, currently planned for 2027.
- The site is located within sight of the Moira Furnace Listed Building / Scheduled Ancient Monument. However, the Conservation Officer considers that development would not (subject to the provision of appropriate details) result in any harm to the setting of the Furnace.
- 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.

Deliverability/Developability – The site is being promoted for housing by an agent for the Landowner, there is no known developer interest and no recent planning history. The site is considered to not be developable at this time.

Mo12 – Land at Blackfordby Lane, Norris Hill, Moira (6.72Ha about 126 dwellings)

Services & Facilities – The site is within good walking distance of Moira School, the Premier shop, the nearest frequent bus service and informal open space. The Marquis Drive employment area and formal recreation are outside reasonable walking distance. Other services and facilities are available in Ashby de la Zouch, including secondary education and a greater range of shops. These are directly accessible from this site by public transport.

Summary of SA

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SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
+	-	?	++	0	++	-	+	0	0	--	?	--	0	0	?

As with all sites in Moira this site performs very well against SA4 but very poorly against SA12. As with most sites it scores poorly against SA14. It scores very well against SA6 (as do most other sites) and well against SA1 (although two other sites score better) and SA8 (two other score similarly). It does

not score so well against SA7 as other sites (due to the fact that there are no employment sites close by) but it scores better than all other sites against SA2 (due good access to the local school and other services.) As with all sites other than MO15, there is an uncertain impact in terms of landscape.

The site has the least number of significant negative effects.

Key Planning Considerations

- Development of the site would increase housing in the settlement by 9%.
- The site is comprised of agricultural fields and farm buildings with access off Blackfordby Lane. A vision document from 2018 suggests that the site could accommodate 125 dwellings. The site adjoins the built form of Norris Hill to the south with a small area to the south-east running along the eastern edge of Norris Hill. The south-western bottom corner adjoins a site with planning permission for up to 18 dwellings.
- In landscape terms the site part of a wider parcel (18MOI-C) which is assessed as being Medium in respect of landscape sensitivity and low in respect of Visual Sensitivity. The landscape parcel is mixed in terms of character and quality, with wooded areas tending to demonstrate more of both. There is an abrupt relationship with the settlement edge. The study notes that housing development in the eastern part of the parcel north of Ashby Road (which includes this site) has more potential to be accommodated and would form a logical connection to the Norris Hill are of Moira. Views are typically mid to long distance and filtered by woodland, hedgerows and hedgerow trees.
- The site is within both the High and the Low-Risk Development Areas for coal and therefore a mining risk assessment would be needed before development could be considered acceptable.
- LCC Ecology advise that there is potential for badgers and bats to be on the site whilst the trees are potential BAP habitats.
- As with all sites in Moira development would not be able to occur until pumping of the River Mease catchment has taken place, currently planned for 2027.
- No Highways issues have been identified for this site.
- The site forms part of the rural approach to the settlement from the north and development of the whole site would be against the prevailing character, encroaching into the countryside and would result in the built up are of Moira moving closer to Blackfordby, potentially undermining the separation between the two settlements. However, development of the southern part of the site adjacent to the existing built form may be more acceptable.

Deliverability/Developability – The site is being promoted for housing by a land promotion company for a group of Landowners. The site is considered to be potentially developable.

Mo13 – Warren House Farm, Moira (5.98Ha about 112 dwellings)

Services & Facilities – The site is within good walking distance of the Co-op shop, The Marquis Drive employment area, informal open space and formal recreation. Both Moira and Donisthorpe schools and the nearest frequent bus service are outside reasonable walking distance. Other services and facilities are available in Ashby de la Zouch, including secondary education and a greater range of shops.

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SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
++	--	?	++	0	++	+	--	0	0	--	?	?	0	0	?

As with all sites in Moira this site performs very well against SA4 but very poorly against SA2 and SA12. An uncertain effect is recorded against SA14, whereas most others record a negative effect. It is one of three sites which perform poorly against SA8 (primarily due to the fact that the site is not within walking distance of public transport). However, the same three sites score very positively against SA1 because of the sites excellent access to recreation facilities. It scores very well against SA6 (as do most other sites) and well against SA7 (again as do most sites). As with all sites other than MO15, there is an uncertain impact in terms of landscape.

Key Planning Considerations

- Development of the site would increase housing in the settlement by 8%.
- The site is primarily agricultural fields with a semi-detached dwelling and some agricultural buildings (in commercial use) situated in the south-western corner of the site. There is existing built form on two sides (to the north and west) with an area of woodland to the north east (Newfield Colliery) which is designated as a Local Wildlife site, and agricultural land to the south and east.
- In landscape terms the site is part of a wider parcel 18(MOI – D) assessed as being Medium High in respect of both Landscape and Visual Sensitivity. It is considered a rare parcel with the recreational value of Hick’s Lodge and associated woodland and high scenic quality views with long distance panoramic views. The settlement edge has an abrupt relationship to the parcel, with farmland in the south-west giving way to woodland at Hick Lodge in the north east.
- LCC Ecology advises that there is potential for badgers, bats and Great Crested Newts, for which mitigation would be required. In addition, an important Local Wildlife Site (Newfield Colliery) is adjacent to the site. This would require a 10m buffer along the boundary with Newfield Colliery.
- Part of the site fronts Measham Road where LCC considers that a suitable access should be achievable. In addition, there are two PROW that cross the site which need to be considered.
- Development of the site could potentially affect the setting of the Moira Furnace which is Scheduled Ancient Monument. However, the Conservation Officer considers that development would not raise any concerns.
- As with all sites in Moira development would not be able to occur until pumping of the River Mease catchment has taken place, currently planned for 2027.

Deliverability/Developability – The site is being promoted for housing by a land promotion company for the Landowners, there is developer interest. There is currently a commercial using the onsite

buildings. It is presumed that these would need to relocate as part of any development. The site is considered to be potentially developable.

Mo15 – Land at Shellbrook Farm, Norris Hill (30.05Ha about 563 dwellings)

Services & Facilities – The site is within good walking distance of the nearest frequent bus service. The site is within reasonable walking distance of the Premier shop and formal recreation. Moira Primary School, Marquis Drive employment area and informal recreation are outside reasonable walking distance. Other services and facilities are available in Ashby de la Zouch, including secondary education and a greater range of shops.

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SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17	
--	--	?	++	0	-	-	-	0	--	--	--	--	0	0	?	

As with all sites in Moira this site performs very well against SA4 but very poorly against SA2 and SA12. It also scores very poorly against SA1 (all other sites score better), SA11 (due to part of the site being located within Flood Zone 3), SA13 and SA14 (as do three other sites). It also scores poorly against SA6 (all other sites score better), SA7 (all bar one site score better) and SA8 (three score better and two score worse). As with all sites other than MO15, there is an uncertain impact in terms of landscape.

Overall, this site has the least number of significant positive effects and the most significant negative effects.

Key Planning Considerations

- Development of the site would increase housing in the settlement by 42%.
- The site is comprised of agricultural fields and surrounds a commercial use in the old farm complex which could be incompatible with a residential use adjacent to it. The north west corner of the site is close to the Limits to Development of Moira, but does not adjoin it as the Ashby Road intercedes.
- In landscape terms part of the site is located within parcel 02ASH-D, but most of the site is not included in any parcel. Parcel 02ASAH-D is judged as being as being Medium-Low in respect of both landscape sensitivity and Visual Sensitivity. The landscape parcel is not considered rare in the context of the district. Sense of place is considered to be relatively weak as there is not a distinctive combination of landscape pattern, scale or landcover. There are some scenic views associated with wooded areas, but views are filtered or contained.
- LCC ecology advises that the site has potential for badgers and Great Crested Newts, there is a LWS designation on part of the western boundary hedge and the railway to the south is an important wildlife corridor which need to be protected. However, overall the site is likely to be considered acceptable subject to mitigation.

- As with all sites in Moira, development would not be able to occur until pumping of the River Mease catchment has taken place, currently planned for 2027.
- The site has a long road frontage but no current access. LCC highways considers that there is no fundamental reason as to why a suitable access could not be achieved.
- Shell Brook passes through the middle of the site in a north south direction and is identified as being within food zone 3b.
- The site forms part of the agricultural approach to both Ashby and Moira and the development of the site would remove a significant portion of the separation between the two.

Deliverability/Developability – The site is being promoted for housing by an agent for the Landowner, there is no known developer interest and there is no recent planning history on the site. The site is considered to not be developable at this time.

STAGE 5 – OVERALL CONCLUSIONS

In terms of the outcome from the SA, site **Mo15** performs the poorest in that it has the most significant negative effects (6) and the lowest most significant positive effects (1) which is shared with all other sites).

The remaining sites score very similarly, although site **Mo12** records the least number of significant negative effects (2) which are also common to most other sites.

The least number of negative effects is three, which is recorded by site **Mo13**, although all are significant negative.

Sites **Mo8** and **Mo9** score virtually the same, save that **Mo8** records a minor negative against SA16 whilst **Mo9** is recorded as being neutral.

Two sites (**Mo10**, and **Mo13**) score the most significant positive effects (3) and all against the same Objectives (SA1, SA4 and SA6). Of these sites, **Mo10** scores more significant negative scores (4) whilst **Mo13** records three, all against the same objectives (SA2, SA8 and SA12). Whilst these two sites have good access to recreation facilities, they are not so well placed for access to other services and facilities, particularly public transport (SA8) where they record a significant negative effect. In contrast to **Mo10** and **Mo13** sites **Mo8**, **Mo9** and **Mo12** all record a minor positive score against SA8 reflecting their proximity to the school, a shop and also a frequent bus service which provides links to higher order centres of Ashby de la Zouch, Swadlincote and Burton upon Trent.

In terms of other considerations:

All of the sites proposed would extend the built footprint of Moira out into the countryside to some degree. The shape of Moira as a whole is linear with blocks of development at each end. Sites **Mo8** and **Mo9** are within this overall shape while **Mo10**, **Mo12** and **Mo13** would extend the existing end blocks. **Mo15** does not adjoin the current settlement.

Site **Mo8** is centrally located with reasonable access to services and facilities and the sites development would provide an opportunity to enhance this part of Moira. Only site **Mo12** scores better in respect of landscape, being medium for both visual and landscape sensitivity. However, it is considered that any development should be restricted to the frontage part only (therefore reducing the site area to about 2.26ha). It has previously been the subject of a planning application, although this was never determined. This does raise some questions about deliverability, although it is understood that the landowner remains supportive of securing development on the site.

Site **Mo9** does not have suitable access and so should not be allocated.

In respect of Site **Mo10**, other than the Co-op store, all services are somewhat distant from this site, including public transport. Other sites are better located in terms of access to services and facilities. In landscape terms the site is within a parcel with Medium High impacts, whereas other sites are in less sensitive locations. There are also doubts regarding deliverability at this stage.

Site **Mo12** performs well in terms of accessibility to services and facilities and also benefits from having a strategic land promoter who has a track record of delivery. It also scores best in terms of landscape being medium-low and medium, However, the scale of the site would result in growth of nearly 10%. It would also impact upon the current physical separation between Moira and Blackfordby. A reduction in the size of the site would address these concerns. However, this would require access to be taken through an adjoining site which already benefits from planning permission, or else by excluding the eastern most parts of the site.

Site **Mo13** would also represent growth of nearly 10% although the need for a buffer would reduce the scale of development that is likely. However, it is not as well related to services and facilities (including accessibility to public transport) as sites **Mo8** and **Mo12**.

Site **Mo15** is unacceptable in terms of the scale of growth, is poorly related to Moira and would result in a reduction in the separation between Moira and Ashby de la Zouch.

Having regard to all of the above, it is considered that site **Mo8** is the most appropriate site, subject to it being reduced to the frontage part of the site only (about 49 dwellings) and also evidence to demonstrate that it can be delivered in the plan period.