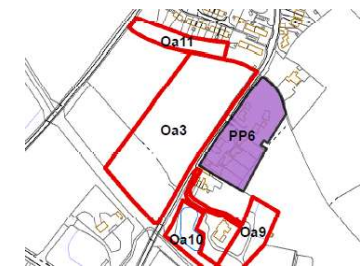


Site Information											
Housing Code		Oa3	Site Address				Land at Chapel Street, Oakthorpe		Settlement		OAKTHORPE
Employment Code											
Nearest Settlement			Nearest Sustainable Settlement				Proposed Use		Housing		
Name			Name				Hectares		1.5		
Oakthorpe			Oakthorpe				Site Capacity*		Dwellings 37 Emp (m <sup>2</sup> )		
Settlement Tier			Settlement Tier				Periods and Build Rates				
Sustainable Villages			Sustainable Villages				0 - 5		6 - 10		11 - 20
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		D		37	
E											
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No	
								SHELAA Assessment		Potentially Suitable	
										Potentially Available	
										Potentially Achievable	




Quantitative Assessment			
Services			
Local Services		Measham	
Convenience Store		Village Store. Oakthorpe	
Primary School		Oakthorpe Primary	
Secondary School		Ivanhoe School	
GP Surgery		Measham Medical Unit	
Employment		Westminster Industrial Estate, Measham	
Public Transport		Within 800m, 19 - Ashby to Burton, Hourly	
Formal Recreation		Within 1000-2000m walking distance	
Informal recreation		Within 800-1200m 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**

The site is an almost rectangular parcel of land located to the west of Chapel Street. The site is arable agricultural land (grade 3) and slopes slightly downwards from north to south. The site is bound on three sides by mature hedgerows and trees. In the southern part of the site there is a hedgerow running east to west across the site. Just beyond the site boundary to the north are residential dwellings and a dismantled railway line runs along the south west boundary of the site. To the east of the site, on the opposite side of Chapel Street, a site has recently been built out providing 9 dwellings. To the west of the site is 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 a self-contained field with highways to the east and west and does not therefore 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 forms a parcel of land in open countryside. It is reasonably well related to the village along the northern boundary and has housing along part of the eastern boundary. However, the site forms part of a larger field which has no boundary to delineate from the promoted site. Although the site is well landscaped to the east, it is more open to the west. The development of this site would be harmful to the countryside and would extend the village significantly to the south.
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.	LCC Ecology stated there is the potential for badgers and bat foraging on site. There is the potential for Great Crested Newts in ponds close by (known pond within 175m). The dismantled railway along south west boundary is a Parish level Local Wildlife Site. The hedges and trees are potential BAP habitats. A badger, Great Crested Newt and hedgerow survey would be required. The hedges should be retained along with buffer zones and specifically a 5m buffer along the railway line to the south-west. There would be the potential need for a lighting condition regarding the railway corridor for bat foraging. Overall, 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 Highways Authority stated awareness of planning approval for 9 dwellings to the east of the site. 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	<b>Oa4</b>	Site Address	Land adjacent Measham Road, Oakthorpe				Settlement	OAKTHORPE		
Employment Code										
Nearest Settlement		Nearest Sustainable Settlement			Proposed Use	Housing				
Name		Name			Hectares	1.57				
Oakthorpe		Oakthorpe			Site Capacity*	Dwellings	39			
Sustainable Villages		Sustainable Villages			Emp (m <sup>2</sup> )					
Tier		Tier			Periods and Build Rates					
Relationship to Limits to Development?		Distance from sustainable boundary			D	0 - 5	6 - 10	11 - 20		
Adjoining		Adjoining Boundary			E			39		
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		

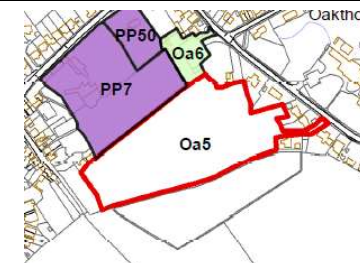
Quantitative Assessment			
Services			
Local Services	Measham	Employment	Westminster Industrial Estate, Measham
Convenience Store	Village Store, Oakthorpe	Public Transport	Within 800m, 19 - Ashby to Burton, Hourly
Primary School	Oakthorpe Primary	Formal Recreation	Within 1000m walking distance
Secondary 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**

The site is a rectangular parcel of land adjoining Measham Road. The site is arable agricultural land (grade 4) which slopes slightly upwards from north-west to south-east. The site is very open and is fenced along the road frontage. There are residential dwellings to the north-west of the site and the site is bound along the south-eastern boundary by mature hedgerow and trees.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the site will 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. The site frontage has a post and wire fencing which allows clear views into the site. The site 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 responds to the prevailing linear form of this part of the settlement with dwellings fronting the highway. However, the site forms a field which acts as a rural approach to the village and this is mirrored by the generally open land to the opposite side of the road. Development of the site would erode this rural approach and lead to encroachment of the countryside.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No 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.	LCC Ecology stated the hedgerow may be a potential BAP habitat. A hedgerow survey would be required. The roadside hedgerow should be retained with a 5m buffer zone. Overall, 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 Highways stated there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. Details to show a suitable access in accordance with the 6C's Design Guide would need to be demonstrated due to the bend in the road. 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		Oa5	Site Address				Land at School Lane, Oakthorpe		Settlement		OAKTHORPE
Employment Code											
Nearest Settlement			Nearest Sustainable Settlement				Proposed Use		Housing		
Name			Name				Hectares		1.88		
Oakthorpe			Oakthorpe				Site Capacity*		Dwellings 47 Emp (m <sup>2</sup> )		
Settlement Tier			Settlement Tier				Periods and Build Rates				
Sustainable Villages			Sustainable Villages				0 - 5		6 - 10		11 - 20
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		D		47	
E											
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No	
								SHELAA Assessment		Potentially Suitable	
										Available	
										Potentially Achievable	




Quantitative Assessment			
Services			
Local Services		Measham	
Convenience Store		Village Store, Oakthorpe	
Primary School		Oakthorpe Primary	
Secondary School		Ivanhoe School	
GP Surgery		Measham Medical Unit	
Employment		Westminster Industrial Estate, Measham	
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		Various PROWs running through site	
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**

The site is an open parcel of agricultural land (grade 4). The site slopes upwards from south to north. There is a hedgerow along the southern boundary beyond which is further agricultural land. There are residential dwellings to the east and west and a derelict public house to the north-eastern boundary of the site. There are several footpaths on the site, two from School Street which join and continue across the site and join up with another footpath that exits the site onto Silver Street. The site adjoining the northern boundary of the site (Home Farm) has permission for 29 dwellings.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	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. The site comprises a field with other fields adjacent 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	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 adjacent to residential development to the north and west and partially to the south-west. As such, the site is reasonably well related to the built-up part of the village. Due to the road frontage development, views into the site are relatively limited and therefore with suitable landscaping it could be possible to successfully assimilate development into the part rural environment.
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.	LCC Ecology stated there is the potential for badgers to be on site. The hedges and species-rich grassland are potential BAP habitats. Needs Phase 1 habitat survey before making decisions. Presence of species-rich grassland will affect developable area and require mitigation. Potential for significant impacts on wildlife, but which may be accommodated through mitigation and avoidance of harm; this would be dependent on the results of 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.	LCC 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		Oa7	Site Address				Land off Measham Road, Oakthorpe		Settlement		OAKTHORPE
Employment Code											
Nearest Settlement			Nearest Sustainable Settlement				Proposed Use		Housing		
Name			Name				Hectares		4.62		
Oakthorpe			Oakthorpe				Site Capacity*		Dwellings 86 Emp (m <sup>2</sup> )		
Settlement Tier			Settlement Tier				Periods and Build Rates				
Sustainable Villages			Sustainable Villages				0 - 5		6 - 10		11 - 20
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary				D	86
E											
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No	
SHELAA Assessment		Potentially Suitable		Available		Potentially Achievable					

Quantitative Assessment			
Services			
Local Services		Measham	
Convenience Store		Village Store. Oakthorpe	
Primary School		Oakthorpe Primary	
Secondary School		Ivanhoe School	
GP Surgery		Measham Medical Unit	
Employment		Westminster Industrial Estate, Measham	
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		Various PROWs running through site	
Biodiversity and Geodiversity		LWS	
Previously developed?		No	
Soil Resources		4	
Flood risk		Flood Zone 1	
Minerals Safeguarding		Coal	
Tree Preservation Order?		None	
Waste Safeguarded Sites		None	

**Qualitative Assessment**

The site is located between Measham Road, New Street and Canal Street. The site is agricultural land (grade 4) and is bound for the most part by mature hedgerows and trees. The site adjoins the rear gardens of properties fronting New Street, School Street and Canal Street. The site adjoins Saltersford Wood and associated car park along its north western boundary. The site slopes quite steeply downwards from its highest point at the rear of the houses along New Street to where it adjoins Saltersford Wood. The route of the Ashby Canal (if reinstated along the former route) would be within the boundary of north-western part of the site. There is a public footpath that runs along the boundary with Saltersford Wood. A further footpath crosses straight through the site from Measham Road to Canal Street and it runs a little way back from the rear gardens of the properties fronting New Street. There are overhead power cables running alongside the boundary with Measham Road. A further set of overhead cables run diagonally across the very western extent of the site from Canal Street across to the north western boundary.

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 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. The site is adjacent to other fields 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 comprises a large field which acts as the foreground on the approach into the village from the north and as a backdrop from the village itself. The site occupies a prominent location and development would significantly change the character and appearance of the site and surroundings. The site is well related to the south and part of the western side; however, the site is large and would significantly extend the village to the north into the countryside.
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.	LCC Ecology stated there is the potential for badgers to be on site. There is an adjoining Local Wildlife Site – Saltersford Brook Wetlands. The grassland and hedgerows may be potential BAP habitats. A Phase 1 Habitat Survey would be required. A 10m buffer would be required along the boundary with the woodland as well as buffer zones along the hedgerows.
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 this site benefits from a shared boundary with Measham Road, at which point is a 7.5t weight restricted, 30mph C Class road. 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. There was a fatal traffic accident within the vicinity of the site within the last five years; this needs to be considered.