

PACKINGTON– SITE ASSESSMENT

SETTLEMENT SUMMARY

Settlement Hierarchy

- Packington is a Sustainable Village in the adopted Local Plan.
- It is proposed to remain a Sustainable Village in the new Local Plan.

Key services and facilities

- Packington has a primary school (Packington Church of England Primary School). No capacity issues have been identified at the school at present and it is understood that the school also receives pupils from Ashby. However, there is no space for expansion on the school site.
- The nearest secondary school is at Ashby (Ivanhoe School). Ivanhoe School is an 11-16 school. The school is over capacity but there are several schemes underway to increase pupil capacity using S106 funds. The school has recently secured planning permission to build a new sports hall with four additional classrooms. The school can be accessed by the No 19 bus service.
- Packington is served by two bus services (19/19B). These provide a daytime hourly service providing connections to Ashby de la Zouch, Measham, Swadlincote and Burton.
- Packington has a local convenience store (Daybreak Services).
- There are no employment opportunities in Packington. The closest primary employment area is located at Ashby Business Park at Junction 13 of the A42.

Other services and facilities

- The settlement also has informal/formal recreation opportunities, a village hall, public house and place of worship
- The closest GP surgery and pharmacies are located in Ashby de la Zouch

Settlement Features

- **Packington Conservation Area** – the Conservation Area is concentrated on the western part of the settlement. Site P6 abuts the boundary of the Conservation Area.
- **River Mease Special Area of Conservation (SAC)**– All sites in Packington 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.
- **National Forest** – The settlement and surrounding area is in the National Forest.
- **Minerals Consultation Area (MCA) for at or near surface Coal** – The whole of the settlement and surrounding area is in this MCA.
- **Mineral Consultation Area for Sand and Gravel** – Land to the south and west of the settlement is in this MCA. P4 and P7 are impacted.

- **Leicestershire and South Derbyshire Coalfield Landscape Character Area (LCA)** – The settlement and surrounds is located within this LCA.
- **HS2** – HS2 is now been cancelled. The proposed route ran across the northwestern corner of the village and impacted on P2.

STAGE 1 - SITE IDENTIFICATION

The 2021 SHELAA identifies eight sites for housing in Packington:

Site Reference	Site Address
P2	Land adj. 30 Ashby Road
P3	Land off Spring Lane
P4	Land South of Normanton Road
P5	Land adj. 17 Spring Lane
P6	North of Coleorton Lane
P7	Land West of Redburrow Lane
P8	Land to the rear of 55 Normanton Road
P9	Land between Spring Land and Normanton Road

Sites P7 and P9 are within the same the ownership. However, since the sites were originally submitted the landowner advised in 2023 that P9 is no longer proposed for development as housing, although they have indicated that it would be available for mitigation in support of P7 if needed.

STAGE 2 – SITE SIEVE

One site was sieved out at this stage, leaving 7 sites for further assessment.

Site Reference	Site Address	Reason for being sieved out
P8	Land to the rear of 55 Normanton Road	< 10 dwellings

STAGE 3 - SUSTAINABILITY APPRAISAL

SA Ref	SA Objective	SA Summary
SA1	Improve the health and wellbeing of the District's population	P2, P3, P4 and P6 score minor negative P5, P7 and P9 score significant negative
SA2	Reduce inequalities and ensure fair and equal access and opportunities for all residents	--
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	++
SA5	Support economic growth throughout the District	0
SA6	Enhance the vitality and viability of existing town centres and village centres	P2, P3, P4, P5, P6 and P7 score significant positive

		P9 scores minor negative
SA7	Provision of a diverse range of employment opportunities that match the skills and needs of local residents	0
SA8	Reduce the need to travel and increase numbers of people walking cycling or using the bus for their day-to-day needs	-
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	?
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	All sites are uncertain apart from P9 which scores significant negative
SA14	Ensure land is used efficiently and effectively	P3, P4, P5 and P6 score minor negative P2, P7 and P9 score significant negative
SA15	Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage	P2, P3, P4, P5 and P7 score neutral P6 and P9 score minor negative
SA16	Protect water resources and ensure they are used efficiently	0
SA17	Ensure the efficient use of natural resources, including reducing waste generation	?

STAGE 4 – DETAILED SITE ASSESSMENT SUMMARY

P2 – Land adj. 30 Ashby Road (1.56ha / about 38 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, all sites are within a good walking distance to public transport but not within a reasonable walking distance to employment. This site is within a good walking distance to a convenience store and formal recreation and within a reasonable walking distance to the local primary school and informal recreation. The closest bus stops (regular service) are located on Ashby Road, approximately 200-265m from the site. These stops provide access to the frequent No 19 Service (Burton to Ashby).

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	0	?

As with all sites in Packington this site performs well against SA4 and SA6 (apart from P9), but poorly against SA2 and SA12. It is one of three sites that scores poorly in relation to SA14 due to it being a greenfield site of over 1 hectare. It scores a minor negative against SA1 due to its comparably better access to local service/facilities, than some of the sites.

Key Planning Considerations

- Development of the site would increase housing in the settlement by 10%
- Greenfield site that adjoins the Limits to Development. Boundaries comprise a mix of landscaping with groups of trees in rear part of the site.
- Site is a mix of Grade 2/3 Agricultural Land although no issues have been identified due to the scale of the loss in this respect.
- Planning history includes the refusal of two dwellings on the frontage (2013, 2014 and 2019 applications).
- No existing access with some sort of utilities infrastructure sited on part of frontage. No highway issues have been raised.
- Potential for Biodiversity Action Plan Habitats (BAP), badgers and Great Crested Newts (GCN) and survey work would be needed. No objection raised from LCC Ecology with mitigation and inclusion of buffer zones suggested.
- Potential for the presence of coal at or near surface and it is a low-risk area for coal mining related hazards across the site.
- The site is in a wider parcel of land (20PAC-B) deemed to have medium landscape sensitivity and medium-low visual sensitivity for housing, whilst the land immediately to the south has been identified as a 'Designated Feature/Area' where setting should be considered (Landscape Sensitivity Study).
- HS2 Safeguarding Zone – A significant part of the site was located within the 'Homeowner payment Zones'.

Deliverability/Developability – The site is promoted on behalf of the landowner with no evidence of developer interest and therefore can only be considered to be potentially available. There are also questions over the site's suitability given the scale of development and its relationship with the settlement pattern.

P3 - Land off Spring Lane (0.65ha / about 16 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, all sites are within a good walking distance to public transport but not within a reasonable walking distance to

employment. This site is within a good walking distance to a convenience store, primary school and informal recreation. It is within a reasonable walking distance to formal recreation. The closest bus stops (regular service) are located on High Street, approximately 375m from the site. These stops provide access to the frequent No 19 Service (Burton to Ashby).

Summary of SA Issues

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	0	?

As with all sites in Packington this site performs well against SA4 and SA6 (apart from P9), but poorly against SA2 and SA12. It scores a minor negative against SA1 due to its comparable better access to local service/facilities, than some of the sites. It also scores minor negative against SA14 as it is a greenfield site less than 1 hectare in size.

Key Planning Considerations

- Development of the site would increase housing in the settlement by 4%
- Greenfield site adjacent to the Limits to Development. Boundaries comprise a mix of hedgerows and trees. Site P9 is immediately to the east.
- Grade 3 Agricultural Land would be lost although no issues have been raised at this stage.
- Applications for residential development have previously been refused on this site, namely, 16/00925/Ful – 4 houses and 15/01051/Out – 8 houses. Application 15/01051/out was subsequently dismissed at appeal in light of harm to the open character and rural appearance of the countryside.
- The site was also part of a wider scheme for 42 dwellings (13/00959/OUTM), along with P9, which was refused.
- No existing suitable access but no specific Highway issues have been raised.
- Potential for badgers and BAP habitats although no objection has been raised by LCC Ecology.
- There is the potential for the presence of coal at or near surface and it is a low-risk area for coal mining related hazards across the site.
- The site is in a wider parcel of land (20PAC-C) deemed to have medium- low landscape sensitivity and medium visual sensitivity for housing (Landscape Sensitivity Study).

Deliverability/Developability – The site is promoted on behalf of the landowner with no evidence of developer interest and therefore can only be considered to be potentially available. There are also questions over the sites suitability particularly relating to the impact of development on the open and rural character of the countryside.

P4 - Land South of Normanton Road (0.74ha / about 18 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, all sites are within a good walking distance to public transport but not within a reasonable walking distance to employment. This site is within a good walking distance to a convenience store, primary school and informal recreation. It is within a reasonable walking distance to formal recreation. The closest bus stops (regular service) are located on High Street, approximately 520m from the site. These stops provide access to the frequent No 19 Service (Burton to Ashby).

Summary of SA Issues

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	0	?

As with all sites in Packington this site performs well against SA4 and SA6 (apart from P9), but poorly against SA2 and SA12. It scores a minor negative against SA1 due to its comparable better access to local service/facilities, than some of the sites. It also scores minor negative against SA14 as it is a greenfield site less than 1 hectare in size.

Key Planning Considerations

- Development of the site would increase housing in the settlement by 5%
- Greenfield site adjacent to the Limits to Development with recent residential development to the northeast. Three of its boundaries comprise a mix of hedgerows and trees.
- Grade 3 Agricultural Land although no issues have been identified at this stage.
- Access could be gained from the recent residential development to the northeast and LCC Highways have raised no objection to the principle of this approach.
- Badger setts along the southern boundary and potential for bats and BAP Habits. Further survey work suggested to assess impact and investigate potential for mitigation.
- There is the potential for the presence of sand and gravel, and coal at or near surface and it is a low-risk area for coal mining related hazards across the site.
- The site is in a wider parcel of land (20PAC-D) deemed to have medium landscape sensitivity and medium visual sensitivity for housing. Land to south is identified as being 'Important or Vulnerable Landscape Feature/Area' (Landscape Sensitivity Study).

Deliverability/Developability – The site is promoted by an agent on behalf of housebuilder who has an option the site and its availability was confirmed in 2022. It is in a suitable location for housing and there is a reasonable prospect that it will be available and could be potentially developed during the Local Plan period.

P5 - Land adj. 17 Spring Lane (0.4ha / about 12 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, all sites are within a good walking distance to public transport but not within a reasonable walking distance to employment. This site is within a good walking distance to a convenience store. It is within a reasonable walking distance to the local primary school and formal and informal recreation. The closest bus stops (regular service) are located on High Street, approximately 500m from the site. These stops provide access to the frequent No 19 Service (Burton to Ashby).

Summary of SA Issues

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	0	?

As with all sites in Packington this site performs well against SA4 and SA6 (apart from P9), but poorly against SA2 and SA12. It however scores a major negative against SA1 and SA2 due to its comparably poorer access to local service/facilities, than some of the sites. It also scores minor negative against SA14 as it is a greenfield site less than 1 hectare in size.

Key Planning Considerations

- Development of the site would increase housing in the settlement by 3%
- Greenfield site adjacent to the Limits to Development. Boundaries comprise a mix of landscaping and trees.
- Grade 3 Agricultural Land although no issues have been identified at this stage.
- Previous application (15/01064/Out) for three houses was refused and dismissed at appeal on the grounds of detrimental impact on the rural character of the countryside.
- No highway objections raised.
- Potential for badgers, bats foraging and BAP habitats. A Candidate LWS comprising the east and south boundary hedges. An objection has been raised to the complete removal of the LWS hedge along the road frontage. Further survey work suggested although likely to be acceptable with mitigation, including buffer zones.
- There is the potential for coal at or near surface and it is a low-risk area for coal mining related hazards across the site.
- The site is in a wider parcel of land (20PAC-C) deemed to have medium-low landscape sensitivity and medium sensitivity for housing (Landscape Sensitivity Study).

Deliverability/Developability – The site has been submitted by the owner with no known developer/housebuilder interest and therefore considered to be potentially available. There are also questions over the sites suitability particularly relating to ecology issues and the impact of development on the open and rural character of the countryside.

P6 - North of Coleorton Lane (0.7ha / about 17 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, all sites are within a good walking distance to public transport but are not within a reasonable walking distance to employment. This site is within good walking distance to a convenience store and formal recreation. It is within a reasonable walking distance to the local primary school and informal recreation. The closest bus stops (regular service) are located on High Street, approximately 360m from the site. These stops provide access to the frequent No 19 Service (Burton to Ashby).

Summary of SA Issues

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 Packington this site performs well against SA4 and SA6 (apart from P9), but poorly against SA2 and SA12. It scores a minor negative against SA1 due to its comparable better access to local service/facilities, than some of the sites. It also scores minor negative against SA14 as it is a greenfield site less than 1 hectare in size. The minor negative score against SA15 is due its proximity to heritage assets; the adjacent Conservation Area and Grade II Listed Buildings on Normanton Road.

Key Planning Considerations

- Development of the site would increase housing in the settlement by 4%.
- Greenfield site in use as a paddock adjacent to the Limits to Development. Boundaries comprise a mix of landscaping and trees. Power lines cross the site and also houses a transformer (Western power).
- Grade 3 Agricultural Land although no issues have been identified at this stage.
- LCC Highways have expressed concern over the deliverability of a safe access. There is also a change in speed limit adjacent to this site and queries have been raised over the ability to relocate this speed limit change.
- Potential for badgers, Great Crested Newts and BAP habitats. Candidate LWS adjoins the site. No objection raised from LCC Ecology although further survey work and mitigation is suggested.
- The southern boundary abuts the Conservation and there is an adjacent Grade II Listed Building. There is also potential for archaeology within the site which will need further investigation. It is suggested that development of the site would harm the setting and significance of the conservation area and the listed building because it would contribute to severance of the relationship “between the agricultural land and the historic settlement core”.
- There is the potential for coal at or near surface and it is a low-risk area for coal mining related hazards across the site.

- Whilst the site is in a wider parcel of land (20PAC-B) deemed to have medium landscape sensitivity and medium-visual sensitivity for housing, it is identified as part of an area that is identified as a 'Important or Vulnerable Landscape Feature/Area' and should be retained. (Landscape Sensitivity Study).

Deliverability/Developability – The site has been on behalf of the landowner with no housebuilder involved and therefore considered potentially available. There are also questions over the sites suitability particularly relating to the visual prominence of development and relationship with the settlement pattern and Conservation Area.

P7- Land West of Redburrow Lane (2.02ha / about 38 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, all sites are within a good walking distance to public transport but are not within reasonable walking distance to employment. This site is within a reasonable walking distance to a convenience store, primary school, formal and informal recreation. The closet bus stops (regular service) are located on High Street, approximately 520m from the site. These stops provide access to the frequent No 19 Service (Burton to Ashby).

Summary of SA Issues

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	0	?	

As with all sites in Packington this site performs well against SA4 and SA6 (apart from P9), but poorly against SA2 and SA12. It however scores a significant negative against SA1 due to its comparably poorer access to local service/facilities, than some of the sites. It also scores significant negative against SA14 as it is a greenfield site greater than 1 hectare in size.

Key Planning Considerations

- Development of the site would increase housing in the settlement by 10%
- Greenfield site split into several paddocks. Adjacent to Limits to Development and recent residential development to the west. Boundaries comprise hedgerows and trees.
- Grade 3 Agricultural Land although no issues have been identified.
- Planning permission has been refused for a single self-build dwelling on the site frontage (17/01575/OUT).
- LCC Highways have advised that vehicular access would be preferable from Normanton Road and appears to be achievable.

- There are badgers on the site and potential BAP habitats. Candidate LWS to the east that runs along the Normanton Road frontage. Survey work is required and buffer zone/hedgerows to be maintained.
- There is the potential for coal at or near surface and it is a low-risk area for coal mining related hazards across the site.
- The site is in a wider parcel of land (20PAC-D) deemed to have medium landscape sensitivity and medium visual sensitivity for housing, although land to the south is identified as an 'Important or Vulnerable Landscape Feature/Area' (Landscape Sensitivity Study).

Deliverability/Developability – The site has been promoted by a land promotion company and its availability was confirmed in 2023. The site is available but there are questions over the site's suitability, particularly relating to the scale of development and encroachment into the countryside.

P9 - Land between Spring Land and Normanton Road (1.63ha / about 40 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, all sites are within a good walking distance to public transport but are not within a reasonable walking distance to employment. This site is within a reasonable walking distance to a convenience store and primary school, and formal and informal recreation. The closet bus stops (regular service) are located on High Street, approximately 480m from the site. These stops provide access to the frequent No 19 Service (Burton to Ashby).

Summary of SA Issues

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 Packington this site performs well against SA4 but poorly against SA2 and SA12. This site also scores significant negative against SA1 due to its poorer access to local services/facilities and a major negative against SA14 as it is a greenfield site greater than 1 hectare in size. It scores a minor negative against SA15 due to the proximity of heritage assets, Grade II Packington House, to the north of the site. This site also scores less well than other sites in terms of SA6 (minor negative), due to its separation from the settlement boundary. The rest of the sites have been scored as uncertain in terms of their impact on 'Landscape' (SA13) whereas this site is scored as having a significant negative impact.

Key Planning Considerations

- Development of the site would increase housing in the settlement by 11%
- Greenfield site comprising several paddocks and detached from the Limits to Development. Boundaries comprise a mix of hedgerows and trees. Site P3 is immediately adjacent to the west.

- It may benefit from a comprehensive form of development with site P3. However, planning permission for 42 dwellings (13/00959/OUTM) on this site and P3 has previously been refused.
- Site is a Grade 3 Agricultural Land although no issues have been identified at this stage.
- Although the site does not have a current satisfactory access no highway objections have been raised.
- No ecological designations. However, given the undeveloped nature of the site and the levels of landscaping, there is potential for ecological impact although no objections have been raised.
- Potential for limited harm in terms of the rural setting of Packington House but given the distance involved, this could be reduced with a suitable layout. No heritage objections raised.
- There is the potential for coal at or near surface and it is a low-risk area for coal mining related hazards across the site.
- The site is in a wider parcel of land (20PAC-C) deemed to have medium landscape sensitivity and medium visual sensitivity for housing (Landscape Sensitivity Study).

Deliverability/Developability – This site is within the same ownership as P7, and the land promotion company leading on P7 advised in 2023 that P9 is no longer proposed for housing development although it may be available for mitigation measures to support P7 is needed. With respect to housing development, there are questions over the site's suitability particularly relating to its relationship with the existing settlement and encroachment into the countryside.

STAGE 5 – OVERALL CONCLUSIONS

In terms of the outcome from the SA, site P9 performs the poorest and is detached from the settlement boundary and is comparatively less well located to local services. Sites P3 and P4 are the two better scoring sites, both scoring the same against each of the SA Objectives.

All sites in Packington are in the catchment of the River Mease Special Area of Conservation, 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 is proposed by the site promoter.

Of the seven sites assessed –

Site **P2**, a greenfield site located on the outer edge of the settlement and comparatively less well located to the primary school. Due to its scale and depth of development, it would project significantly into the countryside with a poor relationship to the settlement pattern.

Although Site **P3** site is reasonably well located to the existing settlement and would 'round off' the village being located between development on Spring Lane and Normanton Road, there are concerns raised over its impact on the open and rural character. This is illustrated in the previous planning and appeal decisions for the development of the site.

Site **P4** is considered to have a better relationship with the settlement pattern. It is not considered to be such a prominent site in the village and there could be the opportunity for landscaping to limit its visual impact. Well located to the majority of village facilities and good proximity to a bus service.

Overall, site **P5** has poorer access to village services when compared to the other sites. There is a LCC Ecology objection to the complete removal of the hedgerow along its southern boundary, part of its removal would be required to facilitate an access. Development would extend the village boundary further into the countryside to the detriment of rural character. This concern was highlighted in the planning appeal decision for development of this site.

Site **P6** is a visually prominent site. Its development would add depth to the village encroaching into the countryside and not respecting the linear form of development in the locality. It has comparatively poorer access to the primary school. Concerns are also raised over potential impact on heritage assets.

Site **P7** is a greenfield site located on the outer edge of the settlement and comparatively less well located to village facilities. A more prominent site that would add depth to the village significantly encroaching into the countryside. Development of the site frontage may in part address these concerns, and result in development having a better relationship with the existing settlement.

Site **P9**, a greenfield site located on the outer edge of the settlement and comparatively less well located to village facilities. It is somewhat detached from the settlement and would result in significant encroachment into the countryside. It may benefit from a comprehensive form of development with site P3. However, concerns still remain regarding its impact on rural character.

Recommendations:

Allocate **Land South of Normanton Road (P4)** for around **18** dwellings.