


Site Information															
Housing Code		P2		Site Address			Land adj. 30 Ashby Road, Packington			Settlement		PACKINGTON			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Name				Hectares		1.56					
Packington				Packington				Site Capacity*		Dwellings 38 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		38					
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		Ashby de la Zouch Town Centre	
Convenience Store		Daybreak Services, Packington		Public Transport		Within 800m, 19 - Ashby to Burton, Hourly	
Primary School		Packington CofE		Formal Recreation		Within 1000m walking distance	
Secondary School		Ivanhoe School		Informal recreation		Within 800-1200m walking distance	
GP Surgery		Castle Medical Group		Pharmacy		Boots, Ashby	
Constraints							
Rights of Way		None		Biodiversity and Geodiversity		None	
Previously developed?		No		Soil Resources		2	
Flood risk		Flood Zone 1		Minerals Safeguarding		Coal	
Tree Preservation Order?		None		Waste Safeguarded Sites		None	

**Qualitative Assessment**

The site is located to the east of Ashby Road and to the north of 30 Ashby Road which is the last property along Ashby Road. The site is an open grassed field bound largely by wooden post and rail fencing. There is a dropped curb and gate into the field adjacent to the boundary with 30 Ashby Road. The half of the site adjoining Ashby Road is grade 2 agricultural land whilst the rear part of the site is grade 3 agricultural land.

Topic	Assessment	Notes
Green Infrastructure	Development is unlikely to negatively affect existing green infrastructure and/or the site will provide the opportunity to improve the Green Infrastructure Network.	The site has little landscaping and does not contribute to any 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 adjacent to a dwelling to the south but is bordered by fields to the north, east and west. The site is visible on the approach into the village from the north, forming part of the rural setting. This part of the village is characterised by linear development on the eastern side of Ashby Road and the site is of considerable depth, projecting significantly beyond the curtilages of existing dwellings. Development of this site would erode the rural setting in a prominent location on the village approach and would not respond to the existing depth of adjacent development, to the detriment of the visual amenity of the site and surroundings.
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 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 is the potential for both badgers and great crested newts (pond very close to site) to be on the site. There are potential Biodiversity Action Plan Habitats on site. A phase 1 habitat survey, badger and Great Crested Newt surveys would be needed. Hedges with buffers should be retained to the north, south and west. Overall, there is 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 the 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 Highways stated there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.

Site Information															
Housing Code		P3		Site Address			Land off Spring Lane, Packington			Settlement		PACKINGTON			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Name				Hectares		0.65					
Packington				Packington				Site Capacity*		Dwellings 16 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		16					
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		Ashby de la Zouch Town Centre	
Convenience Store		Daybreak Services, Packington		Public Transport		Within 800m, 19 - Ashby to Burton, Hourly	
Primary School		Packington CofE		Formal Recreation		Within 1000-2000m walking distance	
Secondary School		Ivanhoe School		Informal recreation		Within 800m walking distance	
GP Surgery		Castle Medical Group		Pharmacy		Boots, 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**

The site is located to the north of Normanton Road and to the south of Spring Lane. The site is an open grassed field (grade 3) bound by mature hedgerows and trees currently used as grazing land for horses. There are residential properties to the north of the site, along the opposite side of Spring Lane and agricultural land to the east.

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 for 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 part of a group of 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 is a paddock which occupies a prominent location on the approach into the village from the east and north-east. It provides a rural setting to the settlement, reinforcing the agricultural origins of the village. Although the site is well related to the village, development would be harmful to the setting and character as it would introduce development to the south of Spring Lane which is exclusively rural in character.
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 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 is the potential for badgers to be on site. There are potential Biodiversity Action Plan Habitats. There were no ecology objections, subject to conditions, to the initial proposal of 42 dwellings.
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 state there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.

Site Information										
Housing Code		P4	Site Address		Land South of Normanton Road, Packington			Settlement	PACKINGTON	
Employment Code										
Nearest Settlement			Nearest Sustainable Settlement			Proposed Use		Housing		
Name			Name			Hectares	0.74			
Packington			Packington			Site Capacity*	Dwellings	18		
Settlement Tier			Settlement Tier			Emp (m <sup>2</sup> )				
Sustainable Villages			Sustainable Villages			Periods and Build Rates				
Relationship to Limits to Development?		Adjoining	Distance from sustainable boundary		Adjoining Boundary		D	18	11 - 20	
Site of Special Scientific Interest?		No	Ancient Woodland?		No	Within Flood Zone 3b?		No	SHELAA	Potentially Suitable
National Nature Reserve?		No	Historic Park or Garden?		No	EMA Public Safety Zone?		No	Assessment	Available
Local Nature Reserve?		No	Scheduled Monument?		No	Existing Permission?		No		Potentially Achievable

Quantitative Assessment				
Services				
Local Services		Ashby de la Zouch	Employment	Ashby de la Zouch Town Centre
Convenience Store		Daybreak Services, Packington	Public Transport	Within 800m, 19 - Ashby to Burton, Hourly
Primary School		Packington CofE	Formal Recreation	Within 1000-2000m walking distance
Secondary School		Ivanhoe School	Informal recreation	Within 800m walking distance
GP Surgery		Castle Medical Group	Pharmacy	Boots, 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 south of Normanton Road, to the rear of a new housing development. The western part of the site is bound by mature trees and hedgerows and to the north are the rear of properties from the recent development. The site is part agricultural fields, some of which are used as grazing land (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 prominent 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 paddocks are adjacent to other fields to the south but 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 backs onto the recent residential development and projects further into the countryside than the dwellings to the west. However, the land is set well away from the adjacent highways and as a result is not as visually prominent as the site to the east. The mature landscaping along the site boundaries would reduce the visual impact and it may be possible to develop without undue harmful impact.
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 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 known badger setts along the southern hedge. There are potential bat roosts (if stables are suitable). There are potential Biodiversity Action Plan Habitats. A Phase 1 habitat survey would be required as well as a badger survey. Retention of hedges with buffers to the south and south east would be required. Hedges to the south includes trees that have the potential to be a bat foraging corridor therefore a lighting condition may be required. Overall, there is 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 the 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 Highways stated this site appears to be land-locked and has no frontage onto an adopted highway. If this can be overcome, 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. A potential access through the existing development could be considered.

Site Information															
Housing Code		P5		Site Address			Land adj. 17 Spring Lane, Packington			Settlement		PACKINGTON			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Name				Hectares		0.4					
Packington				Packington				Site Capacity*		Dwellings 12 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		12					
E															
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		Potentially Available			
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No		Potentially Achievable			


Quantitative Assessment							
Services							
Local Services		Ashby de la Zouch		Employment		Ashby de la Zouch Town Centre	
Convenience Store		Daybreak Services, Packington		Public Transport		Within 800m, 19 - Ashby to Burton, Hourly	
Primary School		Packington CofE		Formal Recreation		Within 1000-2000m walking distance	
Secondary School		Ivanhoe School		Informal recreation		Within 800-1200m walking distance	
GP Surgery		Castle Medical Group		Pharmacy		Boots, 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 an approximate rectangular parcel of land located to the west of the properties fronting Spring Lane. The site is bound by mature trees and hedgerows. There are dwellings to the east of the site, separated by paddocks and properties to the west. The site is 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 a paddock with others adjacent; however, 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 a paddock which occupies a prominent location on the approach into the village from the east. It provides a rural setting to the settlement, reinforcing the agricultural origins of the village. Although the site is well related to the village, abutting development to the west, development would be harmful to the setting and character as it would introduce further development along Spring Lane, a rural road leading out of the village, extending the built development into the countryside, to the detriment of Spring Lane which is exclusively rural in character.
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, it could also be a potential site for bat foraging. There is a candidate Local Wildlife Site to the south of the southern boundary. There would need to be a hedgerow and badger survey undertaken. The spinney's and boundary hedges to the south, west and north west should be retained, with buffers. A lighting condition may also be necessary. Development 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. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.



Site Information															
Housing Code		P6		Site Address				North of Coleorton Lane, Packington		Settlement		PACKINGTON			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Packington		Name		Packington		Hectares		0.7					
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Site Capacity*		Dwellings 17 Emp (m <sup>2</sup> )					
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		Periods and Build Rates							
								0 - 5		6 - 10				11 - 20	
								D				17			
								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		Ashby de la Zouch Town Centre	
Convenience Store		Daybreak Services, Packington		Public Transport		Within 800m, 19 - Ashby to Burton, Hourly	
Primary School		Packington CofE		Formal Recreation		Within 1000m walking distance	
Secondary School		Ivanhoe School		Informal recreation		Within 800-1200m walking distance	
GP Surgery		Castle Medical Group		Pharmacy		Boots, 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 an almost square parcel of land located to the north-west of Coleorton Lane. The site is currently used as paddock land (grade 3). There are residential properties to the south and west of the site. The site slopes gently from west to east and is bound by mature trees and hedgerows. The southern boundary of the site adjoins the Packington Conservation Area. The property adjacent to the southern boundary is a grade II listed building. There are existing power lines that cross the site and a transformer under the ownership of Western Power.</p>	

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the site will provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees 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 forms one of a group of 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 is a paddock which occupies a prominent location on the approach into the village from the north-east. It provides a rural setting to the settlement, reinforcing the agricultural origins of the village. Furthermore, this part of the village, to the east and north, is characterised by linear development. Development of this site would add additional depth which would not respond to the prevailing character. Although the site is well related to the village, development would be harmful to the setting and character.
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 dwelling to the south-west of the site is grade II listed building and would be adjacent to the site and the setting would alter through the development of the site. There is potential archaeology within the site that requires further investigation. The site borders the conservation area and a convincing case would be required to demonstrate development of the site would preserve or enhance the character and appearance of the designation.
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 is the possibility of Great Crested Newts to be onsite as there is a pond to the north. There is also the possibility of badgers to be on site. The northern part of the site is a former Parish level site, the mature trees and hedge along the road to the north are candidate Local Wildlife Sites. The species-rich grass land, hedge and mature trees are all potential BAP habitats. A phase 1 habitat survey, Great Crested newt Survey and badger surveys would be required. The grassland maybe species-rich and therefore a survey would be required.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	LCC Highways stated there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.

Site Information										
Housing Code		P7	Site Address		Land West of Redburrow Lane,Packington			Settlement	PACKINGTON	
Employment Code										
Nearest Settlement			Nearest Sustainable Settlement			Proposed Use		Housing		
Name			Name			Hectares	2.02			
Packington			Packington			Site Capacity*	Dwellings	38		
Settlement Tier			Settlement Tier			Emp (m²)				
Sustainable Villages			Sustainable Villages			Periods and Build Rates				
Tier			Tier			0 - 5	6 - 10	11 - 20		
Relationship to Limits to Development?		Adjoining	Distance from sustainable boundary		Adjoining Boundary		D	38		
E										
Site of Special Scientific Interest?		No	Ancient Woodland?		No	Within Flood Zone 3b?		No	SHELAA	Potentially Suitable
National Nature Reserve?		No	Historic Park or Garden?		No	EMA Public Safety Zone?		No	Assessment	Potentially Available
Local Nature Reserve?		No	Scheduled Monument?		No	Existing Permission?		No		Potentially Achievable

Quantitative Assessment				
Services				
Local Services		Ashby de la Zouch	Employment	Ashby de la Zouch Town Centre
Convenience Store		Daybreak Services, Packington	Public Transport	Within 800m, 19 - Ashby to Burton, Hourly
Primary School		Packington CofE	Formal Recreation	Within 1000-2000m walking distance
Secondary School		Ivanhoe School	Informal recreation	Within 800-1200m walking distance
GP Surgery		Castle Medical Group	Pharmacy	Boots, 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 located to the south of Normanton Road and to the west of Redburrow Lane. The site is agricultural land (grade 3) bound by mature hedgerows and trees. The site is split into several paddocks by post and rail fencing and the site is flat. The residential development of 30 dwellings has recently been completed on the site immediately to the west of this site.</p>

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the site will 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 paddocks are adjacent to other fields to the south but 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	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 occupies a prominent parcel of land on the approach into the village from the east and south. However, the mature landscaping blocks most views into the site. The site is well related to dwellings to the north-west of the site but projects beyond this development to the south. Development of the front part of the site, in line with the development to the west, would have less of an impact than development of the whole site which would project further into the countryside to the south. However, the site as promoted would encroach significantly into the countryside 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 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 it is known that there are badgers on the site. The grassland and hedgerows may be potential BAP habitats. A Phase 1 Habitats Survey would be required. Buffer zones along the hedgerows would need to be maintained.
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 Normanton Road, which is a derestricted C Class road with a 7.5t weight restriction. It also shares a boundary with Redburrow Lane, which is an adopted unclassified derestricted road with a 7.5t weight restriction. Vehicular access to the site would be preferable from Normanton Road and appears achievable subject to designing an access in accordance with the standards set out in the Leicestershire Highways Design Guide.

Site Information															
Housing Code		P9		Site Address			Land between Spring Land and Normanton Road, Packington			Settlement		PACKINGTON			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Name				Hectares		1.63					
Packington				Packington				Site Capacity*		Dwellings 40 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?		Outside		Distance from sustainable boundary		<400m		D		40					
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		SHELAA Assessment		Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No		SHELAA Assessment		Potentially Achievable	

Quantitative Assessment			
Services			
Local Services		Ashby de la Zouch	
Convenience Store		Daybreak Services, Packington	
Primary School		Packington CofE	
Secondary School		Ivanhoe School	
GP Surgery		Castle Medical Group	
Employment		Ashby de la Zouch Town Centre	
Public Transport		Within 800m, 19 - Ashby to Burton, Hourly	
Formal Recreation		Within 1000-2000m walking distance	
Informal recreation		Within 800-1200m walking distance	
Pharmacy		Boots, Ashby	
Constraints			
Rights of Way		None	
Previously developed?		No	
Flood risk		Flood Zone 1	
Tree Preservation Order?		None	
Biodiversity and Geodiversity		LWS	
Soil Resources		3	
Minerals Safeguarding		Coal	
Waste Safeguarded Sites		None	

Qualitative Assessment	
The site is located to the north of Normanton Road and to the south of Spring Lane. The site is an open grassed field bound by mature hedgerows and trees currently used as grazing land for horses. There are residential properties to the north of the site, along the opposite side of Spring Lane and agricultural land to the east.	

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 forms part of a group of 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 is a paddock which occupies a prominent location on the approach into the village from the east and north-east. It provides a rural setting to the settlement, reinforcing the agricultural origins of the village. Although the site is well related to the village, development would be harmful to the setting and character as it would introduce development to the south of Spring Lane and to the north of Normanton Road which are exclusively rural in character.
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.	Packington House is a grade II listed building to the north on Spring Lane. Development on the suggested site could impact upon the setting and would need to be carefully assessed as part of any planning application.
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.	The site is undeveloped and accommodates significant levels of landscaping. There is potential for the development to impact upon ecological interests and further information would be required at the application stage.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The site does not have a current satisfactory vehicular access to serve the development. It would need to be demonstrated that a satisfactory access in terms of geometry and capacity could be provided to meet LCC Highway Authority standards.