

North West Leicestershire District Council
Local Plan Substantive Review:
Sustainability Appraisal

Site Options Assessment
Appendix E: List of Filtered Out Sites







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Quality Management

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Introduction

This appendix and table below shows sites from the 2021 North West Leicestershire SHELAA which have been filtered out at Stage 2, together with the reason they were sieved out.

The sites which are shaded in the table are those which were subject to Sustainability Appraisal prior to a decision being made by the Council to filter them out. They are all shown for transparency in the decision making process.

A total of 94 housing sites have been sieved out, 15 employment sites have been sieved out and 7 mixed use sites.

Housing Sites

Site Reference	Site Address	Settlement	Reason for being sieved out
A3	Holywell Spring Farm	Ashby	Under construction
Ap12 (EMP 20)*	Land off Top Street (Redhill Farm)	Appleby Magna	Remote from limits to development
Ap14	North of Bowleys Lane	Appleby Magna	Part of Ap3
A16	Land off Prestop Drive/Ingle Drive, Ashby	Ashby	Under construction
Ap19	Land at Snarestone Road	Appleby Magna	Remote from limits to development
A29	Land rear of Ulleswater Crescent	Ashby	FZ3b
AC1	Land North of Measham Road	Acresford	Settlement hierarchy
AC2	Land South of Measham Road	Acresford	Settlement hierarchy
AV3	R/O 171 to 205, Occupation Road	Albert Village	< 10 dwellings
B2 (EMP58)*	Barralochen Farm, East Lane	Bardon	Settlement hierarchy
B3 (EMP42)*	Former Stardust Nightclub	Bardon	Settlement hierarchy
B4 (EMP81)*	Land South of South Lane	Bardon	Settlement hierarchy
Ba1	Land North of Battram	Battram	Settlement hierarchy
Ba2	Land at Battram Road	Battram	Settlement hierarchy
Bo1	Land at Heath Lane	Boundary	Settlement hierarchy
Br4	Land at Breedon Priory Nursery	Breedon on the Hill	Under construction
By3	Butt Lane/West of Fenton Avenue	Blackfordby	Under construction
C12	Stevenson House, Ashby Road	Coalville	Outline planning permission (October 2021)

C23	Bardon Grange	Coalville	Under construction
C29	Owen Street Allotments	Coalville	Detailed planning permission
C32	Land at 28 London Road	Coalville	< 10 dwellings
C33	Greenhill Farm, South of Greenhill Road	Coalville	Under construction
C40	Standard Hill	Coalville	Outline planning permission
C43	Land South of The Green	Donington-le-Heath	Under construction
C58 (part)	Adj. 191 Loughborough Road	Whitwick	Under construction
C71	Land off Church Lane, New Swannington	Whitwick	Remote from limits to development
C84	Land south of Townsend Lane	Donington le Heath	Part of C85 < 10 dwellings
CD4	Park Lane	Castle Donington	Under construction
CD7	Hilltop	Castle Donington	< 10 dwellings
CD8	Land at The Spittal and Campion Hill	Castle Donington	Under construction
Cn1	Nottingham Road	Peggs Green	Settlement hierarchy
Cn4	Land at 87 Loughborough Road	Peggs Green	Settlement hierarchy
Cn5	Bakewells Lane	Coleorton	Settlement hierarchy
Cn6 (EMP69)	Land off Worthington Lane	Newbold	Settlement hierarchy
Cn8	North of 2 Top Road	Griffydam	Settlement hierarchy
Cn9	South of 2 Top Road	Griffydam	Settlement hierarchy
Cn11	Lower Moor Road	Coleorton	Settlement hierarchy
Cn15	Worthington Lane	Newbold	Under construction
Cn16	Land at 44 Loughborough Road	Coleorton	Settlement hierarchy
Cn17	Land to side of 55 Nottingham Road	Coleorton	Settlement hierarchy
Cn19	Land to west of Lower Moor Road	Coleorton	Settlement hierarchy
Cn20	Rear of 92 Loughborough Road	Coleorton	Settlement hierarchy
Cn21	Pipeyard Lane	Coleorton	Settlement hierarchy
Cn22	Land at Aqueduct Road	Coleorton	Settlement hierarchy
Cn24	Land North of Loughborough Road	Peggs Green	Settlement hierarchy

Cn25	Paddocks North of Moor End Cottage, Lower Moor Road	Coleorton	Settlement hierarchy
Cn26	Paddock South East of Moor End Cottage, Lower Moor Road	Coleorton	Settlement hierarchy
Dw2	Old Hall Farm, Grimes Gate	Diseworth	Under construction
E8	The Paddock near St Christophers Park	Ellistown	Detailed planning permission (June 2021)
E9	Land Between Donington le Heath and Ellistown	Ellistown	Promoter requested removal**
H7	Land rear of 55 Mill Lane	Heather	Remote from limits to development
H8 (EMP 56)*	Heather Brickworks, Mill Lane	Heather	Remote from limits to development
H9	Land at Heather Hall, Swebstone Road	Heather	Remote from limits to development
H10	Land South West of Heather Hall	Heather	Remote from limits to development
H11	Land North East of Heather Hall,	Heather	Remote from limits to development
Ib8	Leicester Road	Ibstock	Remote from limits to development
Ib15	Station Road (Clare Farm)	Ibstock	Under construction
Ib19	112-128 Melbourne Road	Ibstock	Now in use as a gym
Ib22	Land adjoining 8 Curzon Street	Ibstock	< 10 dwellings
Ib25	Sycamores, Leicester Road	Ibstock	Remote from limits to development
Ib27	Sunnyside Garden Centre	Ibstock	Remote from limits to development
Ib28	Land off Blackberry Lane	Ibstock	Remote from limits to development
Ib29	Land off New Row	Ibstock	< 10 dwellings
K7	Ashby Road	Kegworth	Outline planning permission
K9	Brookes Machine Tools, Derby Road	Kegworth	Detailed planning permission
K10	Slack and Parr, Long Lane	Kegworth	Under construction
K11	South of Derby Road	Kegworth	Detailed planning permission
LW4	11 Turvey Lane	Long Whatton	< 10 dwellings
LP1	Land at Langley Priory Estate	Langley Priory	Settlement hierarchy
M4	Land at Pot Kiln Farm, New Street	Measham	Under construction

M9	Adjacent A42 / Canal Basin	Measham	Detailed planning permission
M16	South of Bosworth Road	Measham	At request of site promoter
Mo11	Land to the rear of 59-63 Ashby Road	Moira	< 10 dwellings
NP1	Leicester Road	New Packington	Settlement hierarchy
NP2	Leicester Road/Corkscrew Lane	New Packington	Settlement hierarchy
NP4	Breach Farm	New Packington	Settlement hierarchy
NP5	Leicester Road and Coleorton Lane	New Packington	Settlement hierarchy
NP6	Highfields, 177 Leicester Road	New Packington	Settlement hierarchy
Oa1	Oakfield House, Burton Road, Oakthorpe	Oakthorpe	Remote from limits to development
Oa2 (EMP60)*	Burton Road Oakthorpe	Oakthorpe	Remote from limits to development
Oa6	Former Holly Bush Inn, Main Street	Oakthorpe	Detailed planning permission
Oa8	Measham Works, Burton Road, Oakthorpe		Remote from limits to development
Oa9	49 Chapel Street, Oakthorpe	Oakthorpe	< 10 dwellings given site characteristics
Oa10	Land rear of 47 Chapel Street, Oakthorpe	Oakthorpe	< 10 dwellings given site characteristics
Oa11	Stretton View	Oakthorpe	< 10 dwellings
P8	P8 Land to rear of 55 Normanton Road, Packington	Packington	< 10 dwellings
OV1	Spring Cottage Road	Overseal	Settlement hierarchy
R5	Land at 11 Fosbrooke Close	Ravenstone	Planning Permission
R13	Beesley's Garden Centre	Ravenstone	Under construction
S10	South of Spring Lane, Swannington	Swannington	Remote from limits to development
S12	Land South of Limby Hall Lodge, Swannington	Swannington	Remote from limits to development
S13	Land South of Limby Hall Lane,	Swannington	< 10 dwellings

Sin1	Botany Bay, 100 The Moorlands	Sinope	Settlement hierarchy
Sp1	Land off Church Street	Sweepstone	Settlement hierarchy
Wil1	Land at Main Street	Wilson	Settlement hierarchy

* These sites will still be assessed for employment uses

** E9 is not assessed in the 2021 SHELAA but was reported in the public domain (Local Plan Committee, [date]) before the promoter advised that they no longer had an interest in the site.

Employment Sites

Site Reference	Site Address	Settlement	Reason for being sieved out
EMP02	Land at Sawley Crossroads (Remainder)	Castle Donington	Part developed / Part planning permission
EMP07	East Midlands Strategic Rail Freight Interchange	Lockington	Under construction
EMP12	Land at Bardon Road	Coalville	Under construction
EMP26	South of Interlink	Ellistown and Battleflat	Detailed planning permission
EMP35	Land to East of Regs Way	Ellistown and Battleflat	Outline planning permission
EMP44	Manor Farm	Packington	Detailed planning permission
EMP47	Flagstaff Island	Ashby-de-la-Zouch	Outline planning permission
EMP48	Former UK Coal Lounge Disposal Point	Ashby de la Zouch	Detailed planning permission
EMP49	EM Point	Castle Donington	Detailed planning permission
EMP51	Unit 2 B Pond End	Castle Donington	Detailed planning permission
EMP52	East Midlands Distribution Centre (Remainder)	Castle Donington	Detailed planning permission
EMP54	Former Sawley Service Area	Hemington/Lockington	Detailed planning permission
EMP56	Heather Brickworks, Mill Lane, Heather	Heather	Outline planning permission
EMP64	Land at M42 Junction 11	-	Detailed planning permission
EMP78	Slaughter House, Ashby Road	Sinope	Detailed planning permission