

WORTHINGTON – SITE ASSESSMENT-

SETTLEMENT SUMMARY

Settlement Hierarchy

- Worthington 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

- Worthington has a primary school (Worthington Primary School). The school gains pupils from the local area and there are currently no capacity issues.
- The closest secondary school is in Ashby de la Zouch (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. Worthington is on the route of the school bus that serves the college and operates twice a day to coincide with the school day.
- Worthington is only served by one bus which provides connections to Castle Donington and Leicester, via Coalville. This is an infrequent service and only provides 2 services each day to these destinations.
- Worthington has a local convenience store (Premier Stores).
- There are no employment opportunities within the settlement although there is a primary employment area (TNT Lount) located within 2km of the village and sites W3 and W5.

Other services and facilities

- The settlement also has a post office, public house, place of worship, informal open space and NEAP
- The closest GP surgery is in Belton and the closest pharmacy is in Whitwick.

Settlement Features (i.e. factors that may be relevant factors for any site allocations)

- **Cloud Hill Quarry Site of Special Scientific Interest (SSSI) and Regionally Important Geological Site** – This RIGS/SSSI designation is located to the north east of the settlement in close proximity to site W1.
- **Minerals Safeguarding Area (MSA) for Limestone** – Northern part of the settlement has the potential for limestone resources. Eastern part of Site W1 is within this designation.
- **Coal Development Risk Areas**
 - – Settlement has a low risk of coal mining related hazards. All sites are affected.
- **Mease/Sence Lowlands Landscape Character Area (LCA)** – This LCA encompasses land to the north and west of the settlement (W1 & W3).
- **Melbourne Parklands Landscape Character Area** – This LCA encompasses land to the south and east of the settlement (W5).
- **Flood Zones 2/3a/3b** – there are areas at greater risk of flooding to the east of the settlement (along the boundary of site W1)
- **Bredon Cloud Wood and Quarry Site of Special Scientific Interest (SSSI)**– Worthington is located within the Risk Impact Zone for Bredon Cloud Wood and Quarry SSSI, and these zones encompass all the sites.

- **HS2** – The proposed route runs to the north west of the village.

STAGE 1 - SITE IDENTIFICATION

The 2021 SHELAA identifies three sites for housing in Worthington:

Site Reference	Site Address
W1	Manor Drive, Worthington
W3	Adj. Breedon Lane, Worthington
W5	Land off Main Street

STAGE 2 – SITE SIEVE

No sites were sieved out at this stage.

STAGE 3 - SUSTAINABILITY APPRAISAL

SA Ref	SA Objective	SA Summary
SA1	Improve the health and wellbeing of the District's population	-
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	++
SA7	Provision of a diverse range of employment opportunities that match the skills and needs of local residents	-
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	--
SA14	Ensure land is used efficiently and effectively	W1 and W3 score significant negative W5 scores minor negative
SA15	Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage	W1 and W3 score minor negative W5 scores neutral
SA16	Protect water resources and ensure they are used efficiently	0
SA17	Ensure the efficient use of natural resources, including reducing waste generation	W1 and W3 score uncertain W5 scores neutral

STAGE 4 – DETAILED SITE ASSESSMENT SUMMARY

W1 – Manor Drive (10.68ha / about 200 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, all sites are within a good walking distance to the convenience store, primary school and informal open space. All sites are not within a reasonable walking distance to public transport or formal recreation. This site is also not within a reasonable walking distance to employment. Like all sites in Worthington, travel outside the settlement is required to access secondary education, GP surgery and local pharmacy. The closest bus stop is located on Church Street, but the twice daily bus service does not provide a direct route to any of these facilities.

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	?	

All sites perform well against SA4 and SA6 and poorly against SA8, SA12 and SA13. When comparing the sites, both W1 and W3 have the least favourable score against SA14, given they are greenfield sites and over 1 hectare in size. Due to distances to services and employment, all sites score a minor negative against SA1, SA2 and SA7. It also scores a minor negative against SA15 given the proximity of a heritage asset, the Grade II* Church of St Matthew.

Key Planning Considerations

- Development of the site would increase housing in the settlement by 80%.

- Greenfield site (Grade 3 agricultural land) that adjoins the Limits to Development and residential development to the south. Parcel of land to the south of the site that fronts onto Manor Drive (outside Limits to Development) has been developed for housing.
- No existing suitable access but no highway issues have been raised. A public right of way runs north to south through the site.
- Potential for presence of badgers and Biodiversity Action Plans (BAPs) on site, and Great Crested Newts (GCN) nearby. Adjacent Tree Preservation Orders (TPO) and Candidate Local Wildlife Site (LWS). Phase 1 Survey required but no objection has been raised by LCC Ecology.
- SSSI Impact Zones – Potential impact and Natural England would have to be consulted given the size and location of the development.
- Potential impact on heritage features given the adjacent Grade II* Church of St Matthew. The unlisted Manor House and converted farm buildings are considered to be of potential local significance. Development would harm the setting of the parish church and sever the relationship between the Manor House and its farmland. Harm to the parish church may be avoided if the western portion of the site is not developed.
- Flood Zones 2 & 3 runs along part of the site boundary.
- Potential need for the sterilisation of below surface limestone resources in the eastern part of the site. May also be coal mining related hazards across the site.
- The site is in a wider parcel of land (23WOR-A) deemed to have a medium landscape and medium visual sensitivity for housing (Landscape Sensitivity Study).

Deliverability/Developability – The site is promoted on behalf of the landowner with no developer interest and therefore considered to be potentially available. However, the site is not considered to be in a suitable location for housing.

W3 – Adjacent Breedon Lane (1.42ha / about 35 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, all sites within a good walking distance to the convenience store, primary school and informal open space. All sites are not within a reasonable walking distance to public transport or formal recreation. This site is within a reasonable walking distance to employment. Like all sites in Worthington, travel outside the settlement is required to access secondary education, GP surgery and local pharmacy. The closest bus stop is located on Church Street, but the twice daily bus service does not provide a direct route to any of these facilities.

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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	?	

All sites perform well against SA4 and SA6 and poorly against SA8, SA12 and SA13. When comparing the sites, both W1 and W3 have the least favourable score against SA14, given they are greenfield sites and over 1 hectare in size. Due to distances to services and employment, all sites score a minor negative against SA1, SA2 and SA7. It also scores a minor negative against SA15 given the proximity of a heritage asset, the Grade II* Church of St Matthew.

Key Planning Considerations

- Development of the site would increase housing in the settlement by 14%.
- Greenfield site (Grade 3 Agricultural Land) that shares a small boundary, at its southeast corner, with the Limits to Development.
- No existing suitable access but no highway issues have been raised.
- Potential for presence of badgers and BAPs on site, and Great Crested Newts nearby. Phase 1 Survey required but no objection has been raised by LCC Ecology.
- SSSI Impact Zones – Given the site's capacity of less than 50 dwellings, consultation would not be required with Natural England.
- Potential impact on heritage features given the adjacent Grade II* Church of St Matthew. The unlisted Manor House and converted of farm buildings are considered to be of potential local significance. Development would harm the setting of the parish church and it would sever the relationship between the Manor House and its farmland.
- There may be coal mining hazards across the site (low risk area).
- The site is in a wider parcel of land (23WOR-A) deemed to have medium landscape and visual sensitivity for housing (Landscape Sensitivity Study). A significant part of the site is highlighted as being of higher visual sensitivity to development.

Deliverability/Developability – The site is promoted on behalf of the landowner with no known developer interest and therefore considered to be potentially available. However, the site is not considered to be in a suitable location for housing.

W5 – Land off Main Street (0.44ha / about 11 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, all sites are within a good walking distance to the convenience store, primary school and informal open space. All sites are not within a reasonable walking distance to public transport or formal recreation. This site is within reasonable walking distance to employment. Like all sites in Worthington, travel outside the settlement is required to access secondary education, GP surgery and local pharmacy. The closest bus stop is located on Main Street, but the twice daily bus service does not provide a direct route to any of these facilities.

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

All sites perform well against SA4 and SA6 and poorly against SA8, SA12 and SA13. Due to distances to services and employment, all sites score a minor negative against SA1, SA2 and SA7. This site scores better than the other two sites against SA14 (neutral) due to its size and is also considered to have a neutral impact on heritage assets (SA15) given its separation from these features.

Key Planning Considerations

- Development of the site would increase housing in the settlement by 4%.
- Greenfield site (Grade 3 Agricultural Land) that adjoins the Limits to Development to the north and west. Boundary treatment comprises landscaping.
- No specific highway issues/objection have been raised. Indication that a suitable vehicular access could be provided from Main Street.
- Potential for presence of badgers and BAPs on site. Phase 1 Survey required and buffer zones to hedgerows, but no objection has been raised by LCC Ecology.
- SSSI Impact Zones – Given the site’s capacity of less than 50 dwellings, consultation would not be required with Natural England.
- There may be coal mining hazards across the site (low risk area).
- The site is in a wider parcel of land (23WOR-B) deed to have medium landscape sensitivity and medium visual sensitivity for housing (Landscape Sensitivity Study). The site is within an area of higher landscape sensitivity.

Deliverability/Developability – The site is promoted on behalf of the landowner with no known developer involvement and therefore considered to be potentially available. However, the site is not considered to be in a suitable location for housing.

STAGE 5 – OVERALL CONCLUSIONS

In terms of the outcome from the SA, site W5 performs the best. Sites W1 and W3 score similarly. Some of the negative scores could potentially be mitigated to a degree, but this would not change the overall outcome.

None of the three sites are promoted by or on behalf of developers. No objections have been received from LCC Highways or Ecology and all the sites are similarly well located to a number of the settlement’s local services although Sites W3 and W5 have marginally better access to employment. However, all sites have poor access to public transport, only an infrequent bus service that serves the settlement.

Of the three sites assessed:

- Site **W1** is considered to have a poor relationship with the pattern of development. It would represent a substantial increase in the site of the settlement with significant encroachment into the countryside. There is also the potential detrimental impact on the nearby SSSI and heritage assets.
- Site **W3** is poorly related to the existing built form and would result in significant encroachment into the countryside. There is also the potential detrimental impact on the SSSI and heritage assets
- Sites **W1 & W3** appear to be within the same ownership and it would make sense for these sites to be considered comprehensively. However, for the reasons stated above, this combined site would not be considered favourably.
- Site **W5**, albeit a smaller scale, it would still be at odds with linear pattern of development. The site represents a transition between the village and surrounding countryside and identified as being of higher landscape sensitivity to development. Development would impact on the approach to the settlement.

Recommendations

It is suggested that none of these sites are proposed as allocations. Having considered all matters, none of the site are considered to represent a sustainable form of development.