


Site Information															
Housing Code		W1		Site Address			Manor Drive, Worthington			Settlement		WORTHINGTON			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Name				Hectares		10.68					
Worthington				Worthington				Site Capacity*		Dwellings 200 Emp (m ²)					
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		200					
E															
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Not Currently 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		TNT Lount	
Convenience Store		Premier Stores, Worthington		Public Transport		Within 800m, 125 - Castle Donington to Leicester, Infrequent	
Primary School		Worthington School		Formal Recreation		More than 2000m walking distance	
Secondary School		Ivanhoe School		Informal recreation		Within 800m walking distance	
GP Surgery		Manor House Surgery, Belton		Pharmacy		Masons Chemists, Whitwick	
Constraints							
Rights of Way		PROW running N-S through site		Biodiversity and Geodiversity		None	
Previously developed?		No		Soil Resources		3	
Flood risk		Some Flood Risk		Minerals Safeguarding		Part Coal	
Tree Preservation Order?		Adjacent to site		Waste Safeguarded Sites		None	

Qualitative Assessment
<p>The site is to the north of Church Street and comprises a large area of pasture and arable land that is gently undulating in parts with a steeper slope at the western edge of the site down from the road to the west. There are mature hedges and post and rail fences to the field boundaries. There are residential dwellings fronting Church Street with a small pocket of housing at the end of Manor Drive. There is the listed church adjacent to the south-western boundary of the site. To the north of the site is a disused railway line forming part of the Cloud Trail cycle path with a sewage works beyond. There is a quarry a short distance from the north-east of the site. The site is adjoined on other sides by open agricultural land. There is a tip site to the north and some TPO trees to the south. Part of the northern and all of the eastern boundaries abut Flood Zone 2 & 3. The site is Grade 3 Agricultural Land. The eastern half of the site is within the Minerals Consultation Area for the potential presence of below surface limestone resources.</p>


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 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 field which 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 parcel of land which is set in from highway to the west. It is located to the north of the village and provides part of the rural backdrop of this part of the settlement. Development is generally of a linear form with dwellings fronting onto the highway. This parcel of land would significantly elongate the settlement and would not respond to the established pattern of development. Furthermore, the scale of the site would double the current village and therefore does not respond to the scale of the settlement. Development of the site would encroach significantly into the rural environment, to the detriment of the visual amenity of the site and surroundings.
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 adjacent church is grade II* and currently enjoys an open and rural setting to the north and west. Development of this site would result in greater enclosure and a convincing case would be required to demonstrate the setting would not be harmed.
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.	LCC Ecology stated there is the potential for badgers to inhabit the site and the potential for Great Crested Newts to inhabit the pond nearby. The hedges on site represent potential Biodiversity Action Plan habitats. A badger and Great Crested Newt surveys would be required. 5m buffer zones should be retained along hedges/watercourse, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. 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.	The site does not currently have a satisfactory access to serve residential development on the site. Adequate access and evidence that the development would not generate a level of traffic that would be harmful to the local highway network capacity will be required.

Site Information															
Housing Code		W3		Site Address			Adj. Breedon Lane, Worthington			Settlement		WORTHINGTON			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Name				Hectares		1.42					
Worthington				Worthington				Site Capacity*		Dwellings 35 Emp (m ²)					
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		35					
E															
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Not Currently 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	
Convenience Store		Premier Stores, Worthington	
Primary School		Worthington School	
Secondary School		Ivanhoe School	
GP Surgery		Manor House Surgery, Belton	
Employment		TNT Lount	
Public Transport		Within 800m, 125 - Castle Donington to Leicester, Infrequent	
Formal Recreation		More than 2000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		Masons Chemists, Whitwick	
Constraints			
Rights of Way		None	
Biodiversity and Geodiversity		RIGS	
Previously developed?		No	
Soil Resources		2 and 3	
Flood risk		Flood Zone 1	
Minerals Safeguarding		None	
Tree Preservation Order?		None	
Waste Safeguarded Sites		None	

Qualitative Assessment
<p>The site is a linear shaped parcel of land extending from Church Street in the south to a large detached dwelling in the north, which is just outside Worthington itself. The site is greenfield land currently used for agricultural purposes (grade 2). The site slopes downwards away from the rear of Church Street and upwards from Breedon Lane. The site is elevated above Breedon Lane and mature hedgerows bound the site to the north and west.</p>

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 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 field which 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 narrow parcel of land which is adjacent to the highway and forms an undeveloped, rural approach into the settlement. It is located to the north of the village and provides part of the rural backdrop of this part of the settlement. Development is generally of a linear form with dwellings fronting onto the highway. This parcel of land would significantly elongate the settlement and would not respond to the established pattern of development. Development of the site would encroach significantly into the rural environment, to the detriment of the visual amenity of the site and surroundings.
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 adjacent church is grade II* and currently enjoys an open and rural setting to the north and west. Development of this site would result in greater enclosure and a convincing case would be required to demonstrate the setting would not be harmed.
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.	LCC Ecology stated there is the potential for badgers to inhabit the site and the potential for Great Crested Newts to inhabit the pond nearby. The hedges on site represent potential Biodiversity Action Plan habitats. A badger and Great Crested Newt surveys would be required. 5m buffer zones should be retained along hedges/watercourse, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. 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.	The site does not currently have a satisfactory access to serve residential development on the site. Adequate access and evidence that the development would not generate a level of traffic that would be harmful to the local highway network capacity will be required.

Site Information															
Housing Code		W5		Site Address			Land off Main Street, Worthington			Settlement		WORTHINGTON			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Worthington		Name		Worthington		Hectares		0.44					
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Site Capacity*		Dwellings 11 Emp (m ²)					
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		Periods and Build Rates							
								0 - 5		6 - 10				11 - 20	
								D				11			
								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		TNT Lount	
Convenience Store		Premier Stores, Worthington		Public Transport		Within 800m, 125 - Castle Donington to Leicester, Infrequent	
Primary School		Worthington School		Formal Recreation		More than 2000m walking distance	
Secondary School		Ivanhoe School		Informal recreation		Within 800m walking distance	
GP Surgery		Manor House Surgery, Belton		Pharmacy		Masons Chemists, Whitwick	
Constraints							
Rights of Way		None		Biodiversity and Geodiversity		None	
Previously developed?		No		Soil Resources		3	
Flood risk		Flood Zone 1		Minerals Safeguarding		None	
Tree Preservation Order?		None		Waste Safeguarded Sites		None	

Qualitative Assessment

The site is approximately triangular in shape and is located to the east of Main Street and south of Bull Hill. The site is bound by mature hedgerows along both road frontages. The Malt Shovel public house and some stables are located to the north of the site on the opposite side of Bull Hill. There are residential dwellings to part of the west of the site on the opposite side of Main Street. There is one large detached dwelling to the south of the site. There is agricultural land to the east and south east of the site. 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 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 field which 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 small parcel of land which is adjacent to the highway to the north and west and forms an undeveloped, rural approach into the settlement. It is located to the south of the village and provides part of the rural backdrop of this part of the settlement. Development is generally of a linear form with dwellings fronting onto the highway. This parcel of land is adjacent to occasional dwellings to the south and west; however, the main built up part of the village is to the north and this site represents something of a transition between the village and surrounding countryside. Development of the site would encroach into the rural environment, 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 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.	LCC Ecology stated there is the potential for badger to be on site. The grassland and hedges may be potential BAP habitats. A Phase 1 Habitats Survey would be needed. Buffer zones would be needed along 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 Highway Authority stated this site benefits from a shared boundary with Main Street, at which point is a 30 mph, adopted unclassified road, and Bull Hill, an adopted unclassified road with speed limits of 30 and 60 mph. Both streets have a weight restriction of 7.5t. Bull Hill increases in speed shortly after the junction with Main Street. Vehicular access to the site from Main Street appears achievable subject to designing an access in accordance with the standards set out in the Leicestershire Highways Design Guide.