

SITE ASSESSMENT

STAGE 1 - SITE IDENTIFICATION

The following sites were submitted to the Council after 31 March 2021.

Site Reference	Site Address	Settlement
A31	Land Adjacent To 194 Burton Road	Ashby
Bo2	84 Ashby Road	Boundary
By6	Land north of Blackfordby	Blackfordby
C19a (part)	Land off Torrington Avenue	Coalville Urban Area
C19b (part)	Land off Stephenson Way	Coalville Urban Area
C88	Land east of Grace Dieu Road, Whitwick	Coalville Urban Area
C89	Land between Swannymote Road and Oaks Road, Whitwick	Coalville Urban Area
C90	Land south of The Green/Richmond Road, Donington le Heath	Coalville Urban Area
C91	Land south of Ashburton Road	Coalville Urban Area
C92	Former Hermitage Leisure Centre, Silver Street, Whitwick	Coalville Urban Area
D14	Land east of Measham Road	Donisthorpe
D15	Land south of Ashby Road	Donisthorpe
Dw6	Land south of Clements Gate/Long Holden	Diseworth
Ib31	Land south of Water Meadow Way	Ibstock
Ib32	Land between Hinckley Road and Overton Road	Ibstock
LW5	Land south of Hathern Road	Long Whatton
M18	Land north of Bosworth Road	Measham
Mo16	82 Donisthorpe Lane	Moir
Mo17	Land west of Donisthorpe Lane	Moir
R18	Land off Ibstock Road	Ravenstone

Whilst C19 was a site assessed as part of the previous Regulation 18 consultation, the site promoters of what is now C19a (Land off Torrington Avenue) have asked that the site be considered independently of the remainder of the site. The remainder of C19 is now referred to as C19b.

STAGE 2 – SITE SIEVE

Four sites have been sieved out for the following reasons:

Site Reference	Site Address	Reason for being sieved out
Bo2	84 Ashby Road	Settlement hierarchy
Dw6	Land south of Clements Gate/Long Holden	Neighbourhood Plan
LW5	Land south of Hathern Road	Neighbourhood Plan
Mo16	82 Donisthorpe Lane	<10 dwellings

Although By6 is in the Blackfordby Neighbourhood Plan Area, we have chosen to assess it due to the large-scale, strategic nature of the site. It incorporates SHELAA sites Bo1 and By4 within its boundary.

STAGE 3 - SUSTAINABILITY APPRAISAL

The sustainability appraisal for each site is set out in the next section.

STAGE 4 – DETAILED SITE ASSESSMENT SUMMARY

A31 – Land adjacent to 194 Burton Road, Ashby de la Zouch (1.89ha / about 47 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, the site is within a good walking distance of primary education, a convenience shop, GP surgery, pharmacy, informal/formal recreation and public transport. It is within a reasonable walking distance of secondary education and employment opportunities. It is not within a reasonable distance of the town centre. All facilities and services in Ashby can be accessed by bus and the closest bus stops are on Burton Road, close to the site access and served by the half hourly 9 service. Bus stops with access to the half hourly 29/29A service are also close by).

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	-	?

The scores against the accessibility objectives (SA1, SA2, SA3, SA8) are positive, reflecting the site's close proximity to a range of facilities and services, including primary education and healthcare. Elsewhere, the site has comparable scores to the majority of Ashby.

Key Planning Considerations

- The site in the National Forest and the catchment for the River Mease SAC.
- A public right of way (O76) crosses the centre of the site, from east to west and links to Forest Close (Davidsons development) to the east. This provides a walking route to the nearby local centre and primary school away from the traffic on Burton Road.
- The site is in a wider parcel of land (O2ASH-D) which has a medium-low landscape sensitivity and medium-low visual sensitivity (Landscape Sensitivity Study). However, within that parcel the site is in an area of 'prominent intervisibility with recently developed settlement edge and an area of high visual susceptibility relating to localised ridgelines and higher ground, where skylines should be considered.
- Whilst the top part of the site is broadly flat, the site slopes down to the rear of properties of 176 to 194 Burton Road, meaning site levels, residential amenity and drainage are key considerations.
- The site is in a Low Risk Coal Development Area.

Deliverability/Developability - The site is being promoted on behalf of a housebuilder and was submitted to the Council in March 2022. Its continuing availability has been confirmed in 2024 and a revised layout was submitted as part of the 2024 Local Plan consultation. The housebuilder is proposing a development of approximately 47 homes. They have prepared an access drawing which has been reviewed by the local highways authority who have concluded that a safe and suitable site access appears to be achievable, but that consideration will need to be given to carriageway width

and tracking. The LHA also says that consideration also needs to be given towards pedestrian access and connectivity and personal injury collisions in the vicinity.

Conclusions - The site has good accessibility to existing facilities and services in the local area, which could be accessed by walking/cycling through the adjacent development rather than walking along Burton Road. The main issue relates to the topography and shape of the site and whether it could be appropriately designed without having a detrimental impact upon the amenity of existing properties on Burton Road.

By6 – Land north of Blackfordby (43ha/around 645 dwellings)

Services & Facilities - The scale of By6 means that accessibility across the site varies considerably. The site is of such a scale that it would need to provide onsite facilities and services to mitigate its impact on existing infrastructure.

Summary of SA

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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	--	--	--	--	0	?

The site achieves very few positive scores. The number of significant negative scores is largely a result of the scale of the site and its landscape/visual impact as well as its impact upon the Blackfordby Conservation Area.

Key Planning Considerations

- The site is in the catchment of the River Mease Special Area of Conservation (SAC) and the National Forest.
- The site is in the Neighbourhood Plan Area for Blackfordby. A small part of the western part of the site is defined as an Area of Separation (Policy ENV9) as well as subject to an Important View (Policy ENV7).
- The main issue is the scale of the site and the fact that it would result in the coalescence of Blackfordby with Boundary and Woodville (South Derbyshire) as well as the loss of the visual break between these settlements.
- The development of the site would harm the setting of the Blackfordby Conservation Area and its relatively open character. It would also harm the setting of some listed buildings within the Conservation Area.
- The scale of development would impact traffic levels on the local highway network and would require mitigation.

Deliverability/Developability – The site is being promoted on behalf of a volume housebuilder and was submitted to the Council in 2024 as part of the Local Plan consultation. The promoters suggest that the site could be developed for 800 dwellings as well as ‘onsite facilities such as education, leisure

[and] a local centre'. The highways authority has said that further detail is required in order to assess whether a safe and suitable vehicular access is possible.

Conclusions – The site represents a significant scale of development adjacent to the Sustainable Village of Blackfordby. Development of the site would result in the coalescence of Blackfordby, Boundary and Woodville. Whilst close to Woodville (South Derbyshire), such a scale of development is better directed to settlements higher up the North West Leicestershire settlement hierarchy.

C19a - Land off Torrington Avenue, Whitwick (5.54 Ha/ about 101 dwellings)

Services & Facilities – the site is located within the built-up Coalville Urban Area, with a small supermarket, public transport and recreation all within good walking distance. However, other services such as schools and employment are somewhat distant and beyond the walking distances recommended by the CIHT. A wider range of services and facilities are available in Coalville which is about 1.5 km distant. Bus services along Hall Lane means Coalville Town Centre is accessible by public transport.

There is no capacity at Broom Leys Primary School nor potential to extend, whilst Whitwick Church of England School has some capacity but no potential to extend. In terms of secondary education there is no capacity at Castle Rock, but it does have the potential to be extended.

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	0	

As with all sites in the Coalville Urban Area this site performs well against SA4 and SA6 but poorly against SA12. As with most sites it performs poorly against SA13 and SA14. It performs worse against SA2 than most other sites, but it scores better against SA1 and SA7 than most other sites.

Key Planning Considerations

- The site lies within the current Area of Separation between Coalville and Whitwick. The Area of Separation study identifies this area as making a primary contribution to the Area of Separation. Two previous appeals within this area have been dismissed, partly due to impact upon separation. The loss of part of the Area of Separation would need to be weighed against the need for new housing.
- The county ecologist has identified that the site adjoins a candidate Local Wildlife Site.
- The Highway Authority has concerns regarding access from Torrington Avenue but considers that the site could be accessed conjunction with site 19b.
- The site adjoins existing residential development and so would require careful design to minimise any impact upon existing properties.

- The site adjoins Coalville Rugby Club. The design and layout of the site would require careful design such that the rugby club could continue to operate without any additional restrictions.
- The site comprises a number of fields in agricultural use which area assessed as being grade 3.
- The site is not included in the Landscape Sensitivity Study as it is within the built-up area.

Deliverability/Developability – the site is controlled by a developer who are promoting it and have prepared Masterplans. As such the site is considered to be developable, notwithstanding the above considerations regarding the site’s location within the Area of Separation.

Conclusions - The site has reasonable accessibility to existing facilities and services in the local area, which could be accessed by walking/cycling. The main issue relates to the site’s designation in the adopted Local Plan as part of the Area of Separation between Coalville and Whitwick.

C19b - Land off Stephenson Way, Coalville (23ha/about 1,053 dwellings)

Services & Facilities – the site is located within the built-up Coalville Urban Area, with a supermarket, employment, public transport and recreation all within good walking distance. However, other services such as schools are somewhat distant and beyond the walking distances recommended by the CIHT. The scale of the site is such that it could potentially incorporate some local services, although this is far from certain. A wider range of services facilities are available in Coalville which is about 1 KM distant. Bus services along Hermitage Road to the west of the site means Coalville Town Centre is accessible by public transport. However, the scale of development could potentially facilitate either new services or a changed route to an existing service.

There is no capacity at Broom Leys Primary School nor potential to extend, whilst Whitwick Church of England School has some capacity but no potential to extend. In terms of secondary education there is no capacity at Castle Rock, but it does have the potential to be extended.

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 the Coalville Urban Area this site performs well against SA4 and SA6 but poorly against SA12. As with most sites it performs poorly against SA13 and SA14. It performs worse against SA2 than most other sites, but it scores better against SA1 and SA7 than most other sites.

Key Planning Considerations

- The site lies within the current Area of Separation between Coalville and Whitwick. The Area of Separation study identifies this area as making a primary contribution to the Area of Separation. Two previous appeals within this area have been dismissed, partly due to impact upon separation. The loss of part of the Area of Separation would need to be weighed against the need for new housing.

- The Highway Authority considers that a safe and suitable access could be achieved from the A511 and Hall Lane, potentially in conjunction with site 19a.
- An area off Green Lane has been planted with trees and LCC Ecology advises that these should be retained. The county ecologist has identified that the site adjoins a candidate Local Wildlife Site. Badgers and bats may be a constraint but should be mitigatable.
- The site comprises a number of fields in agricultural use which area assessed as being grade 3.
- The site is crossed by a number of Rights of Way which new development would need to integrate into the site layout.
- The site is not included in the Landscape Sensitivity Study as it is within the built-up area.

Deliverability/Developability – the site is controlled by a developer who is promoting it and have prepared Masterplans. As such the site is considered to be developable, notwithstanding the above considerations regarding the site’s location within the Area of Separation.

Conclusions - The site has good accessibility to existing facilities and services in the local area, which could be accessed by walking/cycling. The main issue relates to the sites designation in the adopted Local Plan as part of the Area of Separation between Coalville and Whitwick.

C88 – Land east of Grace Dieu Road, Whitwick (1.07ha / about 25 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, the site is within a good walking distance of a primary school, GP surgery, pharmacist, public transport and formal/informal recreation opportunities. It is within a reasonable walking distance of a convenience shop. It is not within a reasonable walking distance of Coalville town centre, secondary education or a primary employment area. However, all facilities and services in the Coalville Urban Area can be accessed by bus and the closest bus stops are around 450m away on Talbot Road / Brooks Lane (hourly 16 and hourly Skylink Nottingham service as well as the 126 evening service).

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	0	

As with all sites in the Coalville Urban Area this site performs well against SA4 and SA6. The site also scores well against SA8 in view of the sites location, as do most the sites in the Coalville Urban Area. As with most sites it performs poorly against SA13 and SA14. The site scores poorly against SA1 and SA3 as development would involve the loss of an allotment. Against other objectives it scores similar to other sites in the Coalville Urban Area.

Key Planning Considerations

- The site is in both the Charnwood Forest and National Forest. There are large areas of woodland (including ancient woodland) in the vicinity.
- The site comprises an area of allotments (which the site promoter says would be retained), a vineyard and some woodland. The site is also crossed by a public right of way (O26) which connects Grace Dieu Road to woodland beyond the site.
- The site is adjacent to Turlough Farm Pasture, a potential Local Wildlife Site (mesotrophic grassland).
- The site is in the Impact Risk Zone of Grace Dieu and High Sharpley Site of Special Scientific Interest (SSSI), which is around 125m from the site at its nearest point).
- The site is located within a wider parcel of land (O1COA-B) that has high landscape sensitivity and medium-high visual sensitivity (Landscape Sensitivity Study).
- The development of the site for housing would be out of keeping with the existing character of land to the east of Grace Dieu Road (where any residential dwellings are isolated homes or farmsteads). Furthermore, the site slopes upwards away from Grace Dieu Road meaning any development on the site would be site visually prominent.
- The Highway Authority considers that a safe and suitable access appears to be achievable.

Deliverability/Developability - The site was submitted to the Council on behalf of the landowner in March 2022 and was being promoted for around 20 homes. No representations were made to the Regulation 18 consultation between February and March 2024. It is not clear if the site is still available. Grace Dieu Road is a narrow road with no road markings. There is no footway on the eastern side of the road. The local highways authority thinks that a safe and suitable access is likely to be achievable, but that consideration will be required to be given to pedestrian access and connectivity.

Conclusions - The site is part of a larger area that is sensitive in landscape terms. There are significant doubts in respect of deliverability, with the lack of developer or landowner support adding to this. Development could result in the loss of an allotment, although the submission suggest that it would be retained, unless a replacement facility could be provided.

C89 – Land between Swannymote Road and Oaks Road, Whitwick (8.5 ha / about 159 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, the site is within a good walking distance of informal public open space. It is within a reasonable walking distance of primary education and formal recreation. All other facilities and services, including access to public transport are outside of a reasonable walking distance. It is material to note that facilities would be accessed via Loughborough Road which is on a gradient.

Summary of SA

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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	--	--	--	0	0	?	

As with all sites in the Coalville Urban Area this site performs well against SA4 and SA6. Other than these two objectives, the site does not score positively overall. As with most sites it performs poorly against SA13 and SA14, but also against SA12. The site scores poorly against SA1 and SA2 due to poor access to services and facilities, including public transport which is why it scores poorly against SA8.

Key Planning Considerations

- The site is in both the Charnwood Forest and National Forest.
- The site is not well-related to the main built-up area of the Coalville Urban Area and is characterised by the surrounding woodland and farmland. There is no defined northern boundary to the site.
- A small part of the site (north-eastern corner) is in the Grace Dieu and High Sharpley SSSI. The site adjoins the Grace Dieu and High Sharpley SSSI to the east and the west.
- The site is in a wider parcel of land (01COA-B) with high landscape sensitivity and medium-high visual sensitivity (Landscape Sensitivity Study).
- There is a Tree Preservation Order on the corner of Swannymote Rd / Loughborough Road, which provides screening for the recently constructed homes on the opposite side of Swannymote Road.
- The site is in the Minerals Consultation Area for igneous rock. It is in a Low Risk Coal Development Area.
- The Highway Authority considers that it is likely a suitable access can be delivered via Oaks Road with supporting evidence and infrastructure.

Deliverability/Developability - The site was submitted to the Council on behalf of the landowner in March 2022 and was being promoted for around 150 to 200 homes. No representations were made in support of the site to the Regulation 18 consultation between February and March 2024. It is not clear if the site is still available. Whilst Oaks Road is a narrow country road with no road markings, the local highways authority thinks that it is likely that a suitable access can be delivered via Oaks Road, subject to an appropriate access design strategy.

Conclusions - The site scores more poorly than most sites and is poorly related to the existing built-up area and services and facilities. The site's location occupying higher ground means that accessing any services in Whitwick would involve an uphill walk or cycle. The site is part of a larger area that is sensitive in landscape terms. There are significant doubts in respect of deliverability.

C90 – Land to the south of The Green, Richmond Road, Donington le Heath (3.35 ha / about 63 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, the site is within a good walking distance of a convenience shop, public transport and informal / formal recreation. It is within a reasonable walking distance of primary education, secondary education and a primary employment area. It is not within a reasonable walking distance of a GP surgery, pharmacist and Coalville Town Centre. Links into Coalville are provided by the half hourly 15 service and the hourly 28 service, with the closest bus stops on Station Road within 400m.

Summary of SA

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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	--	--	--	-	0	0

As with all sites in the Coalville Urban Area this site performs well against SA4 and SA6 but poorly against SA12, SA13 and SA14. As with most sites it performs poorly against SA13. Most other sites score better against SA1.

Key Planning Considerations

- The site is in the National Forest.
- The site is within 100m of two candidate Local Wildlife Sites (Donington le Heath grassland and Hugglescote Cemetery/Hugglescote Grassland and stream). There are areas of hedgerows, trees and dense vegetation on the site.
- The disused railway line running along the southern boundary of the site is part of a large-scale wildlife corridor identified in Policy ENV6 of the Neighbourhood Plan, extending from Kelham Bridge along the south of Donington le Heath and Hugglescote. The site has the potential for badgers.
- The National Forest Way (N62) crosses the site.
- The site is within a wider parcel of land (01COA-E) deemed to be of medium landscape and medium visual sensitivity (Landscape Sensitivity Study). Part of the site is in an area of higher relative landscape sensitivity associated with the River Sence (Guidance and Mitigation Considerations Plan).
- Part of the site is identified as a Site of Environmental Significance in the Hugglescote and Donington le Heath Neighbourhood Plan (Policy ENV2). Within the site boundary is parcel 081, a "rare surviving example of ridge and furrow under permanent grassland close to the settlement." The site's northern boundary also adjoins a "strip of WW2 allotments taken as Common Land from the old village green" (080A).
- Development of the site would reduce the amount of open space between Ellistown and Donington le Heath, albeit it would not extend further than the adjacent residential development at Perkins Close.
- The site is within 200m of the Donington le Heath Conservation Area. However, the Council's Conservation Officer has said that development of the site is unlikely to harm the setting of the Conservation Area or views out of it.
- The site is in Low Risk Coal Development Area.
- The Highway Authority does not preclude development, subject to more details including pedestrian access.

Deliverability/Developability - The site was submitted to the Council in February 2022 on behalf of the housebuilder who recently built out the adjacent site. The site promoters confirmed the site's

availability in representations to the Local Plan in March 2024 and have prepared a Vision Document. Up to 50 homes are proposed on the eastern half of the site, with the western half to be retained as natural green space / area for biodiversity. Access is proposed off Richmond Road. The local highways authority thinks that further work on existing traffic speeds is required to inform visibility at the site access.

Conclusions - This site is located on the edge of the Coalville Urban Area. The adjoining land to the east was allowed on appeal. Development would be seen as a rounding off. Part of the site is identified in the Neighbourhood Plan as being of environmental value which has to be a balanced against the benefits of any proposed development.

C91 –Land south of Ashburton Road, Hugglescote (2.44 ha / about 46 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, the site is within a good walking distance of primary education, a convenience shop, public transport and formal/informal recreation. It is within a reasonable walking distance of secondary education, a primary employment area, GP surgery and pharmacist. It is not within a reasonable distance of Coalville town centre. Links into Coalville are provided by the half hourly 15 service and the hourly 28 service, with the closest bus stops on Central Road around 450m away.

Summary of SA

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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 the Coalville Urban Area this site performs well against SA4 and SA6 but poorly against SA12 and SA14. The site scores positively against SA1, but most other site score better. Most other sites it perform poorly against SA13, whilst this site scores an uncertain effect as a result of its location within the built up area. It scores poorly against SA15 due to the potential impact upon a Grade II Listed Building, whereas most other sites score neutral for this objective.

Key Planning Considerations

- The site is in within the limits to development. It is in the National Forest.
- The site is adjacent to the Donington le Heath Conservation Area and the Grade II* listed Manor House. The Council’s Conservation Officer has said that development of the site would harm the open and green setting of the Manor House. No means to avoid this harm have been identified. Development may also harm views of the Grade II* listed Church of St John the Baptist from footpath N74 although this harm may be avoided by keeping the southern extent of the site free from built development.
- The site is crossed by an extensive public right of way network, linking to the country park to the south, The Manor House to the west and Ashburton Road Recreation Ground / Hugglescote Primary School to the east.

- The site is within 100m of a Local Wildlife Site (Donington le Heath grassland).
- Overhead power lines cross the site.
- The site is in a Low Risk Coal Development Area.
- The Highway Authority considers that a safe and suitable access appears to be achievable.

Deliverability/Developability - The site was submitted to Council in November 2022 on behalf of a housebuilder. The site is now being promoted by a different housebuilder who submitted representations to the Regulation 18 Local Plan consultation in March 2024. The promoters have submitted a Vision Document and are proposing that the site is development for up to 54 affordable homes. The site frontage is located on the bend of Ashburton Road, at its junction with Manor Road. The local highways authority has stated that a safe and suitable access may be achievable but that it depends on the recorded speeds and visibility, including forward visibility around the bend. The LHA has also highlighted a potential traffic impact on the Hugglescote crossroads.

Conclusions - The site is located within the built-up area but adjoins a large area of open land which is designated as Local Green Space in the Neighbourhood Plan. The proximity of the site to the Donington Manor House is a significant constraint to development.

C92 – Former Hermitage Leisure Centre, Silver Street, Whitwick (1.06 ha / about 26 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, the site is within a good walking distance of a convenience shop, public transport and informal and formal recreation. It is within a reasonable walking distance of primary education, secondary education, employment opportunities, a GP surgery and pharmacist (the latter two are just over 800m from the site). It is not within a reasonable distance of Coalville town centre. However, all facilities and services the town centre can be accessed by bus and the closest bus stops are just outside the site entrance and provide access to the 29/29A half hourly service.

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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	

As with all sites in the Coalville Urban Area this site performs well against SA4 and SA6. Unlike most other sites it scores very well against SA13 and SA14 as the site is PDL. The only significant negative effect is recorded against SA12, the same as for other sites.

Key Planning Considerations

- The site is in the Limits to Development. It comprises previously developed land and the former leisure centre has now been demolished.
- The site is in the Charnwood Forest and the National Forest.
- The site is in Low Risk Coal Development Area.

- The local highways authority has concluded that the proposed residential development is likely to generate fewer trips than the former leisure centre.
- There is a group Tree Preservation Order adjoining the site (TPO1551).
- The county ecologist has identified the potential for badgers.

Deliverability/Developability -The site is owned by North West Leicestershire District Council with land appropriated for housing. The site is served by an existing vehicular access. The local highways authority has concluded that a safe and suitable access appears to be achievable.

Conclusions -This site comprises previously developed land, unlike most other sites, and is located within a built-up area with good access to services and facilities. The redevelopment of the site is currently being explored.

D14 – Land east of Measham Road, Donisthorpe (4.6 ha / about 86 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, the site is within a good walking distance of a convenience shop, public transport and both formal and informal recreation. It is within a reasonable walking distance of primary education. It is not within a reasonable walking distance of a local service centre, secondary school, employment, GP surgery or pharmacy. Facilities and services in Ashby and Measham can be accessed by bus. The closest bus stops for the hourly 19 service are on Church Street, about 600m from the site.

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	?	?	

As with all sites in Donisthorpe this site performs well against SA4 but poorly against SA12 and SA14. The site scores negatively against SA1 whilst most of the other sites score positively. The site scores negatively against SA2 and similarly to most other sites in Donisthorpe it scores negatively against SA3. This site scores less well than other sites in terms of SA6, due to its separation from the settlement boundary. The site scores negatively against SA11 as it is partly located within Flood Zone 3. It scores worse against SA13 than most other sites in Donisthorpe as development of the site has the potential to alter the current landscape/townscape character. In contrast to all other sites (except D15) the site scores uncertain for SA16 due to its proximity to a historic landfill site.

Key Planning Considerations

- The site is in the National Forest.
- The site is in the catchment for the River Mease SAC.
- The site does not adjoin the Limits to Development, which are around 50m to the north. The site doesn't relate well to existing built development.

- The Saltersford Brook Wetlands potential Local Wildlife Site is located in the boundary (in the south-western corner of the site) and Donisthorpe Fishing Lake (also a potential LWS) is adjacent to the site. These parts of the site are at a greater risk of flooding and are in Flood Zones 2/3.
- The site is in close proximity to Saltersford Wood Local Nature Reserve which is on the opposite side of Measham Road.
- The site is in the Minerals Consultation Zone for coal and is in a High Risk Coal Development Area.
- Land safeguarded for the route of Ashby Canal adjoins northern boundary of the site.
- The site is in a wider parcel of land (14DON-D) deemed to have medium landscape sensitivity and medium visual sensitivity (Landscape Sensitivity Study). The site is within an area described as having a relatively higher landscape sensitivity due to proximity to waterbodies along Saltersford Brook.
- The eastern boundary adjoins an area of National Forest planting.

Deliverability/Developability - The site was submitted to the Council in May 2021, on behalf of the landowner. Not all of the site is developable due to the presence of a water body and its associated flood risk. The site promoter suggested that the developable area is 3.64ha, which equates to around 68 dwellings. No representations promoting the site were submitted to the Regulation 18 Local Plan consultation in February/March 2024. The local highways authority thinks that a safe and suitable access is likely to be achievable given the extent of the site frontage that adjoins the highway boundary.

Conclusions - The site is within walking distance of a number of services and facilities however, the site does not relate well to the existing built development. The site is within an area described as having a relatively higher landscape sensitivity due to its proximity to waterbodies along Saltersford Brook. The scale of development would result in encroachment into the countryside that would be out of keeping with the settlement pattern.

D15 – Land south of Ashby Road, Donisthorpe (1.85 ha / about 46 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, the site is within a good walking distance of primary education, a convenience shop, public transport and both formal and informal recreation. It is not within a reasonable walking distance of a local service centre, secondary school, employment, GP surgery or pharmacy. Facilities and services in Ashby and Measham can be accessed by bus. The closest bus stops for the hourly 19 service are on Church Street, about 600m from the site.

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	?	?	

As with all sites in Donisthorpe this site performs very well against SA4 and SA6 but poorly against SA12 and SA14. The site scores negatively against SA1 whilst most of the other sites score positively. Similarly to most other sites it scores negatively against SA3. The site scores negatively against SA2 (as do three other sites). It scores worse against SA13 than most other sites in Donisthorpe as development of the site has the potential to alter the current landscape/townscape character. In contrast to all other sites (except D14) the site scores uncertain for SA16 due to its proximity to a historic landfill site.

Key Planning Considerations

- The site is in the National Forest and contains a wooded area (c.0.3ha) in the south of the site, with an area of further National Forest extending further south adjacent to the site boundary.
- The site is in the catchment for the River Mease SAC.
- The site adjoins the Limits to Development to the north, east and west. Adjoins residential development to the east and west, including a small development of 4 homes constructed in 2015/16.
- To the north of Ashby Road, directly opposite the site is Donisthorpe Primary School.
- The site frontage extends to around 80m and there are parking restrictions associated with the school as well as bus stops outside the site entrance.
- Development to the south of Ashby Road comprises linear ribbon development; development of the whole of D15 would be out of keeping with the existing pattern of development.
- The site is in the Minerals Consultation Zone for coal and is in a High Risk Coal Development Area.
- The site is within 200m of a historic landfill site (to the south).
- The site is in a wider parcel of land (14DON-D) deemed to have medium landscape sensitivity and medium visual sensitivity (Landscape Sensitivity Study).
- Land safeguarded for the route of Ashby Canal adjoins the south of the site.

Deliverability/Developability – The site was submitted in February 2023 on behalf of the landowner (Leicestershire County Council). A housebuilder with an option on the site submitted representations to the Regulation 18 Local Plan consultation in March 2024. The housebuilder is proposing between 10 to 20 dwellings on the northern 0.6ha of the site. In highways terms, the local highways authority has concluded that a safe and suitable access 'may be problematic' given the location opposite the primary school and the presence of existing traffic calming and bus stops.

Conclusions - The site is within walking distance of a number of services and facilities. Development to the south of Ashby Road comprises linear ribbon development; development of the whole of D15 would be out of keeping with the existing pattern of development. Development of the northern part of the site only would be more in keeping with the surrounding development pattern. However, the local highways authority has concluded that a safe and suitable access 'may be problematic' given the location opposite the primary school and the presence of existing traffic calming and bus stops.

Ib31 – Land south of Water Meadow Way, Ibstock (7.5 ha / about 141 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, the site is within a good walking distance of Ibstock local centre, a convenience shop, secondary school, employment, GP surgery, pharmacy and formal/informal recreation. It is within a reasonable walking distance of a

primary school. The closest bus stops are on Melbourne Road around 650m from the site, providing access to the half hourly, 15 Ibstock to Coalville service.

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

The site is in good proximity of local facilities and services and this is reflected by the mostly positive scores between SA1 and SA8. The site scores four significant negative scores which reflects site constraints relating to flooding (SA11), biodiversity (SA12) and visual impact (SA13). The site scores a significant negative under SA14 because the site is more than 1ha of greenfield land. This is comparable to the majority of sites assessed across the district.

Key Planning Considerations

- The site is in the National Forest.
- Development of the site would extend beyond the established built edge of Ibstock. The site is separated from the rest of the village by a brook and the northern part of the site, including the part required to access the site, is in Flood Zones 2 and 3. Residential development within areas at a higher risk of flooding would not be appropriate.
- The northern parcel is a candidate Local Wildlife Site (Ibstock Pasture 1 & Stream. It is in the Impact Risk Zone of the Newton Burgoland Marshes Site of Special Scientific Interest (SSSI).
- The site is crossed by several public rights of way (Q79, Q80 and Q81).
- The site is in a wider parcel of land (04IBS-E) deemed to be of medium-high landscape sensitivity and medium-high visual sensitivity (Landscape Sensitivity Study). The site slopes up away from the existing settlement and would be visually prominent, although it is well screened from the south due to tree planting.
- At its closest point, the Ibstock Conservation Area is c.170m from the site, but the Council’s Conservation Officer has identified no harm from the proposed development of the site.
- The site is in a Low Risk Coal Development Area.

Deliverability/Developability - The site was submitted to the Council in 2022. It is being promoted on behalf of a housebuilder who also confirmed the site’s availability in representations to the Regulation 18 Local Plan (March 2024). The housebuilder also owns the site including land needed for access (Water Meadow Way). To account for flood risk and ecological constraints, the housebuilder is proposing that the northern field is kept free from development and that the site could deliver 100 dwellings. The local highways authority has expressed concern over the approach road given the quantum of development proposed, stating that a reduced quantum may be acceptable.

Conclusions - To access the site, it is necessary to cross land within Flood Zones 2 & 3. That same part of the site is also a Local Wildlife Site. Development to the south of Ibstock is contained by the brook;

development of this site would break that barrier. There are other, more suitable, sites in Ibstock which do not have the same constraints.

Ib32 –Land between Hinckley Road and Overton Road, Ibstock (26.9 ha / about 504 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, the site is within a reasonable walking distance of secondary education, employment, GP surgery, pharmacy, public transport, formal recreation and informal recreation. It is not within a reasonable distance of the local centre, a convenience shop or primary education. However, levels of accessibility will vary across the site given its scale.

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	

The site scores predominantly negative scores, reflecting both its distance from existing facilities and services and environmental constraints such as flood risk (SA11), biodiversity (SA12), landscape and visual (SA13) and heritage (SA15).

Key Planning Considerations

- The site is in the National Forest
- The scale of the site is significant, extending far beyond the existing southern boundary of Ibstock.
- The site does not adjoin the limits to development. Site Ib13 (which the site does not adjoin either) is to the north and was considered by officers to be unsuitable for residential development.
- A public right of way (Q76) crosses the site east to west, connecting the A447 and Overton Road.
- A watercourse crosses the site from east to west, with which there is an associated flood risk (Flood Zones 2 and 3). There is also a pond in the north-eastern corner of the site.
- The site is adjacent to a Notified Local Wildlife Site (Ibstock Lodge Pasture and Stream) and Candidate LWS (Ibstock Pasture 2).
- The site adjoins the southern boundary of the Ibstock Conservation Area and the Grade II* listed parish church is situated c.200m to the north across open fields. The Council's Conservation Officer has said that development of the site would harm the long view of the church and the short view of the White House (a Grade II listed building on the eastern side of Overton Road).
- Only the northern part of the site has been assessed in the Landscape Sensitivity Study, where it is deemed to be of medium-high landscape sensitivity and medium-high visual sensitivity. The Study states that: *"In the context of this study this parcel is considered somewhat rare,*

especially the north west of the parcel with the setting to the Grade II listed church, and the presence of a well connected path network."*

- The site is in a Low Risk Coal Development Area

Deliverability/Developability - The site was submitted to the Council in August 2023 on behalf of the landowner. It has been confirmed that all owners have indicated their support for development. There is no known developer interest in the site and no representations were submitted to the Regulation 18 Local Plan consultation in February to March 2024). The site has access on to Hinckley Road (A447) which has a 50mph speed limit. Overton Road on the other hand is a single track country lane. The local highways authority has stated that two points of access would be required from the A447, however this would be contrary to Policy IN5 of the Leicestershire Highways Design Guide. The LHA has also commented that visibility along the A447 may be constrained in locations. Significant pedestrian improvements would also be required.

Conclusions - The site was submitted with limited information and no representations to the Local Plan were made by the site promoters. Notwithstanding questions about the site's availability/deliverability, the site is poorly-related to the southern edge of Ibstock and the site is significant in scale. Development of the site would have a significant impact in landscape and visual terms, based both on the scale of development and the fact it is in an area of medium-high landscape sensitivity and medium-high visual sensitivity.

M18 – Land north of Bosworth Road, Measham (16.6 ha / about 311 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, the site is within a good walking distance of primary education, employment, public transport and informal recreation. It is within a reasonable walking distance of the local centre, convenience shop, GP surgery, pharmacy and formal recreation. Like all sites in Measham, travel outside of the settlement is required to access secondary schools. Bus stops serving the hourly 19 Ashby to Burton bus service are on High Street, around 800m from the site entrance.

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	?	?	

The site generally scores positively under the social and economic objectives although the assessment does not take into account varying levels of accessibility across the site. All sites in Measham score significant negative under SA12 because they are in the River Mease SAC catchment and sites across the district score significant negative under SA14 where they are greenfield sites of 1ha or more.

Key Planning Considerations

- The site in the National Forest and the catchment for the River Mease SAC.

- There are farm buildings in the south-western part of the site. On its eastern side, the site surrounds a single residential property on Gallows Lane.
- The site is adjacent to Measham Cemetery which is also a notified Local Wildlife Site (LWS).
- The northern third of site is in high risk coal development area, the remainder is low risk. There is a known mine shaft in the north-eastern part of the site.
- The site slopes from north to south. The site is in a wider parcel of land (06MEA-C) deemed to be of medium-low landscape sensitivity and low visual sensitivity (Landscape Sensitivity Study). The Study says that “South of Leicester Road and west of Ashby Road, hedgerows are more robust and well maintained, and along with presence of mature trees add to connectivity between woodland blocks.
- Measham House, a Grade II listed building, is about 450m from the northern boundary of the site.
- Development of the site would extend the existing eastern built edge of Measham; the western edge would adjoin built development but the remainder of the site would adjoin open countryside.

Deliverability/Developability - The site is being promoted on behalf of a housebuilder and was submitted to the Council in December 2021. The site was extended to 16.58ha as part of the representations to the Regulation 18 Local Plan consultation in March 2024. The promoters have prepared a Vision Document and are proposing that the site is developed for 280 to 300 dwellings, potential cemetery expansion and other areas of public open space. Two vehicular access points are proposed, one on to Bosworth Road and the other on to Leicester Road. The local highways authority has said that recorded 85th percentile speeds need to be established to inform visibility and that consideration is required to be given to nearby recent safety schemes.

Conclusions - There are other available sites which currently better relate to the existing built form of Measham. Another key consideration is the cumulative scale of development proposed for Measham and the fact that this site is unlikely to be required to meet housing needs for this Local Plan period.

Mo17 – Land west of Donisthorpe Lane, Moira (2.8ha / about 53 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, the site is within a good walking distance of formal and informal recreation opportunities. It is within a reasonable walking distance of a convenience shop, employment and public transport. It is not within a reasonable distance of a local centre, primary school, secondary school, GP surgery or pharmacy. Whilst the 19C bus service operates along Donisthorpe Lane, there is only one service a day (Monday to Friday). The closest bus stops serving the hourly 19 Ashby to Burton service are on Church Lane, almost 1.2km from the site.

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	?	?
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As with all sites in Moira this site performs very well against SA4 but very poorly against SA2 and SA12. It also scores very well against SA6 (as do most other sites) and well against SA7 (again as do most sites). It is one of three sites which perform very poorly against SA8 (primarily due to the fact that the site is not within walking distance of public transport). As with most sites it scores poorly against SA14. It scores negatively against SA1 and as with all sites other than Mo8 and Mo15, there is an uncertain impact in terms of landscape (SA13). Uncertain impacts have been recorded against SA9 as the site is close to sources of noise and dust pollution SA16 as it is unclear whether development will or may cause groundwater pollution.

Key Planning Considerations

- The site is in the National Forest and the catchment for the River Mease SAC.
- The site is adjacent to Shortheath Water, a fishing lake which is also a potential Local Wildlife Site.
- The site is relatively flat. There are areas of flood risk across a significant part of the site (1.15ha) which would not be suitable for residential development - although land closest to Donisthorpe Lane is in Flood Zone 1.
- There is a builders' merchants head office and shop adjacent to the site's western boundary. A wide tarmac access track crosses the site and is used by large vehicles.
- The site is in a low risk coal development area.
- The site has been assessed as part of a wider parcel of land (14DON-A) deemed to be of medium high landscape sensitivity and medium-high visual sensitivity (Landscape Sensitivity Study) (although the site is in the north of this parcel which has relatively lower susceptibility).

Deliverability/Developability - The site was submitted on behalf of the landowner in January 2023. There is no known developer interest in the site. No representations were submitted on behalf of the site as part of the 2023 Regulation 18 Local Plan consultation. The local highways authority has said that a safe and suitable access is likely to be achievable subject to 85th percentile speeds being established to inform visibility but that the proposals would appear to need to consider the adjacent farm that the development site abuts.

Conclusions - The site has reasonable access to a limited number of services. However, the site is poorly related to Moira and there are areas of flood risk across a significant part of the site (1.15ha) which would not be suitable for residential development. Development of the site would be at depth which would be out of keeping with scale and linear nature of the settlement pattern.

R18 – Land off Ibstock Road, Ravenstone (2.9 ha / about 54 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, the site is within a good walking distance of informal recreation. It is within a reasonable walking distance of a convenience shop, primary education, public transport and formal recreation. An attractive walking route to facilities is available through the adjacent development, however there is no direct link to this footpath, which would require residents to walk out on to Ibstock Road before turning back on themselves to access the footpath. Like all sites in Ravenstone, travel outside of the settlement is required to access a local service centre, secondary education, employment areas, a GP surgery and a pharmacy. Whilst these can be accessed by public transport (15 Coalville to Ibstock service), the

closest bus stops are around 850m walking distance from the site (either opposite The Plough on Leicester Road or at the junction of Leicester Road and Wash Lane).

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	?

The site scores broadly similar to other sites in Ravenstone. However, the site scores worse than others in Ravenstone under SA8, which reflects the fact it is over 800m walking distance to the nearest bus stop.

Key Planning Considerations

- The site is located in the National Forest.
- To the north and is existing residential development and to the site is a travelling showpeoples' yard. Areas of National Forest Planting are to the east.
- Roughly half the site is in a low risk coal development area and the other is high risk.
- The site is in a wider parcel of land (21RAV-A) deemed to be of low landscape sensitivity and low visual sensitivity.
- Power lines run within the southern boundary of the site.
- The county ecologist has identified that the site has the potential for newts and is adjacent to a Local Wildlife Site.

Deliverability/Developability - The site was submitted to the Council in June 2022 by a housebuilder who think the site could be developed for around 65 dwellings. The housebuilder has an option with the landowner and has confirmed that all owners of the site are supportive of development. Representations were submitted as part of the Regulation 18 consultation in 2024. The local highways authority has said that access to the site would be contrary to Policy IN5 of the Leicestershire Highways Design Guide. However, the highways authority's position on IN5 is likely to change to consideration on a site by site basis. The highways authority is concerned that only a limited extent of the red line boundary abuts the highway boundary.

Conclusions -Development of the site would need to identify appropriate ecological mitigation but is otherwise generally free from environmental constraints. It is possible that the highways authority's concerns could be overcome, although this would be subject to more detailed information being provided. However, the site is further from facilities and services than other sites in Ravenstone. Whilst there is a traffic free footpath to the north, the route for users of this site to access this footpath would not follow natural desire lines (unless a right of access could be achieved). A key issue is the cumulative scale of development for Ravenstone and whether this site would be needed in addition to R12.