

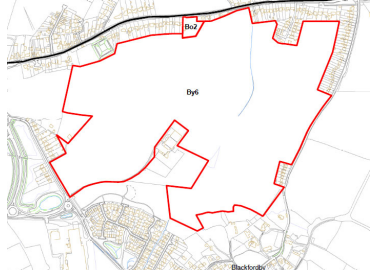
Site Information																	
Housing Code		A31		Site Address			Land Adjacent To 194 Burton Road, Ashby de la Zouch			Settlement		ASHBY DE LA ZOUCH					
Employment Code																	
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing							
Name				Ashby de la Zouch				Hectares		1.89							
Name				Ashby de la Zouch				Site Capacity*		Dwellings 47 Emp (m ²)							
Settlement Tier				Key Service Centre				Periods and Build Rates		0 - 5 6 - 10 11 - 20							
Relationship to Limits to Development?				Adjoining				Distance from sustainable boundary		Adjoining Boundary				D			
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		Available			
Local Nature Reserve?				No		Scheduled Monument?		No		Existing Permission?		No		Potentially Achievable			

Quantitative Assessment			
Services			
Local Services		Ashby de la Zouch	
Convenience Store		Co-op, Burton Road, Ashby	
Primary School		Ashby Hastings Primary School	
Secondary School		Ivanhoe School	
GP Surgery		Castle Medical Group	
Employment		Ashby Town Centre	
Public Transport		Within 800m, 29/29A - Coalville to Swadlincote every 30 mins and 9 - Burton to EMA, every 30 mins	
Formal Recreation		Within 1000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		Dean and Smedley, Ashby	
Constraints			
Rights of Way		PROW crossing centre of site	
Biodiversity and Geodiversity		None	
Previously developed?		No	
Soil Resources		3	
Flood risk		Flood Zone 1	
Minerals Safeguarding		Coal	
Tree Preservation Order?		None	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site is an irregular shaped parcel of land to the north-east of Burton Road. The northern part of the site is relatively flat before sloping down towards the rear of existing properties on Burton Road. The site is crossed by a public right of way (O76) connecting Burton Road with the recently constructed Ashby Gardens development to the south-east. To the north-west is Ingles Hill Farm. The site is contained by tree planting to the north of the site. There are some old agricultural barns in the centre of the site and a gated farm access to these Burton Road.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether development will impact upon existing green infrastructure or the site will provide the opportunity to improve the Green Infrastructure network	The site's boundaries are formed by hedgerows and there are some internal hedgerows and trees/vegetation. Hedgerows would need to be maintained and supplemented and regard had to the tree plantation adjoining the northern boundary of the site. 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	The site may have an impact on sensitive landscape or townscape characteristics but it is possible that it can be mitigated to an acceptable level	The site is in a wider parcel of land (02ASH-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 and an area of high visual susceptibility relating to localised ridgelines and higher ground, where skylines should be considered. Whilst the northern part of the site is relatively flat and could assimilate with the adjoining Ashby Fields development, the site does sit considerably higher than the adjoining properties on Burton Road meaning ground and roof levels would be a key consideration.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	There are no known heritage assets that may be affected.
Land and Water Contamination	The site is or may be affected by land contamination or landfill. The site will or may cause groundwater pollution. It is possible that it can be mitigated	Further contamination investigation associated with the agricultural buildings would be required.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey. The site is in the River Mease SAC catchment.	A Phase 1 habitat survey would be required.
Highway Safety	The site has access to the road network but it is possible that impacts on the road network can be mitigated to an acceptable level	The site has an existing farm access to Burton Road. The access sits on a slight bend. However, the local highways authority have reviewed the site and site access drawing prepared by the site promoters and 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.

Site Information										
Housing Code		By6	Site Address		Land north of Blackfordby			Settlement	BLACKFORDBY	
Employment Code										
Nearest Settlement			Nearest Sustainable Settlement			Proposed Use		Housing		
Name			Name			Hectares	43			
Blackfordby			Blackfordby			Site Capacity*	Dwellings	645		
Settlement Tier			Settlement Tier			Emp (m ²)				
Sustainable Villages			Sustainable Villages			Periods and Build Rates				
Tier			Tier			0 - 5	6 - 10	11 - 20		
Relationship to Limits to Development?		Outside	Distance from sustainable boundary		<400m		D	645		
Site of Special Scientific Interest?	No	Ancient Woodland?	No	Within Flood Zone 3b?	No	SHELAA Assessment	Potentially Suitable			
National Nature Reserve?	N	Historic Park or Garden?	No	EMA Public Safety Zone?	No	Assessment	Available			
Local Nature Reserve?	No	Scheduled Monument?	No	Existing Permission?	No		Potentially Achievable			

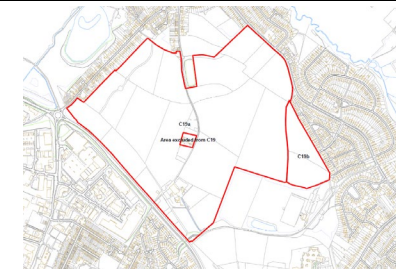
Quantitative Assessment			
Services			
Local Services	Swadlincote		Employment
Convenience Store	Premier Stores, Woodville		Ivanhoe Business Park, Ashby de la Zouch
Primary School	Blackfordby St Margarets		Public Transport
Secondary School	Granville Academy		Within 800m, 29/29A - Swadlincote to Leicester, every 30 mins
GP Surgery	Woodville Surgery		Formal Recreation
			Within 1000-2000m walking distance
			Informal recreation
			Within 800m walking distance
			Pharmacy
			Dean and Smedley, Woodville
Constraints			
Rights of Way	PROW runs E-W across the site		Biodiversity and Geodiversity
Previously developed?	No		LWS
Flood risk	Flood Zone 1		Soil Resources
Tree Preservation Order?	None		3
			Minerals Safeguarding
			Coal
			Waste Safeguarded Sites
			None

Qualitative Assessment

The site comprises 43ha of agricultural land to the north of Blackfordby. Within its boundary are two sites assessed in the 2021 SHELAA; Bo1 and By4. The site does not adjoin the existing limits to development for Blackfordby. It surrounds Blackfordby House Farm, is bound by Ashby Road (A511) to the north and Heath Lane to the east, both of which are characterised by ribbon residential development. To the west the site adjoins Butt Lane, including a site recently constructed for 96 homes and a further site for 91 currently under construction. The site slopes downhill from Ashby Road towards Blackfordby. Two public rights of way cross the site from east to west (P11 and P12).

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether development will impact upon existing green infrastructure or the site will provide the opportunity to improve the Green Infrastructure network	The site is bound by hedgerows and trees but mainly comprises large parcels of arable land. 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	The site is bound by hedgerows and trees but mainly comprises very large parcels of arable land. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.	The scale of the site is significant and would result in the coalescence of Blackfordby with Boundary and Woodville (South Derbyshire) and the loss of the visual break between these settlements. The site slopes southwards and offers extensive long distance views including towards the Blackfordby Parish church spire.
Historic and Cultural Assets	The site is likely to affect a heritage asset but it is possible that it cannot be mitigated to an acceptable level	The site adjoins the existing boundary of the Conservation Area. Development of the site would harm the setting of the Conservation Area and its relatively open character. It would also harm the setting of some listed buildings within the Conservation Area.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey. The site is in the River Mease SAC catchment.	There are hedgerows, trees and a ditch on site which are potential BAP habitats but generally the arable nature of the site is poor quality for wildlife. There are opportunities for enhancement on this site including around the ditch through the centre of the site.
Highway Safety	The site has access to the road network but it is possible that impacts on the road network can be mitigated to an acceptable level	The scale of development would impact the levels of traffic on the local highway network. The local highways authority has said that further detail is required in order to conclude whether a safe and suitable access is possible.

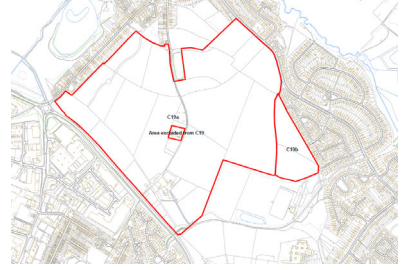
Site Information										
Housing Code		C19a	Site Address		Land off Torrington Avenue, Whitwick			Settlement	WHITWICK	
Employment Code										
Nearest Settlement			Nearest Sustainable Settlement			Proposed Use	Housing			
Name			Name			Hectares	5.4			
Coalville Urban Area			Coalville Urban Area			Site Capacity*	Dwellings	101.25		
Principal Town			Principal Town			Emp (m ²)				
Settlement Tier			Settlement Tier			Periods and Build Rates				
Within			Within Boundary			0 - 5	6 - 10	11 - 20		
Relationship to Limits to Development?			Distance from sustainable boundary			D	101		E	
Site of Special Scientific Interest?		No	Ancient Woodland?		No	Within Flood Zone 3b?		No	SHELAA Assessment	
National Nature Reserve?		No	Historic Park or Garden?		No	EMA Public Safety Zone?		No	Potentially Suitable	
Local Nature Reserve?		No	Scheduled Monument?		No	Existing Permission?		No	Available	
									Potentially Achievable	



Quantitative Assessment			
Services			
Local Services		Coalville	Employment
Convenience Store		Londis, Meadow Lane	Whitwick Business Park, Coalville
Primary School		Broom Leys School	Public Transport
Secondary School		Castle Rock High	Within 800m, 29/29A - Coalville to Leicester, every 30 mins
GP Surgery		Broom Leys Surgery	Formal Recreation
			Within 1000m walking distance
			Informal recreation
			Within 800m walking distance
			Pharmacy
			Well Pharmacy
Constraints			
Rights of Way		None	Biodiversity and Geodiversity
Previously developed?		No	None
Flood risk		Flood Zone 1	Soil Resources
Tree Preservation Order?		None	3
			Minerals Safeguarding
			None
			Waste Safeguarded Sites
			None

Qualitative Assessment
<p>The site is a triangular piece of land comprising two fields bound by trees and hedgerows. It slopes downwards from east to west. The site is located in the existing Coalville-Whitwick Area of Separation. To the east it adjoins existing residential development on Tiverton Avenue. To the south is Coalville Rugby Club. To the north and west the site adjoins agricultural land in the Area of Separation.</p>

Topic	Assessment	Notes
Green Infrastructure	It is unlikely development of the site will provide the opportunity to improve the Green Infrastructure Network.	The site boundaries are formed by hedgerows and trees which would need to be maintained and enhanced as part of any development. However, development of the site would erode the undeveloped area between Whitwick and Coalville and the site is located in a parcel of land deemed to make a primary contribution to the Area of Separation (Area of Separation Study).
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.	There would be an opportunity to improve the existing 'harsh' eastern boundary where housing backs on to the site from Tiverton Avenue. However, the site has an open rural character with strong visual and functional links to the undeveloped land to the north and west. Cumulatively, the site forms a core part of the Area of Separation. The site is deemed to make a primary contribution to the Area of Separation, meaning it is considered essential to retaining the physical and visual separation between Coalville and Whitwick.
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 issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated there are no designated ecological sites within the site boundary although there is the potential for badgers and bats in the vicinity. Great Crested Newts inhabit a pond at the Hermitage Recreation Ground. The hedges represent potential Biodiversity Action Plan habitats. It is considered that the site is acceptable with mitigation/enhancement. Depending on results of Great Crested Newt survey of the nearby pond, there may be a requirement to mitigate for the species. Mitigation should include 10m Buffer zones retained along significant hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.
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.	Access to the site would be from existing residential development off of Torrington Avenue. Consideration would need to be given as to how many dwellings can be served from single point of access. It would be more appropriate to access via Stephenson Green site (C19b).


Site Information										
Housing Code	C19b	Site Address	Land off Stephenson Way, Whitwick				Settlement	WHITWICK		
Employment Code										
Nearest Settlement		Nearest Sustainable Settlement			Proposed Use	Housing				
Name		Name			Hectares	69.57				
Coalville Urban Area		Coalville Urban Area			Site Capacity*	Dwellings	1043.55			
Principal Town		Principal Town			Emp (m ²)					
Tier		Tier			Periods and Build Rates					
Relationship to Limits to Development?		Distance from sustainable boundary			D	0 - 5	6 - 10	11 - 20		
Within		Within Boundary			E		250	793.55		
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			Available		
Local Nature Reserve?	No	Scheduled Monument?	No	Existing Permission?	No			Potentially Achievable		

Quantitative Assessment				
Services				
Local Services	Coalville	Employment	Whitwick Business Park, Coalville	
Convenience Store	Morrisons, Coalville	Public Transport	Within 800m, 29/29A - Coalville to Leicester, every 30 mins & 16 - Coalville to Loughborough, hourly	
Primary School	Broom Leys School	Formal Recreation	Within 1000m walking distance	
Secondary School	Castle Rock High	Informal recreation	Within 800m walking distance	
GP Surgery	Whitwick Health Centre	Pharmacy	Masons Chemists, Whitwick	
Constraints				
Rights of Way	Various PROWs running through site		Biodiversity and Geodiversity	LWS
Previously developed?	No		Soil Resources	3
Flood risk	Flood Zone 1		Minerals Safeguarding	Part Coal
Tree Preservation Order?	None		Waste Safeguarded Sites	None

Qualitative Assessment

The site is grade 3 agricultural land to the north-east of Stephenson Way, Coalville. There are residential properties to the north, north-west and north-east of the site and an industrial estate and retail park to the west on the opposite side of Stephenson Way. Coalville Rugby Club adjoins the south-eastern boundary of the site. Mature hedges and power lines bisect the site. The site largely comprises fields that separate Coalville from Whitwick.

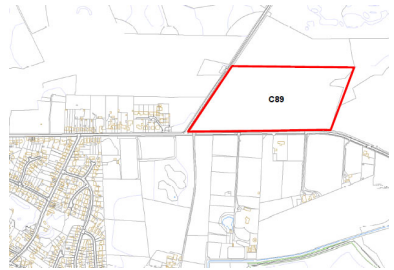
Topic	Assessment	Notes
Green Infrastructure	It is unlikely development of the site will provide the opportunity to improve the Green Infrastructure Network.	Hedges form some site boundaries and would need to be maintained and supplemented as much as possible as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. The site is part of a wider area that separates Whitwick from Coalville and therefore forms part of a wider green network. Development of the site would erode this open green space.
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 series of fields which cover a large area and provide an Area of Separation between settlements. Aside from a small parcel of land on the corner of Stephenson Way and Hermitage Road (which makes a secondary contribution), the site is deemed to make a primary contribution to the Area of Separation, meaning it is considered essential to retaining the physical and visual separation between Coalville and Whitwick. Development of the site would fundamentally affect the character and appearance of the site, to the detriment of the townscape.
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 issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated there are no designated ecological sites within the site boundary although there are known badger setts on the site and there is potential for bats to roost in the existing buildings on the site. Great Crested Newts inhabit a nearby pond to the north-west of the site at the Hermitage Recreation Ground and there is a pond adjacent to the site which could be inhabited by Great Crested Newts. The hedges represent potential Biodiversity Action Plan habitats. It is considered that the site is acceptable with mitigation/enhancement. Depending on results of Great Crested Newt survey of the nearby pond, there may be a requirement to mitigate for the species. Mitigation should include 10m Buffer zones retained along significant hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.
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.	Safe and suitable site access via A511 appears to be achievable with possible link to Hall Lane. The site would need to be suitably integrated in terms of pedestrian access and suitable access strategy.

Site Information															
Housing Code		C88		Site Address			Land east of Grace Dieu Road, Whitwick			Settlement		WHITWICK			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Coalville Urban Area				Hectares		1					
Settlement				Settlement				Site		Dwellings				25	
Tier				Tier				Capacity*		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		25		E			
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		Assessment		Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

Quantitative Assessment							
Services							
Local Services		Coalville Town Centre		Employment		Hermitage Industrial Estate	
Convenience Store		Co-op, Thringstone		Public Transport		Within 800m, 16 - Coalville to Loughborough, Hourly & Skylink Nottingham-Loughborough, hourly	
Primary School		Whitwick St John the Baptist		Formal Recreation		Within 1000m walking distance	
Secondary School		Stephenson Studio School		Informal recreation		Within 800m walking distance	
GP Surgery		Whitwick Health Centre		Pharmacy		Masons Chemists	
Constraints							
Rights of Way		PROW crosses the site		Biodiversity and Geodiversity		SSSI & LWS	
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 1ha site is broadly rectangular and located on the eastern side of Grace Dieu Road. It includes an area of allotments, a vineyard, a small copse and is crossed by the Ivanhoe Way. The site slopes upwards from Grace Dieu Road.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether development will impact upon existing green infrastructure or the site will provide the opportunity to improve the Green Infrastructure network	The site includes well used allotments and a long distance footpath (Ivanhoe Way) crossing the centre of the site. There is a copse of trees on the north-western boundary. Development of the site would likely have a negative impact on these features.
Townscape, Landscape and Visual Sensitivity	The site may have an impact on sensitive landscape or townscape characteristics but it is possible that it cannot be mitigated to an acceptable level	The main built-up area of Whitwick is located on the western side of Grace Dieu Road. The eastern side is characterised by very low density / isolated dwellings sitting in open countryside. The site is in both the Charnwood Forest and National Forest and is located in a wider parcel of land (01COA-B) with high landscape sensitivity and medium-high visual sensitivity (Landscape Sensitivity Study). Together with the fact that the site slopes upwards from Grace Dieu Road, development of the site for housing is likely to have a significant visual impact.
Historic and Cultural Assets	The site is unlikely to affect a heritage asset	There are no known heritage assets that may be affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey	The site is in the SSSI Impact Risk Zone of Grace Dieu and High Sharpley SSSI (which is around 125m from the site at its nearest point). It is also adjacent to Turlough Farm Pasture, a potential LWS (mesotrophic grassland). A Phase 1 habitat survey would be required.
Highway Safety	The site has access to the road network but it is possible that impacts on the road network can be mitigated to an acceptable level	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.

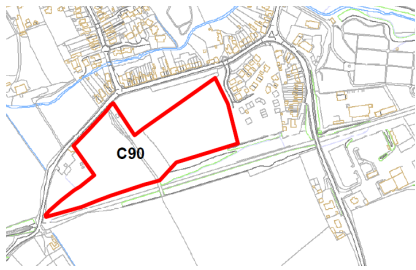
Site Information										
Housing Code	C89	Site Address	Land between Swannymote Road and Oaks Road, Whitwick				Settlement	WHITWICK		
Employment Code										
Nearest Settlement		Nearest Sustainable Settlement			Proposed Use	Housing				
Name		Name			Hectares	8.5				
Coalville Urban Area		Coalville Urban Area			Site Capacity*	Dwellings	159			
Settlement Tier		Settlement Tier			Emp (m ²)					
Principal Town		Principal Town			Periods and Build Rates					
Relationship to Limits to Development?		Distance from sustainable boundary			0 - 5	6 - 10	11 - 20	D	159	
Outside		<400m			E					
Site of Special Scientific Interest?	Part	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	Assessment		Potentially Available		
Local Nature Reserve?	No	Scheduled Monument?	No	Existing Permission?	No			Potentially Achievable		

Quantitative Assessment			
Services			
Local Services	Coalville Town Centre	Employment	Hermitage Industrial Estate
Convenience Store	Co-op, Whitwick	Public Transport	Over 1200m, 29/29A Leicester to Coalville
Primary School	Whitwick St John the Baptist	Formal Recreation	Within 1000-2000m walking distance
Secondary School	Stephenson Studio School	Informal recreation	Within 800m walking distance
GP Surgery	Whitwick Health Centre	Pharmacy	Masons Chemists
Constraints			
Rights of Way	None	Biodiversity and Geodiversity	SSSI
Previously developed?	No	Soil Resources	3 and 4
Flood risk	Flood Zone 1	Minerals Safeguarding	Igneous
Tree Preservation Order?	None	Waste Safeguarded Sites	None

Qualitative Assessment

The site is a broadly rectangular, flat parcel of land located to the north-east of Whitwick. It is 8.5ha and is bound by Loughborough Road and Oaks Road to the south and Swannymote Road to the west. The site's northern boundary is drawn across an open field. The site is primarily surrounded by woodland (including Cademan Wood) and agricultural land bound by stone walls typical of the Charnwood area. The built edge of Whitwick is separated from the site by Swannymote Road whereas Oaks Road is characterised by farmsteads and isolated dwellings.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether development will impact upon existing green infrastructure or the site will provide the opportunity to improve the Green Infrastructure network.	The site is predominantly agricultural land but is bound by hedgerows and trees and sits amongst large areas of woodland in all directions.
Townscape, Landscape and Visual Sensitivity	The site may have an impact on sensitive landscape or townscape characteristics but it is possible that it cannot be mitigated to an acceptable level	The site is in both the Charnwood Forest and National Forest. It is characterised by adjacent woodland and open countryside. It is in a wider parcel of land (01COA-B) with high landscape sensitivity and medium-high visual sensitivity (Landscape Sensitivity Study). The existing built edge of Whitwick on Loughborough Road is screened by trees on the approach from both Oaks Road and Swannymote Road, meaning the development of the site for housing would have a significant visual impact on the surrounding area.
Historic and Cultural Assets	The site is unlikely to affect a heritage asset	There are no known heritage assets that may be affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues	No known issues.
Ecology	There are ecological issues that potentially cannot be overcome through mitigation	A small part of the site (north-east corner) is in the Grace Dieu and High Sharpley Site of Special Scientific Interest (SSSI). The site adjoins the Grace Dieu and High Sharpley SSSI to the east and the west. A Phase 1 habitat survey would be required.
Highway Safety	The site has access to the road network but it is possible that impacts on the road network can be mitigated to an acceptable level	Both Oaks Road and Swannymote Road are subject to a 50mph speed limit. Oaks Road is a narrow country road with no road markings. There are no existing footways on either roads. 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.

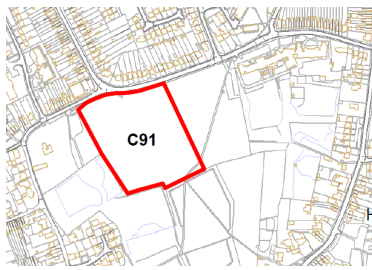
Site Information										
Housing Code	C90	Site Address	Land to the south of The Green, Richmond Road, Donington le Heath				Settlement	DONINGTON LE HEATH		
Employment Code										
Nearest Settlement		Nearest Sustainable Settlement			Proposed Use	Housing				
Name		Name			Hectares	3.35				
Coalville Urban Area		Coalville Urban Area			Site Capacity*	Dwellings	63			
Principal Town		Principal Town			Emp (m ²)					
Tier		Tier			Periods and Build Rates					
Relationship to Limits to Development?		Distance from sustainable boundary			D	0 - 5	6 - 10	11 - 20		
Adjoining		Adjoining Boundary			E	63				
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	Assessment		Available		
Local Nature Reserve?	No	Scheduled Monument?	No	Existing Permission?	No			Potentially Achievable		

Quantitative Assessment			
Services			
Local Services	Coalville Town Centre	Employment	South Leicester Industrial Estate
Convenience Store	Co-op, Donington le Heath	Public Transport	Within 800m, 15 - Ibstock-Coalville-Ravenstone, every 30 mins & 28 - Coalville to Leicester, hourly
Primary School	Hugglescote Community Primary	Formal Recreation	Within 1000m walking distance
Secondary School	The Newbridge School	Informal recreation	Within 800m walking distance
GP Surgery	Hugglescote Surgery	Pharmacy	Masons Chemists
Constraints			
Rights of Way	PROW crossing the site	Biodiversity and Geodiversity	LWS
Previously developed?	No	Soil Resources	3
Flood risk	Flood Zone 1	Minerals Safeguarding	None
Tree Preservation Order?	None	Waste Safeguarded Sites	None

Qualitative Assessment

This site is around 3.3ha in size. It comprises several parcels of land bound by trees, hedgerows and with dense vegetation in places. The site's eastern boundary is formed by a recently constructed housing development at Perkins Close. The northern boundary is formed by Richmond Road. The site is separated from The Green by a field not included in the site boundary. The southern boundary is formed by a disused railway line with is in cutting and dense with trees and vegetation. The site is crossed by the National Forest Way long distance footpath. The topography of the site is undulating in places and rises steadily from Richmond Road.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether development will impact upon existing green infrastructure or the site will provide the opportunity to improve the Green Infrastructure network	There is a range of trees, hedgerows and areas of vegetation within and around the site boundary. The area of woodland adjoining the site's southern boundary is identified in the Hugglescote and Donington le Heath Neighbourhood Plan as a site of natural environment significance (ref. 083 as well as forming part of a wider wildlife corridor running along the south of Hugglescote and Donington le Heath.
Townscape, Landscape and Visual Sensitivity	The site may have an impact on sensitive landscape or townscape characteristics but it is possible that it can be mitigated to an acceptable level	The site is in 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. The site is prominent from the historic core of Donington le Heath. A landscape bund with trees has been planted along the western edge of the newly constructed housing, which when matured, should help screen the edge of that development from this site.
Historic and Cultural Assets	The site may have the potential to affect a heritage asset but it is possible that it can be mitigated to an acceptable level	The Donington le Heath Conservation Area is located approximately 200m to the north. However, development of the site is unlikely to harm the setting of the Conservation Area or views out of it. The Hugglescote and Donington le Heath Neighbourhood Plan identifies part of the site as a site of historical environmental significance; the environmental value of these sites will be balanced against the benefits of any proposed development affecting them (Policy ENV2). Site 081 is "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" (site 080A).
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues	No known issues.
Ecology	There are ecological issues that potentially cannot be overcome through mitigation.	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. There is the potential for badger on the site. There are potential BAP habitats in the form of hedgerows, scrub and grassland. A phase 1 habitat survey is required, although when this site formed part of a larger site submitted to the Council (E9), the county ecologist suggesting avoiding development north of the railway line.
Highway Safety	The site has access to the road network but it is possible that impacts on the road network can be mitigated to an acceptable level	Access to the site is proposed from Richmond Road. There is currently no existing footway on this side of the road. The local highways authority thinks that further consideration of the recorded 85th percentile speeds is required to inform the visibility splays of the site access. Further consideration of pedestrian access and connectivity is also necessary.

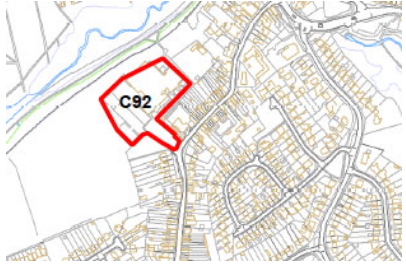
Site Information										
Housing Code	C91	Site Address	Land south of Ashburton Road, Hugglescote				Settlement	HUGGLESCOTE		
Employment Code										
Nearest Settlement		Nearest Sustainable Settlement			Proposed Use	Housing				
Name		Name			Hectares	2.44				
Settlement		Settlement			Site Capacity*	Dwellings	46			
Tier		Tier			Emp (m ²)					
Relationship to Limits to Development?		Distance from sustainable boundary			Periods and Build Rates					
Within		Within Boundary			0 - 5	6 - 10	11 - 20			
D					46					
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			Available		
Local Nature Reserve?	No	Scheduled Monument?	No	Existing Permission?	No			Potentially Achievable		

Quantitative Assessment			
Services			
Local Services	Coalville Town Centre	Employment	Scotlands Industrial Estate, Coalville
Convenience Store	Co-op, Donington le Heath	Public Transport	Within 800m, 15 - Ibstock-Coalville-Ravenstone, every 30 mins & 28 - Coalville to Leicester, hourly
Primary School	Hugglescote Community Primary	Formal Recreation	Within 1000m walking distance
Secondary School	The Newbridge School	Informal recreation	Within 800m walking distance
GP Surgery	Hugglescote Surgery	Pharmacy	Masons Chemists
Constraints			
Rights of Way	Several PROWs crossing the site	Biodiversity and Geodiversity	LWS
Previously developed?	No	Soil Resources	Don't know Grade 4 or Grade 2?
Flood risk	Flood Zone 1	Minerals Safeguarding	None
Tree Preservation Order?	None	Waste Safeguarded Sites	None

Qualitative Assessment

The site is a rectangular field located to the south of Ashburton Road / Manor Road. It is crossed by several public rights of way. The Manor House (Grade II* listed) adjoins the western boundary, Ashburton Road Recreation Ground adjoins the eastern boundary and to the south is Donington le Heath Country Park.

Topic	Assessment	Notes
Green Infrastructure	Development is likely to negatively affect the green infrastructure network and will not provide the opportunity to improve the Green Infrastructure network	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.
Townscape, Landscape and Visual Sensitivity	The site may have an impact on sensitive landscape or townscape characteristics but it is possible that it can be mitigated to an acceptable level	Notwithstanding the site's designation as a Local Green Space and its relationship with The Manor House, it is in the limits to development, is surrounded by built development and is well screened by the Country Park to the south.
Historic and Cultural Assets	The site is likely to affect a heritage asset but it is possible that it cannot be mitigated to an acceptable level	Development of the site would harm the open and green setting of the Grade II* listed 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.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution	No known issues.
Environmental Quality	The site is close to sources of pollution or other environmental quality issues but it is possible that it can be mitigated to an acceptable level	The site is crossed by overhead power lines which run through the centre of the site in a north-west to south-east direction.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey	The site is bound by trees and hedgerows and adjoined by woodland at Donington le Heath Country Park. It is also within 100m of a candidate Local Wildlife Site (Donington le Heath grassland). A Phase 1 habitat survey would be required.
Highway Safety	The site has access to the road network but it is possible that impacts on the road network can be mitigated to an acceptable level	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 is likely to be achievable, subject to demonstrating that forward visibility can be achieved. Impact on the Hugglescote crossroads would also require consideration.

Site Information										
Housing Code	C92	Site Address	Former Hermitage Leisure Centre, Silver Street, Whitwick				Settlement	WHITWICK		
Employment Code										
Nearest Settlement		Nearest Sustainable Settlement			Proposed Use	Housing				
Name		Name			Hectares	1.06				
Coalville Urban Area		Coalville Urban Area			Site Capacity*	Dwellings	26			
Settlement Tier		Settlement Tier			Emp (m ²)					
Principal Town		Principal Town			Periods and Build Rates					
Relationship to Limits to Development?		Distance from sustainable boundary			D	0 - 5	6 - 10	11 - 20		
Within		Within Boundary			E			26		
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	Coalville Town Centre	Employment	Hermitage Industrial Estate
Convenience Store	Co-op, Whitwick	Public Transport	Within 800m, 29/29A - Coalville to Swadlincote every 30 mins
Primary School	Holy Cross School	Formal Recreation	Within 1000m walking distance
Secondary School	Stephenson Studio School	Informal recreation	Within 800m walking distance
GP Surgery	Whitwick Health Centre	Pharmacy	Masons Chemists
Constraints			
Rights of Way	None	Biodiversity and Geodiversity	None
Previously developed?	Yes	Soil Resources	N/A
Flood risk	Flood Zone 1	Minerals Safeguarding	None
Tree Preservation Order?	None	Waste Safeguarded Sites	None

Qualitative Assessment
<p>The site is located to the north-west of Silver Street, Whitwick. It is the site of the former Hermitage Leisure Centre. The Leisure Centre closed in 2022 and has now been demolished. Residential development adjoins the site to the south-east and the Hermitage Recreation Ground is to the south-west. A public right of way on the route of a disused railway line is to the north-west of the site.</p>

Topic	Assessment	Notes
Green Infrastructure	Development is unlikely to negatively affect existing green infrastructure and/or the site will provide the opportunity to improve the Green Infrastructure network	The site comprises previously developed land. The former leisure centre has now been demolished and the site is vacant.
Townscape, Landscape and Visual Sensitivity	The site has limited impact on townscape or landscape character	The site is in the limits to development and comprises previously developed land.
Historic and Cultural Assets	The site is unlikely to affect a heritage asset	There are no known heritage assets that may be affected.
Land and Water Contamination	The site is or may be affected by land contamination or landfill. The site will or may cause groundwater pollution. It is possible that it can be mitigated to an acceptable level.	The site is brownfield and there may be contamination on the site that requires investigation.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues	No known issues.
Ecology	There are no identified ecology issues that would be likely to affect the development at this stage	No known issues.
Highway Safety	The site has access to the road network but it is possible that impacts on the road network can be mitigated to an acceptable level	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 and that the proposed residential development is likely to generate fewer trips than the former leisure centre.

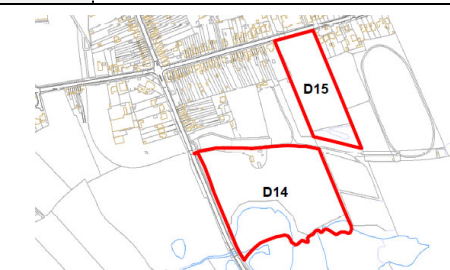
Site Information										
Housing Code	D14	Site Address	Land east of Measham Road, Donisthorpe				Settlement	DONISTHORPE		
Employment Code										
Nearest Settlement		Nearest Sustainable Settlement			Proposed Use	Housing				
Name		Name			Hectares	4.6				
Donisthorpe		Donisthorpe			Site Capacity*	Dwellings	86			
Sustainable Villages		Sustainable Villages			Emp (m ²)					
Tier		Tier			Periods and Build Rates					
Relationship to Limits to Development?		Distance from sustainable boundary			0 - 5	6 - 10	11 - 20			
Outside		<400m			D	86				
E										
Site of Special Scientific Interest?	No	Ancient Woodland?	No	Within Flood Zone 3b?	Part		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	Measham	Employment	Marquis Drive
Convenience Store	Steves Village Store, Donisthorpe	Public Transport	Within 800m, 19 - Ashby-Burton, Hourly
Primary School	Donisthorpe Primary	Formal Recreation	Within 1000m walking distance
Secondary School	Ivanhoe School	Informal recreation	Within 800m walking distance
GP Surgery	Measham Medical Unit	Pharmacy	Dean and Smedley, Measham
Constraints			
Rights of Way	None	Biodiversity and Geodiversity	LWS
Previously developed?	No	Soil Resources	3
Flood risk	Some Flood Risk	Minerals Safeguarding	Coal
Tree Preservation Order?	None	Waste Safeguarded Sites	None

Qualitative Assessment

The site comprises a single field of around 4.6ha to the south of Donisthorpe. It is within close proximity to, but does not adjoin, the existing built edge of Donisthorpe. It is bound by a gated track and line of trees to the north (which is also land safeguarded for the route of the Ashby Canal), Measham Road to the west and an area of woodland to the east. Part of a large waterbody associated with the Saltersford Brook is in the southern part of the site. The site adjoins countryside in all directions. The site slopes southward away from the existing settlement.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether development will impact upon existing green infrastructure or the site will provide the opportunity to improve the Green Infrastructure network	The site is bound by trees, hedgerows but as a single agricultural field, there is an opportunity to provide more green infrastructure
Townscape, Landscape and Visual Sensitivity	The site may have an impact on sensitive landscape or townscape characteristics but it is possible that it cannot be mitigated to an acceptable level	The site is not well related to the existing settlement. It is in a wider parcel of land (14DON-D) deemed to have medium landscape sensitivity and medium visual sensitivity, however its proximity to waterbodies along Saltersford Brook means it has relatively higher landscape sensitivity. Due to the topography of the site and its relationship with the existing settlement edge, there are high levels of intervisibility between the site and Donisthorpe.
Historic and Cultural Assets	The site is unlikely to affect a heritage asset	There are no known heritage assets that may be affected
Land and Water Contamination	The site is or may be affected by land contamination or landfill. The site will or may cause groundwater pollution. It is possible that it can be mitigated to an acceptable level	The site is within 250m of a historic landfill site.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey The site is in the River Mease SAC catchment.	Part of Saltersford Brook Wetlands potential LWS in the boundary and Donisthorpe Fishing Lake (also a potential LWS) adjacent to the site. A Phase 1 Habitat Survey would be required.
Highway Safety	The site has access to the road network but it is possible that impacts on the road network can be mitigated to an acceptable level	The site is accessible from Measham Road, which is subject to a 40mph speed limit. 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.

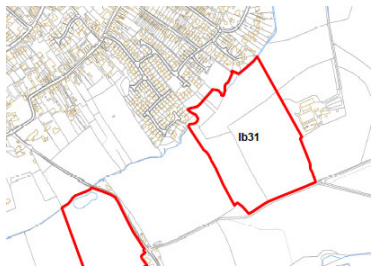
Site Information										
Housing Code	D15	Site Address	Land south of Ashby Road, Donisthorpe				Settlement	DONISTHORPE		
Employment Code										
Nearest Settlement		Nearest Sustainable Settlement			Proposed Use	Housing				
Name		Name			Hectares	1.85				
Donisthorpe		Donisthorpe			Site Capacity*	Dwellings	46			
Settlement Tier		Settlement Tier			Emp (m ²)					
Sustainable Villages		Sustainable Villages			Periods and Build Rates					
Relationship to Limits to Development?		Distance from sustainable boundary			D	0 - 5	6 - 10	11 - 20		
Adjoining		Adjoining Boundary			E			46		
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	Measham	Employment	Marquis Drive
Convenience Store	Steves Village Store, Donisthorpe	Public Transport	Within 800m, 19 - Ashby-Burton, Hourly
Primary School	Donisthorpe Primary	Formal Recreation	Within 1000m walking distance
Secondary School	Ivanhoe School	Informal recreation	Within 800m walking distance
GP Surgery	Measham Medical Unit	Pharmacy	Dean and Smedley, Measham
Constraints			
Rights of Way	None	Biodiversity and Geodiversity	None
Previously developed?	No	Soil Resources	3
Flood risk	Flood Zone 1	Minerals Safeguarding	Coal
Tree Preservation Order?	None	Waste Safeguarded Sites	None

Qualitative Assessment

This 2ha rectangular parcel of land lies to the south of Ashby Road. The site adjoins the existing Limits to Development to the north, east and west and sits between linear residential development to the east and west. Directly opposite the site, on the northern side of Ashby Road is Donisthorpe Primary School. Land safeguarded for the route of the Ashby Canal runs to the south of the site. The site is undulating as it slopes southwards away from Ashby Road.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether development will impact upon existing green infrastructure or the site will provide the opportunity to improve the Green Infrastructure network	The site is an open field but is bound to the south and west by trees. There would be opportunities to increase green infrastructure on this site.
Townscape, Landscape and Visual Sensitivity	The site may have an impact on sensitive landscape or townscape characteristics but it is possible that it can be mitigated to an acceptable level	The site is surrounded by built development on three sides, although residential development to the south of Ashby Road is linear ribbon development. The site is in a wider parcel of land (14DON-D) deemed to have medium landscape sensitivity and medium visual sensitivity (Landscape Sensitivity Study). Due to the topography of the site, there are high levels of intervisibility between the existing settlement edge and the parcel, including from Oakthorpe to the south.
Historic and Cultural Assets	The site is unlikely to affect a heritage asset	There are no known heritage assets that may be affected.
Land and Water Contamination	The site is or may be affected by land contamination or landfill. The site will or may cause groundwater pollution. It is possible that it can be mitigated to an acceptable level	The site is within 250m of a historic landfill site.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey. The site is in the River Mease SAC catchment.	A Phase 1 Habitat Survey would be required.
Highway Safety	The site has access to the road network but it is possible that impacts on the road network can be mitigated to an acceptable level	The site frontage is around 80m and there are parking restrictions associated with the school opposite the site. 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.

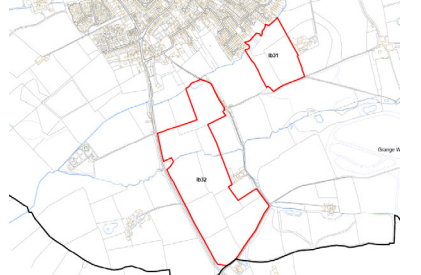
Site Information										
Housing Code	lb31	Site Address	Land south of Water Meadow Way				Settlement	IBSTOCK		
Employment Code										
Nearest Settlement		Nearest Sustainable Settlement			Proposed Use	Housing				
Name		Name			Hectares	7.5				
Ibstock		Ibstock			Site Capacity*	Dwellings	141			
Settlement Tier		Settlement Tier			Periods and Build Rates		Emp (m ²)			
Local Service Centre		Local Service Centre			0 - 5	6 - 10	11 - 20			
Relationship to Limits to Development?	Adjoining	Distance from sustainable boundary			Adjoining Boundary		D	141		
		E								
Site of Special Scientific Interest?	No	Ancient Woodland?	No	Within Flood Zone 3b?	Part		SHELAA Assessment	Potentially Suitable		
National Nature Reserve?	No	Historic Park or Garden?	No	EMA Public Safety Zone?	No			Available		
Local Nature Reserve?	No	Scheduled Monument?	No	Existing Permission?	No			Potentially Achievable		

Quantitative Assessment				
Services				
Local Services	Ibstock	Employment	Ibstock Local Centre	
Convenience Store	Haydons, Ibstock	Public Transport	Within 800m, 15 -Ibstock-Coalville-Ravenstone, Every 30 mins	
Primary School	Ibstock Junior	Formal Recreation	Within 1000m walking distance	
Secondary School	Ibstock Community College	Informal recreation	Within 800m walking distance	
GP Surgery	Ibstock House Surgery	Pharmacy	Lister Chemists, Ibstock	
Constraints				
Rights of Way	Several PROWs crossing the site		Biodiversity and Geodiversity	LWS
Previously developed?	No		Soil Resources	3
Flood risk	Some Flood Risk		Minerals Safeguarding	None
Tree Preservation Order?	None		Waste Safeguarded Sites	None

Qualitative Assessment

The site comprises three fields totalling 7.5ha to the south of Ibstock. The site is separated from the main built up area of Ibstock by a brook. The site rises steadily from the brook. Redholme Bungalow Farm is to the west of the site. The site is well-contained to the south by woodland. It is crossed by several public rights of way (Q79, Q80 and Q81).

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether development will impact upon existing green infrastructure or the site will provide the opportunity to improve the Green Infrastructure network	There are multiple hedgerows, trees, areas of vegetation and public rights of way crossing the site and which connect to large areas of woodland in the vicinity. The site is also crossed by a brook.
Townscape, Landscape and Visual Sensitivity	The site may have an impact on sensitive landscape or townscape characteristics but it is possible that it cannot be mitigated to an acceptable level	The site is not well related to the existing built edge of Ibstock. Whilst the site is relatively well screened along the southern boundary, it is prominent from Ibstock itself. 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).
Historic and Cultural Assets	The site is unlikely to affect a heritage asset	There are no known heritage assets that may be affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution	No known issues
Environmental Quality	The site is close to sources of pollution or other environmental quality issues but it is possible that it can be mitigated to an acceptable level	There was machinery noise during the officer site visit which requires further investigation.
Ecology	The northern field is a Candidate Local Wildlife Site (Ibstock Pasture 1 and Stream). The site is also in the Impact Risk Zone of Newton Burgoland Marshes SSSI.	There are ecological issues that potentially cannot be overcome through mitigation
Highway Safety	The site has access to the road network but it is possible that impacts on the road network can be mitigated to an acceptable level	The proposed access is from Water Meadow Way and the developer has confirmed they own the land necessary to access the site. The local highways authority has expressed concern over the access point given the quantum of development proposed and that a reduced quantum of development may be acceptable in highways terms.

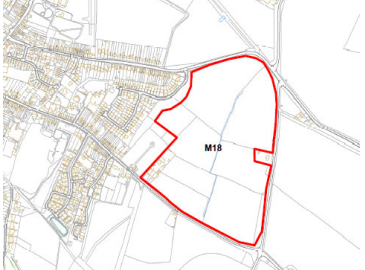
Site Information															
Housing Code		lb32		Site Address			Land between Hinckley Road and Overton Road			Settlement		IBSTOCK			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Name				Hectares		26.9					
Ibstock				Ibstock				Site Capacity*		Dwellings 504 Emp (m ²)					
Settlement				Settlement				Periods and Build Rates							
Local Service Centre				Local Service Centre				0 - 5 6 - 10 11 - 20							
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		<400m		D		504					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		Part		SHELAA		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		Assessment		Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

Quantitative Assessment			
Services			
Local Services		Ibstock	
Convenience Store		Haydons, Ibstock	
Primary School		Ibstock Junior	
Secondary School		Ibstock Community College	
GP Surgery		Ibstock House Surgery	
Employment		Ibstock Local Centre	
Public Transport		Within 1200m, 15 -Ibstock-Coalville-Ravenstone, Every 30 mins	
Formal Recreation		Within 1000-2000m walking distance	
Informal recreation		Within 1000-2000m walking distance	
Pharmacy		Lister Chemists, Ibstock	
Constraints			
Rights of Way		PROW crossing the site	
Biodiversity and Geodiversity		LWS	
Previously developed?		No	
Soil Resources		3	
Flood risk		Some Flood Risk	
Minerals Safeguarding		None	
Tree Preservation Order?		None	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site comprises c.27ha of agricultural land to the south of Ibstock. The site is bound by the A447 to the west and Overton Road to the south and east. To the north are fields with St Denys Church and the main built up area of Ibstock beyond. The site does not adjoin the limits to development. A public right of way crosses the site from east to west (Q76). A watercourse also crosses the site east to west. The site adjoins a handful of farmsteads but these are not in the site boundary.

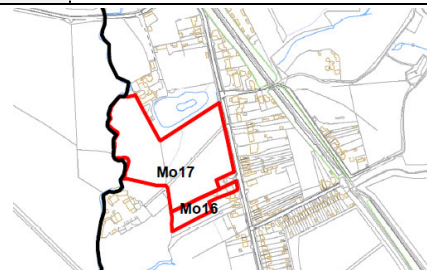
Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether development will impact upon existing green infrastructure or the site will provide the opportunity to improve the Green Infrastructure network	The site mainly comprises field parcels bounded by hedgerows and trees. The public right of way joins a network to the east which connects with areas of woodland.
Townscape, Landscape and Visual Sensitivity	The site may have an impact on sensitive landscape or townscape characteristics but it is possible that it cannot be mitigated to an acceptable level	The site is significant in scale and not well related to the existing built-up edge of the settlement. The northern part of the site has been assessed in the Landscape Sensitivity Study (LSS) and is deemed to be of medium-high landscape sensitivity and medium-high visual sensitivity. "In the context of the LSS 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. There are long distance views of Ibstock and the church, which sit above the site.
Historic and Cultural Assets	The site is likely to affect a heritage asset but it is possible that it cannot be mitigated to an acceptable level.	Development of the site would harm the long view of the Parish church (Grade II* listed). It would also harm the view of the church from The White House on Overton Road (Grade II listed) although this could be avoided by not developing the northernmost field.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution	No known issues
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey	There is a pond in the north-eastern part of the site and multiple hedgerows and trees across the site. The site is also adjacent to a notified Local Wildlife Site ((Ibstock Lodge Pasture and Stream) and Candidate LWS (Ibstock Pasture 2). The site is also in the Impact Risk Zone of Newton Burgoland Marshes SSSI. A Phase 1 Habitat Assessment would be required.
Highway Safety	The site has access to the road network but it is possible that impacts on the road network can be mitigated to an acceptable level	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.

Site Information										
Housing Code	M18	Site Address	Land north of Bosworth Road, Measham				Settlement	MEASHAM		
Employment Code										
Nearest Settlement		Nearest Sustainable Settlement			Proposed Use	Housing				
Name		Name			Hectares	16.6				
Settlement		Settlement			Site Capacity*	Dwellings	311			
Tier		Tier			Emp (m ²)					
Relationship to Limits to Development?		Distance from sustainable boundary			Periods and Build Rates					
	Outside	<400m			0 - 5	6 - 10	11 - 20			
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	Assessment		Available		
Local Nature Reserve?	No	Scheduled Monument?	No	Existing Permission?	No			Potentially Achievable		

Quantitative Assessment			
Services			
Local Services	Measham	Employment	Measham Town Centre
Convenience Store	Co-op, Measham	Public Transport	Within 800m, 19 - Ashby-Burton, Hourly
Primary School	St Charles Catholic Primary Voluntary Academy	Formal Recreation	Within 1000-2000m walking distance
Secondary School	Ivanhoe School	Informal recreation	Within 800m walking distance
GP Surgery	Measham Medical Unit	Pharmacy	Dean and Smedley, Measham
Constraints			
Rights of Way	None	Biodiversity and Geodiversity	LWS
Previously developed?	No	Soil Resources	3
Flood risk	Flood Zone 1	Minerals Safeguarding	Coal
Tree Preservation Order?	None	Waste Safeguarded Sites	None

Qualitative Assessment
The site comprises several agricultural fields on the north-eastern side of Measham. In the south western part of the site are several farm buildings at Higher Horses Lane Farm. The site is bound by Leicester Road to the north, Gallows Lane to the east and Bosworth Road to the south. The site adjoins housing to the west. It also adjoins a single dwelling on Gallows Lane (The Bungalow). To the south-west, the site adjoins Measham Cemetery.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether development will impact upon existing green infrastructure or the site will provide the opportunity to improve the Green Infrastructure network	The site is formed by several fields bound by hedgerows and trees. The Landscape Sensitivity Study says that to the south of Leicester Road, hedgerows are more robust and well maintained, and along with presence of mature trees add to connectivity between woodland blocks. Hedgerows and trees would need to be retained and new green infrastructure added.
Townscape, Landscape and Visual Sensitivity	The site may have an impact on sensitive landscape or townscape characteristics but it is possible that it can be mitigated to an acceptable level	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). However, the site slopes down from Leicester Road and experiences long range views, meaning development of the site would have a visual impact.
Historic and Cultural Assets	The site is unlikely to affect a heritage asset	There are no known heritage assets that may be affected.
Land and Water Contamination	The site is or may be affected by land contamination or landfill. The site will or may cause groundwater pollution. It is possible that it can be mitigated	Further contamination investigation associated with the agricultural buildings would be required.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey. The site is in the catchment of the River Mease SAC.	The site also adjoins Measham Cemetery which is a notified Local Wildlife Site. A Phase 1 Habitat Survey would be required.
Highway Safety	The site has access to the road network but it is possible that impacts on the road network can be mitigated to an acceptable level	The local highways authority has concluded that recorded 85th percentile speeds need to be established to inform the visibility splays of the site access. The LHA also says that consideration is required to be given to nearby recent safety schemes.

Site Information										
Housing Code	Mo17	Site Address	Land west of Donisthorpe Lane, Moira				Settlement	MOIRA		
Employment Code										
Nearest Settlement		Nearest Sustainable Settlement			Proposed Use	Housing				
Name		Name			Hectares	2.8				
Moira (including Norris Hill)		Moira (including Norris Hill)			Site Capacity*	Dwellings	53			
Settlement Tier		Settlement Tier			Emp (m ²)					
Sustainable Villages		Local Service Centre			Periods and Build Rates					
Relationship to Limits to Development?	Adjoining	Distance from sustainable boundary		Adjoining Boundary		D	53			
Site of Special Scientific Interest?	No	Ancient Woodland?	No	Within Flood Zone 3b?	Part		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	Measham	Employment	Marquis Drive
Convenience Store	Co-op, Moira	Public Transport	Within 1200m, 19 - Ashby to Burton, Hourly
Primary School	Donisthorpe Primary	Formal Recreation	Within 1000m walking distance
Secondary School	Ivanhoe School	Informal recreation	Within 800m walking distance
GP Surgery	Measham Medical Unit	Pharmacy	Dean and Smedley, Measham
Constraints			
Rights of Way	None	Biodiversity and Geodiversity	LWS
Previously developed?	No	Soil Resources	3
Flood risk	Some Flood Risk	Minerals Safeguarding	Coal
Tree Preservation Order?	None	Waste Safeguarded Sites	None

Qualitative Assessment
<p>The site comprises an irregular shaped parcel of land to the west of Donisthorpe Lane, Moira. Around half of the site (the western part) is in Flood Zones 2 and 3 and would be unsuitable for residential development. The site is crossed by a wide access track which serves a builders merchant adjoining the site's western boundary and is used by large vehicles. To the north is Shortheth Water, a fishing lake with lodges and a café. There is residential development to the east and south.</p>

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether development will impact upon existing green infrastructure or the site will provide the opportunity to improve the Green Infrastructure network	There are trees and hedgerows on site. The area is surrounded by large areas of woodland
Townscape, Landscape and Visual Sensitivity	The site has limited impact on townscape or landscape character	The site is part of a wider parcel of land (14DON-A) deemed to be of medium high landscape sensitivity and medium-high visual sensitivity. However, the site is in the north of this parcel which has lower susceptibility and views across the site are dominated by the builder's merchants which reduces the sensitivity of the site.
Historic and Cultural Assets	The site is unlikely to affect a heritage asset	There are no known heritage assets that may be affected.
Land and Water Contamination	The site is or may be affected by land contamination or landfill. The site will or may cause groundwater pollution. It is possible that it can be mitigated to an acceptable level	Given the adjoining commercial use, further contamination investigation would be recommended.
Environmental Quality	The site is close to sources of pollution or other environmental quality issues but it is possible that it can be mitigated to an acceptable level	The adjoining commercial use could impact the site in terms of noise, vibration and dust. Some overhead power lines also cross part of the site.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey. The site is in the River Mease SAC catchment.	The site adjoins Shortheath Water which is a potential Local Wildlife Site. A Phase 1 Habitat Survey would be required.
Highway Safety	The site has access to the road network but it is possible that impacts on the road network can be mitigated to an acceptable level	There is an existing access road serving the site and which is used by HGV type vehicles. The LHA says that consideration would need to be given to the adjacent development. Notwithstanding this, a safe and suitable access is likely to be achievable subject to the recording of 85th percentile speeds to inform visibility.

Site Information										
Housing Code		R18	Site Address		Land off Ibstock Road, Ravenstone			Settlement		RAVENSTONE
Employment Code										
Nearest Settlement			Nearest Sustainable Settlement			Proposed Use		Housing		
Name			Name			Hectares		2.9		
Ravenstone			Ravenstone			Site Capacity*		Dwellings 54 Emp (m ²)		
Settlement Tier			Settlement Tier			Periods and Build Rates		0 - 5 6 - 10 11 - 20		
Sustainable Villages			Sustainable Villages			D		54		
Relationship to Limits to Development?			Distance from sustainable boundary			E				
Adjoining			Adjoining Boundary							
Site of Special Scientific Interest?		No	Ancient Woodland?		No	Within Flood Zone 3b?		No	SHELAA Assessment	
National Nature Reserve?		No	Historic Park or Garden?		No	EMA Public Safety Zone?		No	Potentially Suitable	
Local Nature Reserve?		No	Scheduled Monument?		No	Existing Permission?		No	Available	
									Potentially Achievable	

Quantitative Assessment				
Services				
Local Services		Ibstock	Employment	Oaks Industrial Estate, Coalville
Convenience Store		Premier, Ravenstone	Public Transport	Within 1200m, 15 -Ibstock-Coalville-Ravenstone, Every 30 mins
Primary School		Woodstone Community Primary	Formal Recreation	Within 1000-2000m walking distance
Secondary School		Ibstock Community College	Informal recreation	Within 800m walking distance
GP Surgery		Ibstock House Surgery	Pharmacy	Brennans Pharmacy, Ibstock
Constraints				
Rights of Way		None	Biodiversity and Geodiversity	None
Previously developed?		No	Soil Resources	2 and 3
Flood risk		Flood Zone 1	Minerals Safeguarding	Sand and Gravel, Brick Clay and Coal
Tree Preservation Order?		None	Waste Safeguarded Sites	None

Qualitative Assessment
The site comprises a c.3ha field parcel on the southern edge of Ravenstone. The site is bound by Ibstock Road to the east, 100 Ibstock Road and an area of public open space off Woodstone Lane to the north, a travelling showpeople's site to the south and areas of woodland planting to the west.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether development will impact upon existing green infrastructure or the site will provide the opportunity to improve the Green Infrastructure network	The site is adjacent to an area of woodland and is bounded by trees. The site comprises one field parcel so there would be opportunities to improve green infrastructure
Townscape, Landscape and Visual Sensitivity	The site may have an impact on sensitive landscape or townscape characteristics but it is possible that it can be mitigated to an acceptable level	The site is in a wider parcel of land (21RAV-A) deemed to be of low landscape sensitivity and low visual sensitivity. It is also relatively well-contained.
Historic and Cultural Assets	The site is unlikely to affect a heritage asset	There are no known heritage assets that may be affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution	No known issues
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey	A Phase 1 habitat survey would be required.
Highway Safety	The site has access to the road network but it is possible that impacts on the road network can be mitigated to an acceptable level	Vehicular access would need to be taken from Ibstock Road, which has a 50mph speed limit. The local highways authority has said that access would be contrary to Policy IN5 of the highways design guide. They have also noted that a limited part of the site boundary abuts the highway boundary.