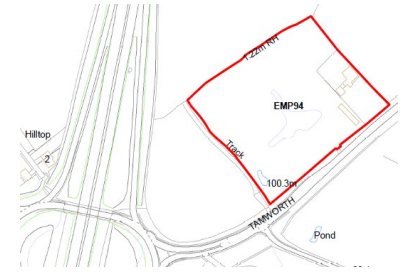


Site Information											
Housing Code		Site Address		Heath Lodge, Tamworth Road, Appleby Magna				Settlement		APPLEBY MAGNA	
Employment Code								EMP94		Dwellings	
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Employment	
Name		Appleby Magna		Name		Appleby Magna		Hectares		2.92	
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Site Capacity*		Emp (m <sup>2</sup> )	
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		400-800m		Periods and Build Rates		11680	
								0 - 5		6 - 10	
								D			
								E		11680	
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No	
								SHELAA Assessment		Potentially Suitable Available	
										Achievable	



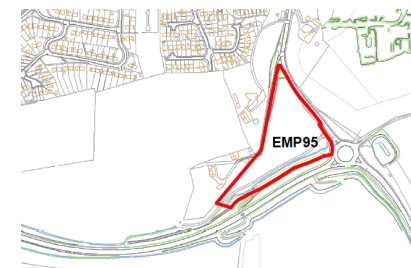
Quantitative Assessment			
Services			
Local Services		Employment	
Measham		-	
Convenience Store		Public Transport	
Co-op, Measham		Within 1200m, 7 - Measham to Atherstone, infrequent	
Primary School		Formal Recreation	
-		Within 1000-2000m walking distance	
Secondary School		Informal recreation	
-		Within 800m walking distance	
GP Surgery		Pharmacy	
-		-	
Constraints			
Rights of Way		Biodiversity and Geodiversity	
None		None	
Previously developed?		Soil Resources	
Part - includes house and boarding kennels		2	
Flood risk		Minerals Safeguarding	
Flood Zone 1		None	
Tree Preservation Order?		Waste Safeguarded Sites	
None		None	

**Qualitative Assessment**

The site is part of the wedge-shaped parcel of land formed between A42 to the west and Tamworth Road to the south east. It comprises a large field and, towards the eastern edge, the property Heath Lodge and kennels used for a dog boarding business. The site is bounded on all sides by established hedgerows and there are a number of large, freestanding trees centrally located within the site.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	The site is bordered by hedges and has a number of more mature trees within it. These features may contribute to a wider green infrastructure network and development of the site could provide additional opportunities for landscaping.
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 is within the open countryside set away from any settlement and is of rural character. It is visually well screened from the J11 A42 slip road and quite well screened from Tamworth Road. There are likely to be some glimpsed views across to the site from the southbound carriageway of A42 which sits below the level of the site. The site is separated from the existing development and road infrastructure at J11. Overall, development here will appear as an intrusion into the countryside. The site is considered in Part 3 of the Landscape Sensitivity Study (parcel 08APP-C, which also includes sites EMP82, EMP83 and EMP84). The Study concludes that the overall landscape sensitivity is medium-low to change arising from new employment development. Visual sensitivity is considered to be medium to change arising from new employment development.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	Development may be visible at short-to-medium range from the gates of the Old Rectory (Grade II) but it is expected that development would result in little/no harm to heritage assets.
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 lies within the catchment of the River Mease Special Area of Conservation (SAC). The site falls within the SSSI Impact Risk Zone and Natural England would be consulted on a planning application on the site. The importance of the site in terms of habitat and species will require further ecological investigation.
Highway Safety	The site could potentially have a safe access to the highway network and potentially may not impact on the local highway network.	There is an existing access onto Tamworth Road serving Heath Lodge. LCC Highways advise that a safe and suitable access may be achievable, pending access feasibility and potential land constraints. Analysis of the impacts of the development on the Strategic Road Network (J11 M42) will also be required to determine whether mitigation is necessary and feasible.

Site Information											
Housing Code		Site Address		Land off London Road			Settlement		KEGWORTH		
Employment Code		EMP95									
Nearest Settlement				Nearest Sustainable Settlement			Proposed Use		Employment		
Name				Name			Hectares		2.2		
Kegworth				Kegworth			Site Capacity*		Dwellings Emp (m <sup>2</sup> )		
									3,695 to 4,158		
Settlement Tier		Local Service Centre		Settlement Tier		Local 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			
								E		3,695 to 4,158	
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		Available
Local Nature Reserve?		No	Scheduled Monument?		No	Existing Permission?		No			Achievable

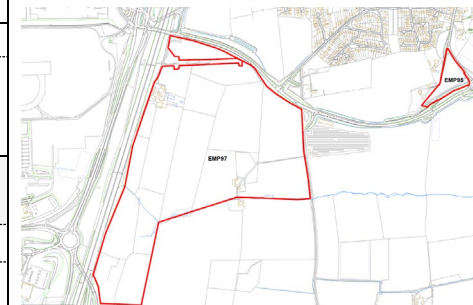


Quantitative Assessment				
Services				
Local Services		Kegworth	Employment	-
Convenience Store		Co-op Kegworth	Public Transport	Within 800m, Skylink Derby - Derby to Leicester, every 20 mins
Primary School		-	Formal Recreation	Within 1000m walking distance
Secondary School		-	Informal recreation	Within 800m walking distance
GP Surgery		-	Pharmacy	-
Constraints				
Rights of Way		PROW crosses 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
The site comprises a roughly triangular parcel of agricultural land bounded by A6 Kegworth bypass to the south, which is in a cutting at this point, London Road to the east and New Brickyard Lane to the west and north-west. To the west are a number of larger residential properties set in extensive grounds.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	There are trees and hedgerows along the three sides of the site. The site's contribution to the green infrastructure network may be constrained by London Road and the A6 Kegworth bypass which sever connections to the wider countryside to the south and south east. Development of the site could nonetheless provide additional opportunities for landscaping and enhanced public access.
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.	Overall the site is rural in character and appears separate from the built up area of Kegworth to the north. It contributes to the countryside character of this southern approach to the village. The topography of the site means that development is likely to be quite prominent from London Road. The embankment along the bypass will help to screen views from this part of A6 although buildings on the higher parts of the site may be visible. Development will be seen in short range views by users of the PROW. The site lies within the land parcel 05KEG-D assessed in the Landscape Sensitivity Study. The parcel as a whole is assessed as being of medium landscape sensitivity and visual sensitivity to employment development.
Historic and Cultural Assets	The site is likely to affect heritage asset(s) and it is possible that it cannot be mitigated to an acceptable level.	The Conservation Officer comments that "the open and green nature of the site contributes positively to the setting of the heritage assets. Development would harm the setting of the heritage assets". Also "it would harm the approach to the character zone – and hence the conservation area – from the south. It would harm views from London Road – across the site – toward the designed landscape at Alton Lodge. It would harm views from London Road toward the park to the east of the Wymeshead. It may harm views from the park – and hence views from the scheduled monument".
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 importance of the site in terms of habitat and species will require further ecological investigation.
Highway Safety	The site could potentially have a safe access to the highway network and potentially may not impact on the local highway network.	The agent has submitted an Access Feasibility Report and details showing a new vehicle access to the north of the existing field access onto London Road. [awaiting input from LCC Highways on acceptability of access and any upgrades required].

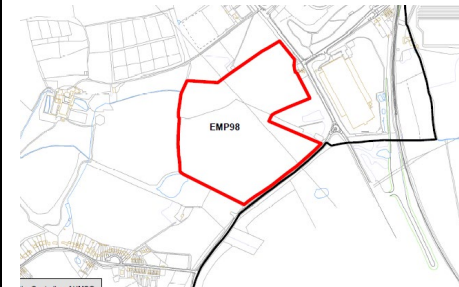
Site Information										
Housing Code		Site Address		Land south of Kegworth bypass			Settlement		KEGWORTH	
Employment Code		EMP97								
Nearest Settlement				Nearest Sustainable Settlement			Proposed Use		Employment	
Name				Name			Hectares		64.2	
Kegworth				Kegworth			Site Capacity*		Dwellings Emp (m <sup>2</sup> ) 165,000 (agent's figure)	
Settlement Tier		Local Service Centre		Settlement Tier		Local Service Centre		Periods and Build Rates		
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		<400m		0 - 5    6 - 10    11 - 20		
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		Part
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		Not for full site
								SHELAA Assessment		Potentially Suitable Available Potentially Achievable



Quantitative Assessment			
Services			
Local Services		Employment	
Ibstock		-	
Convenience Store		Public Transport	
Co-op Kegworth		Within 800m, Skylink Derby - Derby to Leicester, every 20 mins & Skylink Nottingham - Nottingham to Loughborough, every 20 mins	
Primary School		Formal Recreation	
-		Within 1000-2000m walking distance	
Secondary School		Informal recreation	
-		Within 800-1200m walking distance	
GP Surgery		Pharmacy	
-		-	
Constraints			
Rights of Way		Biodiversity and Geodiversity	
PROW runs along site boundary		None	
Previously developed?		Soil Resources	
Part - includes former farm buildings used for commercial purposes		3	
Flood risk		Minerals Safeguarding	
Flood Zone 1		None	
Tree Preservation Order?		Waste Safeguarded Sites	
None		None	

Qualitative Assessment		
<p>This extensive (62Ha) and undulating site comprises a series of agricultural fields in a roughly 'L' shape lying immediately to the south of the Kegworth bypass (A6). The site is bound to the west by M1 (this is the 'long side' of the L) and to the east by Whatton Road. The southern edge is marked by field boundaries. A stream runs along part of the southern boundary and joins the River Soar beyond the site to the east.</p>		
Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	The site includes a network of hedgerows and linked waterbodies and to that extent is connected to, and forms part of, the wider green network beyond the site. Development could interrupt/change some of these links although development of the site could also provide additional opportunities for public access (where there is currently none) and/or habitat creation, including through carefully considered landscaping.
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.	<p>This is a substantial site and agriculture is the predominant land use. There are views a) across the northern reaches of the site from the western end of the bypass; b) across the site south of Molehill Farm from M1; and c) across large swathes of the site from Whatton Road. Development would be prominent in views from each of these routes.</p> <p>The site is physically close to the major transport and commercial infrastructure of M1, A6/A453 junction, East Midlands Airport and East Midlands Gateway. However, as you move south, the influence of this major infrastructure becomes less apparent and the site is increasingly seen as a component of the wider agricultural landscape to the south and east. Development of the type and scale proposed would be a significant incursion into the countryside, fundamentally changing the rural character of the area. Development would also broach the 'hard' boundary created by the Kegworth bypass.</p> <p>The site has not been assessed in the Landscape Sensitivity Study.</p>
Historic and Cultural Assets	Development of the site may have the potential to affect heritage assets, but it is possible that it could be mitigated to an acceptable level.	There may be some visual impact upon heritage assets in Rushcliffe BC area, including the Sutton Bonington Conservation Area and the designed landscape at Kingston Hall.
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 will be disturbance (noise, light) from the flights arriving and departing from East Midlands Airport to the west.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	There are waterbodies and hedgerows within the site. The importance of these features (and any others) in terms of habitat and species will require further ecological investigation.
Highway Safety	The site does not have access to the road network and/or impacts on the road network are unlikely to be mitigated to an acceptable level.	LCC Highways has fundamental concerns. Safe and suitable access unlikely to be achievable given Kegworth bypass, site topography and wider issues associated with existing pressures on strategic growth coming forward in the Local Plan. Proposed junction 2 is outside of the red line. There are pressures at M1 J24 therefore advice should be sought from National Highways.

Site Information										
Housing Code		Site Address		Land north of Wood Lane and west of Ellistown Terrace Road			Settlement		ELLISTOWN & BATTRAM	
Employment Code		EMP98								
Nearest Settlement				Nearest Sustainable Settlement			Proposed Use		Employment	
Name		Battram		Name		Ellistown		Hectares		16.4
Settlement		Small Village		Settlement		Sustainable Villages		Site Capacity*		Dwellings
Tier				Tier				Emp (m <sup>2</sup> )		<55,450 (agent's figure)
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		400-800m		Periods and Build Rates		
								0 - 5		6 - 10
								D		
								E		<55,450
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No
								SHELAA Assessment		Potentially Suitable
										Available
										Potentially Achievable



Quantitative Assessment			
Services			
Local Services		Ibstock	Employment
Convenience Store		Premier Stores, Bagworth	-
Primary School		-	Public Transport
Secondary School		-	Within 800m, 28 - Coalville to Leicester, hourly
GP Surgery		-	Formal Recreation
			Within 1000-2000m walking distance
			Informal recreation
			Within 800-1200m walking distance
			Pharmacy
			-
Constraints			
Rights of Way		PROW crosses site	Biodiversity and Geodiversity
Previously developed?		No	LWS
Flood risk		Flood Zone 1	Soil Resources
Tree Preservation Order?		None	3
			Minerals Safeguarding
			Part Brick Clay
			Waste Safeguarded Sites
			None

Qualitative Assessment
<p>The site comprises two large agricultural fields which front onto Ellistown Terrace Road to the east and Wood Road to the south. The site adjoins and wraps round an area of woodland and scrub located at the junction of Wood Road and Ellistown Terrace Road which is identified as a candidate Local Wildlife Site. There are two electricity pylons within the site and the cables align north-south over the site. Land immediately to the north has planning permission for HGV storage, there are agricultural fields to the west and a wooded area and further fields facing the site to the south on the far side of Wood Road. The Pallex site and the entrance to the F P McCann complex face the site to the east.</p>



Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	The site is bordered by hedges and mature trees and there is a hedgerow and free-standing trees within it. These features may contribute to a wider green infrastructure network and development of the site could provide additional opportunities for landscaping.
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.	Overall, development here is likely to represent a significant intrusion into the countryside. The site is part of largely undeveloped tract of land on the west side of Ellistown Terrace Road stretching between Ellistown and Bagworth to the south and west towards Battram. The site in its current form contributes to the overall countryside character of the location. There is existing natural screening along the road frontages which, if retained and enhanced, will help to mitigate the visual impact of development to some degree. Development will be very prominent in views from the PROW which crosses the site. The site was not assessed in the Landscape Sensitivity Study.
Historic and Cultural Assets	Development of the site may have the potential to affect heritage assets, but it is possible that it could be mitigated to an acceptable level.	The grounds of Pickering Grange Farmhouse (Grade II) are some 200m to the west and development, particularly large scale industrial/logistics buildings, could harm the setting of this heritage asset.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	The north of the site is within the Tip Consultation Zone
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 are two electricity pylons sited centrally within the site and the cables run north-south above the site.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	Adjoining the site to the south and east is the Battram Turn LWS (Candidate) which is described as Large Typha swamp, surrounded by recent plantation of native trees and shrubs, with small area of species-rich mesotrophic grassland. The importance of the site in terms of habitat and species will require further ecological investigation.
Highway Safety	The site could potentially have a safe access to the highway network and potentially may not impact on the local highway network.	LCC Highways report that access could only be achievable off Wood Road.