

Site Selection Report

Appendix 3A: Stage 2 Assessments - Housing and Mixed Use Options

Blaby District Council 2026

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Glenfield

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: GLE030, Land rear of County Hall, Glenfield

Site Area (Hectares): 7.4

Proposed Use: Housing

Potential Capacity: 185 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: The land is in agricultural use so minimal potential for contamination.

The site is affected by contaminated land and will require investigation as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: The site is located in FZ1 and less than 5% of the site is at risk of surface water flooding. No groundwater risk is identified. Site is sequentially preferable.

LLFA indicate that surface water can be mitigated but will be more difficult where a flow path is involved.

Landscape Sensitivity: The site specific assessment indicates the site has a low or low-moderate sensitivity where few of the key characteristics and qualities of the landscape are sensitive to change.

The low-moderate sensitivity is due to the increased visibility of this scale of structure in the gently undulating landscape and its potentially poor relationship with the existing settlement edge.

Factor's increasing sensitivity include the parcel's lack of development and its role as a buffer between settlements.

Factors decreasing sensitivity include gently undulating landform, relatively enclosed character, limited time-depth, recreational activity, natural features and human influence of A50 and A46 major roads.

Given the site's current role as a buffer zone, the existing boundary vegetation to south and west should be retained to soften the edges of development.

Ecology and Biodiversity: No impacts on statutory or non-statutory designated sites identified. Potential for loss of hedgerows, hedgerow trees, field trees and modified grassland. There is likely to be loss of woodland and grassland to accommodate built development on the site

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: The site has no impact on minerals or waste assets.

Hazards, Gas and Electricity Assets: The site has no impact on hazards such as Calor Gas, High Pressure Gas Pipeline or High Voltage Electricity Transmission Lines.

Open Space and Green Infrastructure: Development of the site has impacts in terms of existing green/wildlife corridors and connections. GI/ LWS/ established hedgerows, grass land and established trees to the east, west and north but these could be mitigated. There is an Opportunity for Pocket park integration into all new development.

Adjoins Glenfield Arboretum to the (ANG) south--this links to Gynsill meadows. Site borders the County Council's Artificial Grass pitch provision. The Northern boundary of the BDC site holds a protected footpath included within Glenfield NP Policy CF7. Tangible links to GI routes connecting and crossing site GLE032. OSA identifies lack of open space across all typologies except ANG within parish.

GBI Study identifies broader site area as opportunity location for Pocket Parks (LUE6)-- Recommendation for these to be integrated into all new developments

Availability and Achievability Considerations

Recent Planning History: Linked to proposed Local Plan allocations in Charnwood (H12) and Leicester City

24/0912/NACONS - 375 dwellings, public amenity space, reserve site for a 1FE primary school (if required) (Outline)(Charnwood BC consult). Proposal - Pending Consideration as of 04.02.2026.

Availability: The site is in single ownership and landowner owns adjoining land. Wider site promoted by a consortium of developers. No direct access to site. Not achievable as a standalone site. Site promoter seeks to deliver a cohesive development with land to the north and east within Charnwood Borough and Leicester City. Planning application submitted for part of site in Charnwood.

Site Access: The site has no direct access to the highway network. Site access is possible through an adjoining development site but this will delay delivery. There will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements. Contributions to Active Modes mitigation identified.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Cadent Gas indicate potential engineering difficulties for the MP main as on the A50, connects onto A46. Engineering difficulties are identified for delivering gas to this site.

Achievability (deliverability and developability): The site is reliant on adjoining sites to provide access. Planning permission is being sought for the adjoining site.

The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is considered to be developable and is likely to fully deliver within 10 to 15 years of the start of the plan period. Update: Trajectory anticipates 170 units

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: The site is within Green Wedge (e).

The site is affected by existing or proposed Green Wedge or Area of Separation and would have a significant impact upon the wider contribution to the designation but with regard to what is happening on neighbouring sites the Green Wedge in this area, this remaining parcel is not suitable to retain its designation as Green Wedge.

Strategic Policy Considerations: Glenfield is part of Principal Urban Area of Leicester

Site adjoins settlement boundary

Within Green Wedge

STAGE 2C SUMMARY AND CONCLUSIONS

GLE030

The site is suitable for development. It is located in a sustainable location. It has some environmental and physical constraints but these can be mitigated.

The site is available for development. It has no known legal or ownership constraints. It is promoted by a landowner who is actively promoting the adjoining site with the support of a developer through a planning application.

The site is achievable but access is required through the adjoining site. Delivery of the site may also be delayed due to the need for water and gas infrastructure improvements. This will need to be reflected in the housing trajectory.

The site adjoins the settlement of Glenfield and will contribute towards meeting housing needs in the Principal Urban Area.

The site is currently designated as Green Wedge but whilst development of the site would have a significant impact on the wider contribution of the designation, this isolated parcel of land is no longer suitable to retain its designation as Green Wedge. There is a recognised need for housing.

The site is allocated for 170 dwellings (Policy H1A).

It is likely that the site is developable and will be developed within years 11-15 of the Plan period.

The site will be required to provide contributions in line with policies of the Local Plan. Key mitigation will be required for surface water flood risk, heritage, trees and hedgerows, school places and active travel.

The site will still be subject to further investigation at the planning application stage.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: GLE031, Western Park Golf Course, Glenfield

Site Area (Hectares): 73.11

Proposed Use: Mixed Use

Potential Capacity: 303 dwellings and/or 2366 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Air quality issues at boundary with City around/near Ratby Lane. Historic odour issues at Birch Lane property and potential issues from Optimus Point. Noise issues from Scudamore Road and Optimus Point. M1 no longer source of NO2 but a 'corridor of concern' although unlikely to cause a problem. Require offset from Optimus Point.

The land has previous park and golf course use so minimal potential for contamination.

The site is affected by contaminated land, potential odour and noise pollution and will require investigation, and where relevant mitigation measures, as part of a planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: The site is located in FZ1. More than 5% of the site is at risk of surface water flooding. No groundwater risk is identified. Site is not sequentially preferable due to around 6% of site at surface water flood risk.

Landscape Sensitivity: The site specific assessment indicates the site has a moderate sensitivity where some of the key characteristics and qualities of the landscape are sensitive to change for residential development.

The site specific assessment indicates the site has a moderate-high or high sensitivity where the key characteristics and qualities of the landscape are sensitive or highly sensitive to change for employment development.

Factors increasing sensitivity include the parcel's valued semi-natural habitats (particularly deciduous woodland), recreational value and rare access to nature-rich green space, lack of existing development and its function as a buffer between the settlement edge and M1.

Factors decreasing sensitivity include the gentle undulating landform, limited intervisibility with surrounding landscape and close proximity to residential and industrial land uses.

Gateways into Glenfield from the adjacent urban areas of Leicester City to the south and east are indistinct.

Ecology and Biodiversity: No impacts on statutory wildlife sites. However Western Park site in Leicester City is a non-statutory (Local) Wildlife Site (Western Golf Course & adj GCN habitats). The parts in Blaby are likely to meet the criteria. Likely loss of semi improved grassland and woodland habitats. Tree Preservation Order affects the site.

Natural England indicate that whilst this site would not impact any SSSIs it would result in developing a valuable GI site for Leicester City. Suggest that reference is made to the standards within the GI Framework which include the Accessible Greenspace Standards with the headline target of providing access for everyone to green and blue spaces within 15 minutes' walk from home.

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Historic England has concerns that the allocation would potentially affecting the setting of scheduled monuments: 1013323 - Kirby Muxloe Castle. 1017680 - Moated site and garden enclosure at Glenfield, an approach which secures an approach to design informed by detailed setting assessment should be secured through policy. Our records suggest that there are potential archaeological remains on and adjacent to this site as follows:- 19th century or earlier parkland associated with Kirby Frith, later Kirby Frith Hall (demolished). Braunstone Airfield. A former military airfield, opened in 1935, used in the Second World War and closed in 1945. Roman road running from Leicester to Mancetter, visible in places as an agger. Probable earthwork ridge and furrow of Post-Medieval date mapped from air photograph. Possible Bronze Age occupation site indicated by find evidence.

Historic England has concerns that more information needed on how the proposal would impact the special character of the surrounding conservation areas (Anstey, Glenfield, Ratby, Groby). The proposed site has the potential to impact the wider setting of these areas and may influence how the conservation areas are experienced, both from the wider setting and from within.

Our records suggests that there are potential archaeological remains on and adjacent to this site and these should be addressed through policy.

Site potentially affecting the setting of scheduled monument: 1017680 - Moated site and garden enclosure at Glenfield this will require detailed setting assessment and design response in any scheme as will impacts upon multiple listed buildings in Glenfield with the potential of having their settings affected by this site and / or by AH2

Minerals and Waste: Not within a Minerals Safeguarding Area but adjacent to MSA for Sand and Gravel. Sterilisation of the mineral needs to be considered.

The site may affect minerals or waste assets. Planning applications will need to consider appropriate Minerals and Waste Local Plan policies.

Hazards, Gas and Electricity Assets: The site has no impact on hazards such as Calor Gas, High Pressure Gas Pipeline or High Voltage Electricity Transmission Lines.

Open Space and Green Infrastructure: Development of the site has impacts in terms of existing green corridors wildlife connections. GI/ LWS/ established hedgerows, grass land and established trees to the South, East, West and North and mitigation will make the site less viable.

The site is a former 18 hole golf course. The Golf Needs Assessment indicates that although the site is unused it requires consideration as theoretically it could meet some level of need in the event it is brought back into use. The site is offered the same level of protection as active golf sites through National Policy. The Study highlights there is a good varied supply to accommodate most usage but demand is considerable particularly for membership based activity. The need for pay and play provision is less and there is the potential for the offer to be condensed into a lesser number of sites.

GBI Study highlights priority projects. The site could contribute to GBI Priority Project PP4 Kirby Muxloe Country Park.

Availability and Achievability Considerations

Recent Planning History: Linked to proposed Local Plan allocation in Leicester City

Availability: No legal constraints declared.

Site in single ownership - Leicester City Council. The Council has promoted the site to develop alongside adjoining land which is proposed to be allocated in their Local Plan.

Site Access: Site access is to Ratby Lane. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements. Contributions to Local Road Network and Active Modes mitigation identified.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a low impact on foul sewerage and surface water sewerage. Capacity improvements unlikely to be required.

Cadent Gas indicate potential engineering difficulties as the B5380 is a busy roundabout and overlaps the M1. Engineering difficulties are identified for delivering gas to this site.

Achievability (deliverability and developability): Leicester City Council, the landowner, proposes development of this land and has allocated the land within its administrative boundary for mixed use development.

Concerns about viability due to biodiversity constraints.

The site may not be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within 10 to 15 years of the start of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: The site is within Green Wedge (d)

The site is affected by existing or proposed Green Wedge or Area of Separation but would not have a significant impact upon the wider contribution to the designation.

Strategic Policy Considerations: Glenfield is part of Principal Urban Area of Leicester

Site adjoins settlement boundary

Within Green Wedge

STAGE 2C SUMMARY AND CONCLUSIONS

GLE031

The site may not be suitable for development. It is located in a sustainable location. It has some environmental and physical constraints that can be mitigated but of significant concern is the impact on the biodiversity value of the site. The loss of the disused golf course has been given consideration.

The site is available for development. It has no known legal or ownership constraints. It is promoted by a landowner who indicate an intention to sell or develop the land.

The site may not be achievable due to viability concerns related to the biodiversity value of the site and biodiversity net gain requirements. There are concerns about the amount of growth that could be accommodated given the biodiversity assets. The need for gas infrastructure improvements may delay delivery.

The site is adjoins the settlement of Glenfield and could contribute towards meeting housing needs in the Principal Urban Area.

The site is currently designated as Green Wedge but development of the site would not have a significant impact on the wider contribution of the designation.

The site is not allocated for housing due to suitability and achievability concerns.

The Local Plan makes provision for the site allocated in Leicester Local Plan to access the highway on Ratby Lane.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: GLE032, Land north of Glenfield, Glenfield

Site Area (Hectares): 74.34

Proposed Use: Mixed Use or Housing only

Potential Capacity: up to 900 dwellings and/or 30,000 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Air quality - AQMA 5 is now undeclared but continue to measure in Glen Park Avenue.

Noise from A46 considered to be an issue. Requires separation distance from A46. TNT and scrapyards are contaminated.

The land is mostly in agricultural use so minimal potential for contamination. It is also adjacent to two former landfill sites (brick works and current industrial estate).

The site is affected by contaminated land, potential air quality and noise pollution and will require investigation, and where relevant mitigation measures, as part of a planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: The site is located in FZ1. More than 5% of the site is at risk of surface water flooding. Some ground water risk is identified. The site is not sequentially preferable. Level 2 SFRA and exception test required due to this risk.

The site is adjacent to the Rothley Brook Main River. The Environment Agency would require an 8m easement from the river and access to the easement.

LLFA indicate that there are issues of site access and flood risk. The site is preferred for employment only.

Landscape Sensitivity: The site specific assessment indicates the site has:

- low or low-moderate sensitivity where few of the key characteristics and qualities of the landscape are sensitive to change for residential development.

- moderate sensitivity where some of the key characteristics and qualities of the landscape are sensitive to change for employment development.

The sensitivity is due to the increased visibility of this scale of structure in the gently undulating landscape and its potentially strong relationship with the existing settlement edge.

Factors increasing sensitivity include openness and expansive views across the agricultural landscape and the land's function as a buffer between Glenfield and Groby

Factors decreasing sensitivity include the gently undulating landform, dominant agricultural land use, limited natural features and human influence of A50 and A46 major roads.

Ecology and Biodiversity: There are two SSSIs within 2km. Housing development is unlikely to trigger any impacts although large scale commercial development may. Given the sites proposed for mixed use development impacts on SSSIs may require further consideration. Part of Rothley Brook is designated as a pLWS. Groby/Glenfield Parish boundary hedge is located within the site a third site the Meadow at Glenfield pLWS, was last surveyed in 2006 but at that point supported mesotrophic, wet and acid grassland indicator species. Development could lead to the loss modified and semi improved grassland, trees and woodland.

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Historic England has concerns that the allocation would potentially affecting the setting of scheduled monuments: 1013323 - Kirby Muxloe Castle. 1017680 - Moated site and garden enclosure at Glenfield, an approach which secures an approach to design informed by detailed setting assessment should be secured through policy. Our records suggest that there are potential archaeological remains on and adjacent to this site as follows:- 19th century or earlier parkland associated with Kirby Frith, later Kirby Frith Hall (demolished). Braunstone Airfield. A former military airfield, opened in 1935, used in the Second World War and closed in 1945. Roman road running from Leicester to Mancetter, visible in places as an agger. Probable earthwork ridge and furrow of Post-Medieval date mapped from air photograph. Possible Bronze Age occupation site indicated by find evidence.

Historic England has concerns that more information needed on how the proposal would impact the special character of the surrounding conservation areas (Anstey, Glenfield, Ratby, Groby). The proposed site has the potential to impact the wider setting of these areas and may influence how the conservation areas are experienced, both from the wider setting and from within.

Our records suggests that there are potential archaeological remains on and adjacent to this site and these should be addressed through policy.

Site potentially affecting the setting of scheduled monument: 1017680 - Moated site and garden enclosure at Glenfield this will require detailed setting assessment and design response in any scheme as will impacts upon multiple listed buildings in Glenfield with the potential of having their settings affected by this site and / or by AH2

Minerals and Waste: Not within a Minerals Safeguarding Area but adjacent to MSA for Sand and Gravel. Sterilisation of the mineral needs to be considered.

The site may affect minerals or waste assets. Planning applications will need to consider appropriate Minerals and Waste Local Plan policies.

Waste - agent of change principle for existing waste facility.

Hazards, Gas and Electricity Assets: The site has no impact on hazards such as Calor Gas, High Pressure Gas Pipeline or High Voltage Electricity Transmission Lines.

Open Space and Green Infrastructure: Development of the site has impacts in terms of existing wildlife corridors/ green connections (GI, LWS, and established hedgerows, grass land and mature trees to the south, east, west and north) but these could be mitigated. There is an Opportunity for enhancement of existing open space, improvements to active travel routes/ leisure trails and GI through improvements to the Ivanhoe line/trail, and the possibility of naturalising and improving the floodplain through GI intervention/measures (GBI LUE 4). GBI study also indicates the opportunity to integrate GBI within new large scale format employment proposals - Priority Project PP7 Developer Guidelines for employment allocations.

Availability and Achievability Considerations

Recent Planning History: None.

Availability: The site is within multiple ownership with an intention to sell. Promoted by agent for one of the landowners.

Part of site within Hinckley & Bosworth Borough.

Site Access: The site requires access to Groby Road (A50) and / or Mill Lane. The site has access but there will be significant improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

The LHA has raised significant concerns about the achievability of a suitable access onto the A50.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.. Contributions to Active Modes mitigation identified.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity and new facilities, or new facilities only.

The site is large enough to be able to make provision for a new primary school.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Cadent Gas indicate potential engineering difficulties as the A50 is a busy dual carriageway. Engineering difficulties are identified for delivering gas to this site.

Achievability (deliverability and developability): The LHA have raised concerns about the scale of housing growth and the access arrangements to the A50. The site promoter is seeking employment development on the western part of the site.

The site may not be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within 10 to 15 years of the start of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: The site is within Green Wedge (d)

The site is affected by existing or proposed Green Wedge or Area of Separation but would not have a significant impact upon the wider contribution to the designation.

Strategic Policy Considerations: Glenfield is part of Principal Urban Area of Leicester

Site adjoins settlement boundary

Within Green Wedge

STAGE 2C SUMMARY AND CONCLUSIONS

GLE032

The site is suitable for development. It is located in a sustainable location. It has some environmental and physical constraints that can be mitigated but of significant concern is the flood risk and heritage assets affecting the site.

The site is available for development. It has no known legal or ownership constraints. It is promoted by an agent on behalf of multiple landowners who indicate an intention to sell the land.

The site may not be achievable due to site access concerns, firstly due to an existing building blocking access to Mill Lane and concerns about significant mitigation requirements to Groby Road (A50). The site is also promoted for employment uses. The need for gas infrastructure improvements may delay delivery.

The site adjoins the settlement of Glenfield and would contribute towards meeting housing needs in the Principal Urban Area.

The site is currently designated as Green Wedge but development of the site would not have a significant impact on the wider contribution of the designation.

The site is not allocated for housing due to achievability concerns.

Note the site has also been considered for employment uses. See assessments for employment (GLE032).

Glen Parva

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: GPA025, Land west of 23 Little Glen Road, Glen Parva

Site Area (Hectares): 1.48

Proposed Use: Housing

Potential Capacity: 44 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: This site is a former landfill thought to have handled inert waste in 1960s and 1970s. Privately owned. Considered to be low risk but needs investigation, testing and monitoring.

The site is affected by contaminated land and will require investigation as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

The Environment Agency indicate that the site is underlain by a historic (closed landfill).

Flood Risk: 85% of the site is in FZ1 with 12% of the site in FZ3. Less than 5% of the site is at risk of surface water flooding. No groundwater risk is identified. The site not sequentially acceptable due to significant area at moderate / high fluvial flood risk (15%).

The site includes land within Flood Zone 3b: functional floodplain and Flood Zone 3a. The Environment Agency would require an 8m easement from the river and access to the easement.

LLFA indicate that possible to mitigate the site's own flood risk but not the risk to elsewhere. South west corner in Flood Zone 2.

Landscape Sensitivity: The site specific assessment indicates the site has a low or low-moderate sensitivity where few of the key characteristics and qualities of the landscape are sensitive to change.

The site has low-moderate sensitivity.

Factor's increasing sensitivity include the sense of time depth from nearby designated historical assets.

Factors decreasing sensitivity include gently undulating landform, dominant agricultural land use, limited natural features, enclosure of parcels and human influence (pylons, residential development, road and railway corridors).

The Sence and Soar floodplain provide a rural floodplain setting to the south of Glen Parva.

Ecology and Biodiversity: No impact on statutory or non-statutory sites identified. Site redevelopment may lead to the loss of semi improved grassland, trees and hedgerows including hedgerow to the north of the site to create an access.

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: Within a Mineral Safeguarding Area for Sand and Gravel. Any allocation and future applications would need to be informed / accompanied by an assessment of the potential mineral resource adjacent to and within the site.

The site will affect minerals or waste assets. Planning applications will need to consider appropriate Minerals and Waste Local Plan policy M11.

Hazards, Gas and Electricity Assets: The site has no impact on hazards such as Calor Gas, High Pressure Gas Pipeline or High Voltage Electricity Transmission Lines.

Open Space and Green Infrastructure: Development of the site has impacts in terms of existing wildlife corridors/ green connections (GI, LWS, and established hedgerows, grass land and mature trees to the south, east, west and north) but these could be mitigated with careful design. The site could contribute to GBI Study Priority Project PP1 Narborough to Aylestone Wetland . OSA considers Glen Parva to have a deficit of all typologies of open space other than Amenity Green Space.

Availability and Achievability Considerations

Recent Planning History: None.

Availability: Site promoted by planning consultants for a single landowner who intends to sell site.

Site Access: Site access is to Little Glen Road. The site has clear access to the highway network and should be able to meet the Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a low impact on foul sewerage and surface water sewerage. Capacity improvements unlikely to be required.

No engineering difficulties are identified for delivering gas to this site.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: The site is within Green Wedge (a)

The site is affected by existing or proposed Green Wedge or Area of Separation but would not have a significant impact upon the wider contribution to the designation.

Strategic Policy Considerations: Glen Parva is part of Principal Urban Area of Leicester

Site adjoins settlement boundary

Within Green Wedge

STAGE 2C SUMMARY AND CONCLUSIONS

GPA025

The site is located in a sustainable location. It has some environmental and physical constraints that can be mitigated. Of significant concern is the flood risk and potential land contamination affecting the site. Whilst the site is suitable for development it is less suitable than other options.

The site is available for development. Legal and ownership constraints are uncertain. It is promoted by an agent on behalf of a landowner who intends to sell the site.

The site is achievable.

The site adjoins the settlement of Glen Parva and would contribute towards meeting housing needs in the Principal Urban Area.

The site is currently designated as Green Wedge but development of the site would not have a significant impact on the wider contribution of the designation.

The site is not allocated due to suitability concerns.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: GPA026, Land south of 111 Little Glen Road, Glen Parva

Site Area (Hectares): 4.3

Proposed Use: Housing

Potential Capacity: 119 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: No environmental issues but flood risk issues with SFRA. Offset from road and from Grand Union Canal.

This site is a former landfill thought to have handled inert waste in 1960s and 1970s. Considered to be low risk but needs investigation.

The site is affected by contaminated land and will require investigation as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: 95.8% of the site is within FZ1 and 3.2% is in FZ3. Less than 5% of the site at risk of surface water flooding. No groundwater risk is identified. Site is sequentially preferable.

The site is adjacent to the River Sence Main River. The Environment Agency require an 8m easement from the river and access to the easement. The site includes land within Flood Zone 3b: functional floodplain and Flood Zone 3a. The Environment Agency may have to increase its asset inspection frequency if this development went ahead.

LLFA indicate that the south boundary of the site is on the edge of Flood Zone 2 and 3. Grand Union Canal on north east boundary of site.

Landscape Sensitivity: The site specific assessment indicates the site has a low or low-moderate sensitivity where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors which increase sensitivity include the area of deciduous woodland (identified as priority habitat), and sense of time depth from designated historical features.

Factors decreasing sensitivity include gently undulating landform, dominant agricultural land use, limited natural features, enclosure of parcels and human influence (pylons, residential development, road and railway corridors).

The Sence and Soar floodplain provide a rural floodplain setting to the south of Glen Parva.

Ecology and Biodiversity: No impact on statutory sites identified, although site is adjacent to a local wildlife site which could be adversely affected in the absence of appropriate mitigation. Development may lead to the loss of boundary vegetation and heavily modified grassland.

Heritage Assets: The site is affected by local or national designated heritage assets and /or undesignated assets and is likely to have a significant impact. Detailed assessment required to establish impacts and mitigation needed.

Minerals and Waste: Within a Mineral Safeguarding Area for Sand and Gravel. Any allocation and future applications would need to be informed / accompanied by an assessment of the potential mineral resource adjacent to and within the site.

The site will affect minerals or waste assets. Planning applications will need to consider appropriate Minerals and Waste Local Plan policy M11.

Hazards, Gas and Electricity Assets: The site has no impact on hazards such as Calor Gas, High Pressure Gas Pipeline or High Voltage Electricity Transmission Lines.

Open Space and Green Infrastructure: Development of the site has impacts in terms of existing wildlife corridors/ green connections (GI, LWS, and established hedgerows, grass land and mature trees to the south, east, west and north) but these could be mitigated with careful design. Particularly important to focus on connecting habitat to southwest which adjoins multiple LWS. Opportunities to improve public access to the grand union canal and contribute to GBI Study Priority Project PP3 Glen Parva, Whetstone and Countesthorpe Green Routes.

Availability and Achievability Considerations

Recent Planning History: None.

Availability: Site promoted by planning consultants for a single landowner who intends to sell site.

Site Access: The site has clear access to the highway network and should be able to meet the Leicestershire Highways Design Guidelines. Site access is to Little Glen Road.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a low impact on foul sewerage and surface water sewerage. Capacity improvements unlikely.

No engineering difficulties are identified for delivering gas to this site.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: The site is within Green Wedge (a)

The site is affected by existing or proposed Green Wedge or Area of Separation but would not have a significant impact upon the wider contribution to the designation.

Strategic Policy Considerations: Glen Parva is part of Principal Urban Area of Leicester

Site adjoins settlement boundary

Within Green Wedge

STAGE 2C SUMMARY AND CONCLUSIONS

GPA026

The site is located in a sustainable location. It has some environmental and physical constraints that can be mitigated. Of significant concern is the heritage and potential land contamination affecting the site. Whilst the site is suitable for development it is less suitable than other options.

The site is available for development. Legal and ownership constraints are uncertain. It is promoted by an agent on behalf of a landowner who intends to sell the site.

The site is achievable.

The site adjoins the settlement of Glen Parva and would contribute towards meeting housing needs in the Principal Urban Area.

The site is currently designated as Green Wedge but development of the site would not have a significant impact on the wider contribution of the designation.

The site is not allocated due to suitability concerns.

Kirby Muxloe

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: KMU009, Land north of Desford Road, Kirby Muxloe

Site Area (Hectares): 16

Proposed Use: Housing

Potential Capacity: 325 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Air quality and Noise- Major concerns along Desford Road Lane due to HGVs accessing Poundland.

Land contamination - potential for contamination due to tipping at periphery of site.

Agricultural land, possible made ground. Likely to present minimal land contamination issues.

The site is affected by potential air quality issues and noise pollution and will require investigation, and where relevant mitigation measures, as part of a planning application. The site is also affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: The site is located in FZ1. More than 5% of the site is at risk of surface water flooding. Some groundwater flood risk is identified. There the site is not sequentially preferable as includes a notable area at surface water flood risk (6%) and possibility of groundwater flooding.

The Environment Agency indicate that the western most edge of the site appears to lie within Flood Zone 3a.

No obvious LLFA constraints on this site. Sites north boundary close to Flood Zone 2.

Landscape Sensitivity: The site specific assessment indicates the site has a moderate sensitivity where some of the qualities of the landscape are sensitive to change for residential development.

Factors which increase sensitivity include, the role of the parcel in providing a gap between Kirby Muxloe and Ratby, strong historical time depth and open views across the landscape.

Factors decreasing sensitivity include gently undulating landform, dominant pastoral land use and relatively limited natural features.

The northern edge of the village is well defined by Desford Road. Future expansion should respect the wooded character and maintain the characteristics of the floodplain landscape and retain the village's separate identity from Ratby.

Ecology and Biodiversity: Site is unlikely to trigger impacts on statutory or non-statutory sites. Potential for some loss of hedgerows and hedgerow trees as well as grazing land.

Heritage Assets: The site is affected by local or national designated heritage assets and /or undesignated assets. Further consideration is required to ensure impacts acceptable.

Historic England indicate that further assessment is required in relation to the Kirby Muxloe scheduled monument and Grade 1 listed building.

Minerals and Waste: The site has no impact on minerals or assets.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site may have some impact in terms of existing wildlife connections and corridors (established hedgerows, grass land and established trees across the perimeter of the field parcels on site) but this can be mitigated with careful design. The Site adjoins to OSA typologies allotments/cemetery. The OSA considers Kirby Muxloe has a deficit of all open space

typologies other than Parks and Recreation Grounds. There are possible connections and opportunities to contribute to GBI Study Priority Project 4 Kirby Muxloe Country Park.

Availability and Achievability Considerations

Recent Planning History: None

Availability: No legal constraints declared.

Multiple land owners (one family) with intention to sell. Site promoted by agent.

Site Access: The site has clear access to the highway network and should be able to meet the Leicestershire Highways Design Guidelines. Site access is to Desford Road (Class C road).

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity and new facilities, or new facilities only.

Utility Infrastructure (water and gas): The site has the potential for a low impact on foul sewerage and surface water sewerage. Capacity improvements unlikely to be required.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within 10 to 15 years of the start of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: The site is within Green Wedge (d)

The site is affected by existing or proposed Green Wedge or Area of Separation but would not have a significant impact upon the wider contribution to the designation.

Strategic Policy Considerations: Kirby Muxloe is part of Principal Urban Area of Leicester

Site adjoins settlement boundary

Within Green Wedge

STAGE 2C SUMMARY AND CONCLUSIONS

KMU009

The site is located in a sustainable location. It has some environmental and physical constraints that can be mitigated. Of significant concern is flood risk, the impact on the gap between villages and the importance of Desford Road being a clearly defined northern boundary to Kirby Muxloe. Whilst the site is suitable for development it is less suitable than other options.

The site is available for development. It has no known legal or ownership constraints. It is promoted by an agent on behalf of multiple landowners who intend to sell the site.

The site is achievable.

The site adjoins the settlement of Kirby Muxloe and could contribute towards meeting housing needs in the Principal Urban Area.

The site is currently designated as Green Wedge but development of the site would not have a significant impact on the wider contribution of the designation.

The site is not allocated due to suitability concerns.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: KMU025, Land north of Hinckley Road, Kirby Muxloe

Site Area (Hectares): 37.42

Proposed Use: Housing

Potential Capacity: 748 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Possible air quality issues. Agricultural land onsite. Probably minimal issues. Some evidence of made ground/former ponds - likely needs investigation.

The site is affected by air quality issues and will require investigation, and where relevant mitigation measures, as part of a planning application. The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: The site is located in FZ1. Less than 5% of the site is at risk of surface water flooding. Some groundwater flood risk is identified. The site is sequentially preferable in respect of fluvial and pluvial flood risk but includes the potential for groundwater flooding. Level 2 SFRA required. Potential for flood risk on site to be addressed through careful design and layout to exclude areas at higher risk.

LLFA indicate that there is an ordinary watercourse on north boundary of the site one in within the east part of the site but identify no constraints.

Landscape Sensitivity: The site specific assessment indicates the site has a moderate sensitivity where some of the qualities of the landscape are sensitive to change for residential development.

Factors which increase sensitivity include the open and expansive views across the landscape and the role of a the parcel as a buffer zone.

Factors which decrease the sensitivity include the gently rolling landform, limited natural features, limited time-depth, limited recreational activity and human influences (overhead electricity lines and pylons).

Ecology and Biodiversity: No impacts on statutory wildlife sites identified. There are a number of LWS on the site. These are all of a linear nature and Oaks Farm Stream and Woodland LWS (Candidate LWS), Leicester Forest East hedgerow 1 and 2 (potential LWS). There is a further hedgerow designated as a LWS to the sites northern boundary

Heritage Assets: The site is affected by local or national designated heritage assets and /or undesignated assets. Further consideration is required to ensure impacts acceptable.

Minerals and Waste: The site is not located in a mineral safeguarding area. The site is about 1.1km north east of Leicester Forest West SPS, safeguarded waste management site (B11). Development of this scale needs to ensure that sufficient consideration is given to waste infrastructure taking account of potential cumulation of pressure associated with LFE019 and LFE020 are taken into consideration.

The site will affect minerals or waste assets. Planning applications will need to consider appropriate Minerals and Waste Local Plan policy W9.

Hazards, Gas and Electricity Assets: High Voltage Electricity Transmission Lines cross the site from north to south.

National Grid Electricity Transmission plc indicates that the site is crossed / in close proximity to assets - 4WP ROUTE TWR (001 - 108): 400Kv Overhead Transmission Line route: ENDERBY - RATCLIFFE ON SOAR 1 affects the site. NGET advocates high standards of design, sustainable development forms and a creative approach to new development around high voltage overhead lines and other NGET assets. National Grid Design Guidelines for development near high voltage overhead lines will need to be adhered to.

Open Space and Green Infrastructure: Development of the site may have some impact in terms of existing wildlife connections and corridors (established hedgerows/ field trees across the perimeter of the field parcels on site. This can be mitigated with careful design. KMU025 could contribute to GBI Study Priority Project 4 Kirby Muxloe Country Park.

Availability and Achievability Considerations

Recent Planning History: None.

Availability: No legal constraints declared.

Site promoted by a strategic land company working with single landowner.

Same promoter as existing allocation on adjoining land. Planning application has been approved subject to signing of S106 agreement on the allocated land.

Site Access: Proposed site access through the adjoining land to the east (which is a housing allocation) from Hinckley Road which is a Class A road (currently with a 50mph speed limit) and is likely to be a roundabout access.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Contributions to Active Modes mitigation identified.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity and new facilities, or new facilities only.

The provision of primary places could be linked to the new primary school provision at existing allocated site at land North of Hinckley Road.

Utility Infrastructure (water and gas): The site has the potential for a high impact on either foul sewerage and / or surface water sewerage. Capacity improvements likely to be required and unlikely to be deliverable within 10 years.

Achievability (deliverability and developability): The site is relatively large and promoted by the same strategic land group as the adjoining allocated site that has not started.

The site has the potential to be partly developable. It could commence within the Plan period and continue to deliver beyond.

Delivery Timeframes: The site will start to deliver within 10 to 15 years of the start of the plan period but not fully deliver within the plan period.

Update: Trajectory anticipates 510 units in plan period

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Kirby Muxloe is part of Principal Urban Area of Leicester

Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

KMU025

The site is suitable for development. It is located in a sustainable location. It has some environmental and physical constraints that can be mitigated. Of significant concern is surface water flood risk which can be mitigated through site design and layout.

The site is available for development. It has no known legal or ownership constraints. It is promoted by a strategic land company on behalf of a single landowner who intend to sell the site. Also adjoins an existing housing allocation where progress has been made towards a planning approval.

The site is achievable but water infrastructure capacity improvements may delay delivery. It is likely to start later in the Plan period and develop beyond the Plan period.

The site adjoins the settlement of Kirby Muxloe and could contribute towards meeting housing needs in the Principal Urban Area.

The site is currently designated as Countryside. There is a recognised need for housing.

The site is allocated for 650 dwellings (Policy S9).

It is likely that the site is partly developable and will start to be developed within years 11-15 of the Plan period. 510 dwellings will be developed in the Plan period.

The site will be required to provide contributions in line with policies of the Local Plan. Key mitigation will be required for surface water flood risk, heritage, biodiversity, trees and hedgerows, school places, local road network and active travel.

The site will still be subject to further investigation at the planning application stage.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: KMU026, Land at Blood's Hill (south), Kirby Muxloe

Site Area (Hectares): 29.22

Proposed Use: Housing

Potential Capacity: 730 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Potential land contamination - Previously agricultural land

Air and noise - due to M1 motorway.

Agricultural land onsite. 2x former pit/brick works within 250m offsite (probably need investigation). Former landfill site >250m offsite.

The site is affected by potential air quality issues and noise pollution and will require investigation, and where relevant mitigation measures, as part of a planning application. The site is also affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: The site is located in FZ1. More than 5% of the site is at risk of surface water flooding. No groundwater risk is identified. The site is not sequentially preferable due to notable surface water risk (6%).

The sites red-line boundary is within 250m of the Western Boundary of a site operating under a Permit from the Environment Agency.

Landscape Sensitivity: The site specific assessment indicates the site has a moderate - high sensitivity where the key characteristics and qualities of the landscape are sensitive to change for residential development.

Factors which increase in the sensitivity include the rural, undeveloped background to Kirby Fields Conservation Area, Kirby Muxloe Castle and the natural features forming the field boundaries and semi-improved grassland to the south.

Factors which decrease sensitivity include gently rolling landform, dominant agricultural use, little time-depth, limited recreational activity and relatively limited natural features and overt human influence (pylons, M1 motorway and railway corridors).

Retain existing boundary vegetation for western parcel to soften edges of any development. Retain semi-improved grassland to the south to preserve its strong naturalistic qualities including grassland, wildflowers, scrub and trees.

The setting of the castle is particularly sensitive. Protect the castle as a valued resource and preserve its historic and landscape setting.

Ecology and Biodiversity: No impacts on statutory wildlife sites identified. The grassland to the south is a non-statutory wildlife site. Kirby Muxloe wet woodland (potential LWS). There are also a number of protected trees along the hedgerows to the west of the site separating the site from Kirby Fields Conservation area

Heritage Assets: The site is affected by local or national designated heritage assets and /or undesignated assets and is likely to have a significant impact. Detailed assessment required to establish impacts and mitigation needed.

Historic England continues to object to the allocation of sites within the surviving open setting of Kirby Muxloe Castle, we have maintained this position consistently through local plan reviews and in response individual schemes. Kirby Muxloe Castle is a scheduled monument (NHLE: 1013323) and the upstanding ruins are also grade I listed. The site is in guardianship and managed by English Heritage. The monument comprises the remains of a 14th century manor house and an impressive 15th century

quadrangular castle. The 15th century gatehouse and the southwestern tower survive in a near-complete condition and the monument also includes extensive archaeological and environmental deposits. Kirby Muxloe Castle is described as a 'spectacular example of a late medieval quadrangular castle of the highest status' and represents one of the Midlands' greatest early brick buildings.

Alongside the impressive physical remains, the scheduled monument's setting makes a vital contribution to the site's overall significance. This includes views to and from the castle at both ground level and the upper stories of the listed ruins, and from elevated positions off site. It also includes the dynamic experience of approaching and traveling through the landscape which surrounds the monument. A key part of the setting is the historic landscape context, with the adjacent areas of open and undeveloped landscape being of particular importance. These areas to the south and east are the last vestiges of a wider landscape inherently tied to the site. They represent the areas used for elite hunting, control and display, and the agricultural hinterland which serviced the Castle. They form the least altered parts of its immediate setting and as such have a key place in understanding and experiencing the site's intended and acquired historic landscape context. This includes the application site. We would consider these areas positive elements of setting, resembling aspects from the time the site was constructed and in use. This contributes to our understanding of the site, landscape and historic character of this area, and provides important context to the castle.

The proposed allocation would negatively impact the setting of Kirby Muxloe Castle. The allocation would remove part of the site's historic landscape context, eroding away this area between Kirby Fields and Kirby Muxloe Castle. We would consider the development and loss of this area to be severely detrimental to the historic context and setting of Kirby Muxloe Castle, resulting in harm to significance of the scheduled monument and grade I listed ruins. While we do not intend to comment in detail on the conservation area, we recommend you seek the specialist advice of your Conservation Officers on this aspect of the proposals. Direct archaeological impacts are also likely given that the land to the south of the castle is traversed by the line of the Mancetter - Leicester Roman road.

Visual impacts, the loss of the crucial historic landscape context and the erosion of the Green Wedge would be detrimental to the setting of the scheduled monument and grade I listed buildings.

When consulted previously on the Blaby Local Plan, Historic England set out its position regarding the allocation of this site. We stated that the proposed site forms some of the least altered immediate setting of the Kirby Muxloe Castle Scheduled Monument and Grade I Listed building and as such has a key place in understandings and experience of the castle's intended and acquired historic landscape context. Historic England's view is that it is not possible to mitigate to an acceptable level given the above, the experience of the landscape context of the castle is both gained from the castle itself and from the kinetic experience of approach from the south, all loss to the remaining designed context of the castle and preceding manor is harmful."

Minerals and Waste: Not within a Minerals Safeguarding Area but to the north west is a MSA for Sand and Gravel. Sterilisation of the mineral needs to be considered.

The site may affect minerals or waste assets. Planning applications will need to consider appropriate Minerals and Waste Local Plan policy M11.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site would impact on connectivity of green corridors however this could be mitigated with considerate design. The site has impacts in terms of LWS to the south and west but these are likely capable of being mitigated. The site makes up a large proportion of GBI Study Priority Project PP4 Kirby Muxloe Country Park.

Availability and Achievability Considerations

Recent Planning History: Environmental Impact Assessment screening opinion for the proposed residential development of 390 dwellings. 25.06.EIASCR - EIA required.

Availability: No legal constraints declared.

Promoted on behalf of single landowner / developer who is a housebuilder.

Site Access: No direct site access to the site. Potential access via Ratby Lane (Class B, 60mph road). The site has no direct access to the highway network.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity and new facilities, or new facilities only.

The site is large enough to be able to make provision for a new primary school.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Cadent Gas indicate that the only connection point to the MP main is 103m away on Ratby Lane over M1.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within 10 to 15 years of the start of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: The site is within Green Wedge (d)

The site is affected by existing or proposed Green Wedge or Area of Separation and would have a significant impact upon the wider contribution to the designation.

Strategic Policy Considerations: Kirby Muxloe is part of Principal Urban Area of Leicester

Within Green Wedge

Site adjoins settlement boundary but effectively detached.

STAGE 2C SUMMARY AND CONCLUSIONS

KMU026

The site may not be suitable for development. It is located in a sustainable location. It has some environmental and physical constraints that can be mitigated but of significant concern is heritage and landscape.

The site is available for development. It has no known legal or ownership constraints. It is promoted by an agent on behalf of a single landowner who is a housebuilder. Progress has been made towards submitting a planning application.

The site may be achievable but there is uncertainty due to the site not having direct access to the road network.

The site adjoins the settlement of Kirby Muxloe and could contribute towards meeting housing needs in the Principal Urban Area. However, the site is effectively detached with limited connections to the existing built area.

The site is currently designated as Green Wedge and would have a significant impact upon the wider contribution to the designation.

The site is not allocated due to suitability and Local Plan strategy issues.

Leicester Forest East

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: LFE017, Land at Webb Close, Leicester Forest East

Site Area (Hectares): 0.64

Proposed Use: Housing

Potential Capacity: 21 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Agricultural land onsite. M1 motorway services offsite. Probably minimal issues, but would expect normal land contamination reports. There are unlikely to be any significant issues from air quality, noise, or lighting.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: The site is located in FZ1. Less than 5% of the site is at risk of surface water flooding. No groundwater risk is identified. The site is sequentially preferable.

no comments made

Landscape Sensitivity: The site is within Leicester Forest East - no site specific landscape sensitivity assessment was undertaken for such sites.

Restore and enhance the sinuous vegetated and irregular hedge to the urban fringes to create a softer and more natural appearance.

Ecology and Biodiversity: Not assessed

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: The site has no impact on minerals or waste assets.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site would impact on connectivity of green corridors (there are strong connections to the south (LWS), east and north) but any harm can probably be mitigated. Conflicting assessment of ecological value of land (2017 study). Site has been vacant for a considerable amount of time. Opportunities exist for the provision of connecting infrastructure to the south enabling better walking and cycling/ public access to GI (AOS). The OSA considers LFE has a deficit of all open space typologies apart from Amenity Greenspace and Children's Play space.

Availability and Achievability Considerations

Recent Planning History: Allocated for housing in Delivery DPD

Availability: Site is promoted on behalf of landowners by an agent.

Site Access: Potential access from Webb Close.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): No specific assessment.

Achievability (deliverability and developability): The site was allocated in the Delivery DPD but no known progress may towards planning application. The site is small.

The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period.

Update: Trajectory anticipates 21 units within plan period

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Leicester Forest East is part of Principal Urban Area of Leicester

Within settlement boundary. Allocated for housing in Delivery DPD. In principle support for development subject to policy criteria.

STAGE 2C SUMMARY AND CONCLUSIONS

LFE017

The site is suitable for development. It is located in a sustainable location. It has some environmental and physical constraints that can be mitigated.

The site is available for development. It has no known legal or ownership constraints. It is promoted by an agent on behalf of several landowners who intend to sell the site.

The site may be achievable but is uncertain due to lack of progress towards a planning application since the site was allocated in 2019.

The site is within the settlement of Leicester Forest East and could contribute towards meeting housing needs in the Principal Urban Area.

The site is not allocated. The site is within the settlement boundary where there is in principle support for development subject to policy criteria.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: LFE019, Land at Kingstand Farm, Leicester Forest East

Site Area (Hectares): 9.35

Proposed Use: Housing

Potential Capacity: 199 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Potential land contamination -Previously agricultural land

Air and noise - due to A47.

Former industrial estate, areas of made ground, agricultural land. Environmental Services made comments on 24/0615/OUT - requesting pre-commencement condition for remedial works.

The site is affected by potential air quality issues and noise pollution and will require investigation, and where relevant mitigation measures, as part of a planning application. The site is also affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. More than 5% of the site is at risk of surface water flooding. Some ground water risk identified. Site is not sequentially preferable due to notable area of surface water flood risk (13%) and potential for groundwater flooding. Site has planning permission and has been subject to sequential test through that process.

Landscape Sensitivity: The site specific assessment indicates the site has a low or low-moderate sensitivity where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors which increase sensitivity include the historic field pattern, natural features including mature woodland, hedgerows and ponds.

Factors decreasing sensitivity include gently undulating landform, mixed land use, limited recreational features, sense of enclosure from tall hedgerows and human influence (pylons and Hinckley Road).

Retain existing boundary to the east to soften edges of development.

Ecology and Biodiversity: No statutory designated sites are located within a 2km of the site. Two candidate local wildlife sites (cLWS) are located within the site. Leicester Forest East Golf course pond cLWS could be lost to facilitate site access. Leicester Forest East, Golf course Ash cLWS, is located along the southern boundary. Development could require the loss of woodland, individual trees, ponds and some hedgerows. Neutral semi-improved grassland will be lost as a result of development and was considered to provide site level ecological value. The vast majority of species-poor semi-improved grassland could be lost to facilitate development.

Heritage Assets: The site is affected by local or national designated heritage assets and /or undesignated assets. Further consideration is required to ensure impacts acceptable.

Historic England raised strong concerns about this site which would be harmful in principle. Likely to impact upon Rabbit Warren at Lubbesthorpe Scheduled Monument. If the site is developed, an approach similar to that taken for Lubbesthorpe SUE, which

ensures that remains are preserved in situ. Any development south of the A47 would suburbanise the setting of this scheduled monument.

Minerals and Waste: Part of The site is located in the MSA for Sand and Gravel. Any forthcoming application/s would need to include a Minerals Assessment. The site is approximately 1.3km north east of Leicester Forest West SPS, safeguarded waste management site (B11). Development of this scale needs to ensure that sufficient consideration is given to waste infrastructure, taking account of the potential cumulation of pressure associated with LFE020 and KMU025.

The site will affect minerals or waste assets. Planning applications will need to consider appropriate Minerals and Waste Local Plan policy M11 and W9.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site would impact on connectivity of green corridors however this could be mitigated with considerate design and offsetting. The Site includes two LWS. Onsite hedgerows connect to adjoining field parcels and nearby LWS (South, North, and East) and amenity green space to the east.

Availability and Achievability Considerations

Recent Planning History: 24/0615/OUT - up to 145 dwellings. Approved subject to signing of S106 08/05/2025.

17/1735/FUL (160 dwellings) withdrawn prior to determination at time of Delivery DPD adoption.

Availability: No legal constraints declared.

The site is in multiple ownership. Promoted by agent on behalf of a developer.

Planning application approved subject to signing of S106.

Site Access: Access from Hinckley Road, A47. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements. Contributions to Active Modes mitigation identified.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity and new facilities, or new facilities only.

Utility Infrastructure (water and gas): The site has the potential for a low impact on foul sewerage and surface water sewerage. Capacity improvements unlikely to be required.

Achievability (deliverability and developability): The site has approval of planning permission for housing subject to the signing of a section 106. The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period. Update: Trajectory anticipates 145 unit in plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Leicester Forest East is part of Principal Urban Area of Leicester

Within Countryside

Site adjoins settlement boundary.

STAGE 2C SUMMARY AND CONCLUSIONS

LFE019

The site is suitable for development. It is located in a sustainable location. It has some environmental and physical constraints that can be mitigated but of significant concern is heritage.

The site is available for development. It has no known legal or ownership constraints. It is promoted by an agent on behalf of several landowners who have progressed a planning approval.

The site is achievable but delivery may be delayed due to water infrastructure capacity improvements.

The site adjoins the settlement of Leicester Forest East and could contribute towards meeting housing needs in the Principal Urban Area.

The site is currently designated as Countryside but there is a recognised housing need.

The site is allocated alongside LFE020 for a total of 395 dwellings (Policy H1B).

It is likely that the site is developable and will be developed within years 5 to 10 of the Plan period.

The site will be required to provide contributions in line with policies of the Local Plan. Key mitigation will be required for surface water flood risk, land contamination, heritage, biodiversity, school places and active travel.

The site will still be subject to further investigation at the planning application stage.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: LFE020, Land at Kingstand Golf Course, Leicester Forest East

Site Area (Hectares): 13.36

Proposed Use: Housing

Potential Capacity: 334 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Potential land contamination -Previously agricultural land

Air and noise - due to A47.

Golf course, ponded areas, sections of made ground - would need investigation, but probably minimal issues.

The site is affected by potential air quality issues and noise pollution and will require investigation, and where relevant mitigation measures, as part of a planning application. The site is also affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. 5% of the site is at risk of surface water flooding. limited ground water risk identified. The site is sequentially preferable in respect of fluvial and surface water risk, but is not sequentially acceptable due to groundwater flood risk. Level 2 SFRA required. Site is being considered alongside LFE019. Potential for flood risk on site to be addressed through careful design and layout.

Landscape Sensitivity: The site specific assessment indicates the site has a low or low-moderate sensitivity where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors which increase sensitivity include the historic field pattern, natural features including mature woodland, hedgerows and ponds.

Factors decreasing sensitivity include gently undulating landform, mixed land use, limited recreational features, sense of enclosure from tall hedgerows and human influence (pylons and Hinckley Road).

Retain existing boundary to the east to soften edges of development.

Ecology and Biodiversity: No statutory designated sites are located within proximity to the site. A potential LWS is located adjoining the southern boundary. (pLWS un-named Brook Leicester Forest East) this flows to the south east. Development could require the loss of woodland, individual trees, ponds and some hedgerows. Neutral semi-improved grassland will be lost as a result of development.

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Historic England raised strong concerns about this site which would be harmful in principle. Likely to impact upon Rabbit Warren at Lubbesthorpe Scheduled Monument. If the site is developed, an approach similar to that taken for Lubbesthorpe SUE, which ensures that remains are preserved in situ. Any development south of the A47 would suburbanise the setting of this scheduled monument.

Minerals and Waste: Part of The site is located in the MSA for Sand and Gravel. Any forthcoming application/s would need to include a Minerals Assessment. The site is approximately 1.5km north east of Leicester Forest West SPS, safeguarded waste management site (B11). Development of this scale needs to ensure that sufficient consideration is given to waste infrastructure, taking account of the potential cumulation of pressure associated with LFE019 and KMU025.

The site will affect minerals or waste assets. Planning applications will need to consider appropriate Minerals and Waste Local Plan policy M11 and W9.

Hazards, Gas and Electricity Assets: High Voltage Electricity Transmission Lines cross the site from north to south.

National Grid Electricity Transmission plc indicates that the site is crossed / in close proximity to assets - 4WP ROUTE TWR (001 - 108): 400Kv Overhead Transmission Line route: ENDERBY - RATCLIFFE ON SOAR 1 affects the site. NGET advocates high standards of design, sustainable development forms and a creative approach to new development around high voltage overhead lines and other NGET assets. National Grid Design Guidelines for development near high voltage overhead lines will need to be adhered to.

Open Space and Green Infrastructure: Development of the site would impact on connectivity of green corridors however this could be mitigated with considerate design and offsetting (established hedgerows, copse, and grassland habitat).

The site is a former 9 hole golf course. The Golf Needs Assessment indicates that although the site is unused it requires consideration as theoretically it could meet some level of need in the event it is brought back into use. The site is offered the same level of protection as active golf sites through National Policy. The Study highlights there is a good varied supply to accommodate most usage but demand is considerable particularly for membership based activity. The need for pay and play provision is less and there is the potential for the offer to be condensed into a lesser number of sites.

Availability and Achievability Considerations

Recent Planning History: None.

Availability: No legal constraints declared.

Site under option to and promoted on behalf of a housebuilder.

Site Access: Site access from Hinckley Road, A47. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements. Contributions to Active Modes mitigation identified.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity and new facilities, or new facilities only.

Utility Infrastructure (water and gas): The site has the potential for a high impact on either foul sewerage and / or surface water sewerage. Capacity improvements likely to be required and unlikely to be deliverable within 10 years.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within 10 to 15 years of the start of the plan period. Update: Trajectory anticipates 250 units in plan period

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Leicester Forest East is part of Principal Urban Area of Leicester

Within Countryside.

Detached as a standalone site.

STAGE 2C SUMMARY AND CONCLUSIONS

LFE020

The site is suitable for development. It is located in a sustainable location. It has some environmental and physical constraints that can be mitigated but of significant concern is groundwater flood risk. The loss of the disused golf course is balanced against the good varied supply of golf courses in the catchment, the fact that the course has been disused for over a decade and the need for housing.

The site is available for development. It has no known legal or ownership constraints. It is promoted by an agent on behalf of a housebuilder.

The site is achievable but delivery may be delayed due to water infrastructure capacity improvements.

The site is detached from the settlement of Leicester Forest East but alongside LFE019 could contribute towards meeting housing needs in the Principal Urban Area.

The site is currently designated as Countryside but there is a recognised need for housing.

The site is allocated alongside LFE019 for a total of 395 dwellings (Policy H1B).

It is likely that the site is developable and will be developed within years 10 to 15 of the Plan period.

The site will be required to provide contributions in line with policies of the Local Plan. Key mitigation will be required for ground water flood risk, biodiversity, school places and active travel.

The site will still be subject to further investigation at the planning application stage.

Lubbesthorpe

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: LUB002, Land at Desford Road / Beggar's Lane, Lubbesthorpe

Site Area (Hectares): 45.25

Proposed Use: Housing

Potential Capacity: 800 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Noise - Noise limit complied with at battery storage. Housing could be a new receptor.

Air quality - B582 is identified as corridor of concern.

Lighting issues and Light Pollution at NEXT Plc.

Predominantly agricultural land - likely to be minimal contamination issues. Environmental Services made comments on 25/01/EIASCO suggest minimal concerns for land contamination, but we expect to see usual ground investigation.

The site is affected by contaminated land, pollution, and environmental quality issues and will require investigation, and where relevant mitigation measures, as part of a planning application.

The Site is located in an area flagged as a possible area of concern for future air quality. Additional assessment/modelling advised where not normally indicated.

Flood Risk: Site is located wholly within FZ1. More than 5% of the site is at risk of surface water flooding. Some groundwater risk identified. Site is not sequentially preferable due to notable surface water risk (8%) and potential for groundwater flooding. Potential for flood risk on site to be addressed through careful design and layout to exclude areas at higher risk.

LLFA indicates that drainage towards culvert at J21 under M1. Working with Highways.

Landscape Sensitivity: The site specific assessment indicates the site has a low or low-moderate sensitivity where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include the openness and expansive views across the agricultural landscape.

Factors decreasing sensitivity include gently undulating landform, dominant agricultural land use, limited natural features and overt human influence (pylons and M69 motorway).

Ecology and Biodiversity: No impacts on statutory or non-statutory designated sites identified within the site. However hedgerows which are LWS on the opposite side of Beggars Lane may need to be partially removed to facilitate a new access depending on location. Some loss of hedgerows and hedgerow trees possible to facilitate site access.

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: Not within a Minerals Safeguarding Area but to adjoins a MSA for Sand and Gravel. Sterilisation of the mineral needs to be considered.

The site may affect minerals or waste assets. Planning applications will need to consider appropriate Minerals and Waste Local Plan policy M11.

Hazards, Gas and Electricity Assets: High Voltage Electricity Transmission Lines cross the site from north to south. National Grid Design Guidelines for development near high voltage overhead lines will need to be adhered to.

Open Space and Green Infrastructure: Development of the site would impact on connectivity of green corridors (established hedgerows, copse to the east and north) however this could be mitigated with considerate design and offsetting.

Availability and Achievability Considerations

Recent Planning History: 17/1223/FUL Battery storage facility. Permitted

25/01/EIASCO - Environmental Impact Assessment Scoping Opinion Residential development - 825 dwellings

Availability: No legal constraints declared.

Multiple landowners but agreements in place. Masterplan to be developed. Delivery partners to be engaged.

Initial work for a planning application underway as demonstrated by a EIA scoping opinion.

Site Access: Site access from Desford Road and Beggars Lane. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity and new facilities, or new facilities only.

The site is large enough to be able to make provision for a new primary school.

Utility Infrastructure (water and gas): The site has the potential for a high impact on either foul sewerage and / or surface water sewerage. Capacity improvements likely to be required and unlikely to be deliverable within 10 years.

Achievability (deliverability and developability): The site is relatively large and promoted by landowners associated with New Lubbethorpe.

The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within 10 to 15 years of the start of the plan period. Update: Trajectory anticipates 825 units during plan period

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: The site is not affected by existing or proposed Green Wedge or Area of Separation designations.

Strategic Policy Considerations: Lubbethorpe is part of Principal Urban Area of Leicester

Within Countryside.

Site adjoins settlement boundary of Lubbethorpe and Enderby.

STAGE 2C SUMMARY AND CONCLUSIONS

LUB002

The site is suitable for development. It is located in a sustainable location. It has some environmental and physical constraints that can be mitigated but of significant concern is surface water and groundwater flood risk. This can be mitigated through site design and layout.

The site is available for development. It has no known legal or ownership constraints. It is promoted by an agent on behalf of multiple landowners. Progress has been made towards submitting a planning application.

The site is achievable but delivery may be delayed due to water infrastructure capacity improvement.

The site adjoins the settlement of Lubbethorpe and could contribute towards meeting housing needs in the Principal Urban Area.

The site is currently designated as Countryside but there is a recognised need for housing.

The site is allocated for 825 dwellings (Policy S10).

It is likely that the site is developable and will be developed within years 10 to 15 of the Plan period.

The site will be required to provide contributions in line with policies of the Local Plan. Key mitigation will be required for surface / ground water flood risk, biodiversity, school places and active travel.

The site will still be subject to further investigation at the planning application stage.

Blaby

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: BLA030, Land off Lutterworth Road, Blaby

Site Area (Hectares): 2.02

Proposed Use: Housing

Potential Capacity: 51 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Environmental Services made comments on planning application 23/0968/OUT relating to land contamination, groundwater pollution, drainage, impact of construction and the need for a ball strike assessment due to proximity of golf course.

The Site is located in an area flagged as a possible area of concern for future air quality. Additional assessment/modelling advised where not normally indicated.

Flood Risk: The site is located in FZ1. More than 5% of the site is at risk of surface water flooding. No groundwater risk is identified. The site is not sequentially preferable as more than 5% of the site at surface water flood risk. However, the site has planning

permission subject to S106 and has been subject to sequential test through that process.

LLFA has recommend conditions for planning application 23/0968/OUT for this site.

Landscape Sensitivity: The site specific assessment indicates the site has a low-moderate sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include open and expansive views across agricultural landscape and the parcel's role as a buffer between settlements

Factors decreasing sensitivity include gently rolling landform, dominant agricultural land use, little time-depth, limited natural features and overt human influence (overhead electricity lines and pylons).

Retain existing boundary vegetation to soften edges of development.

Enhance gateway features to retain sense of separation and distinctiveness of Blaby and Countesthorpe along the A426 Lutterworth Road.

Ecology and Biodiversity: Potential for Impact on Statutory Wildlife Site (Narborough Bogs SSSI) Loss of habitat / loss of connectivity within an area. Located in impact risk zone for Narborough Bogs SSSI

Natural England highlight that the sites are very closely sited to each other and have concerns that if all they were taken forward as allocations there would be the potential for and adverse impacts on the Narborough Bog SSSI.

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: The site has no impact on minerals or waste assets.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site will impact green corridors to the immediate north, east and south; however, this could be mitigated by considerate design and offsetting. OSA Identifies Blaby as having a deficit of Amenity Greenspace and play typologies.

The site is part of Blaby Golf Course with a 9 hole course, Par 3 course and adventure golf with a member and pay and play format. The Golf Needs Assessment highlights there is a good varied supply to accommodate most usage but demand is considerable particularly for membership based activity. The need for pay and play provision is less and there is the potential for the offer to be condensed into a lesser number of sites to increase the demand and need for other sites and to improve financial viability and sustainability. The Study considers the quantity, quality, accessibility and availability of pay and play courses seeking redevelopment opportunities in the District. It concludes that at least one is required. The loss of Blaby Golf Course would cause greater issues than Enderby Golf Course given its more varied provision and recent improvements to its facilities.

Availability and Achievability Considerations

Recent Planning History: 23/0968/OUT (53 dwellings). Approved at planning committee 31/10/2024 subject to signing of S106.

Availability: Site owned by multiple landowners and under option to housebuilder.

Planning application submitted November 2023 by Davidsons Developments - approved subject to signing of S106.

Site Access: The site has no direct access to the highway network. Site access would need to be created on to Lutterworth Road.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): The site has approval of planning permission for housing subject to the signing of a section 106. The site is relatively small. The site has the potential to be deliverable within the Plan period.

Delivery Timeframes: The site is deliverable. The site is likely to fully deliver within the first 0 to 5 years of the plan period. Update: Trajectory anticipates 53 units in plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: The site is within Green Wedge (b)

The site is affected by existing or proposed Green Wedge or Area of Separation but would not have a significant impact upon the wider contribution to the designation.

Strategic Policy Considerations: Blaby is proposed as a Larger Village

Within Green Wedge

Site adjoins settlement boundary

Reserve Housing Allocation in Blaby Neighbourhood Plan

STAGE 2C SUMMARY AND CONCLUSIONS

BLA030

The site is suitable for development. It is located in a sustainable location. It has some environmental and physical constraints that can be mitigated but of significant concern is surface / ground water flood risk and biodiversity. The loss of a small part of the golf course is a balanced against the potential for the playability of the course to be retained, the fact that the site is a reserve housing site in the Blaby Neighbourhood Plan and the need for housing.

The site is available for development. It has no known legal or ownership constraints. It is promoted by an agent on behalf of multiple landowners. Progress has been made towards a planning approval by a housebuilder. The application is approved subject to the signing of a S106.

The site is achievable.

The site adjoins the settlement of Blaby and could contribute towards meeting housing needs in the Larger Villages.

The site is currently designated as Green Wedge but would not have a significant impact upon the wider contribution to the designation. There is a recognised need for housing.

The site is allocated for 53 dwellings (Policy H1C).

It is likely that the site is deliverable and will be developed within years 0 to 5 of the Plan period.

The site will be required to provide contributions in line with policies of the Local Plan. Key mitigation will be required for surface / ground water flood risk, trees and hedgerows, ball strike, school places and active travel.

The site will still be subject to further investigation at the planning application stage.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: BLA031, Land north of Hospital Lane, Blaby

Site Area (Hectares): 23

Proposed Use: Housing

Potential Capacity: 104 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Potential flood risk - Hidden / culverted watercourse runs through site.

Agricultural and forested land - probably minimal issues. Old sandpit noted at northern section of site - possible ground gases and would need investigation.

The site is affected by contaminated land, pollution or other environmental quality issues and will require investigation, and where relevant mitigation measures, as part of a planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: 99% of The site is located in FZ1 and around 1% lies in FZ2 or FZ3. More than 5% of the site is subject to surface water flooding. Some groundwater risk is identified. The site is not sequentially preferable as 20% of the site is surface water flood risk. Level 2 SFRA required.

LLFA indicate that there is Flood Zone 2 on north boundary of the site. Surface water flow path through south part of site during 1in100 year event.

Landscape Sensitivity: The site specific assessments indicates the site has a moderate sensitivity to residential and employment development where some of the key development characteristics and landscape are sensitive to change.

Factors increasing sensitivity include important links to public green space, buffer role between settlements and undeveloped background to Blaby Conservation Area.

Factors decreasing sensitivity include gently rolling landform, limited recreation resource, limited natural features and human influence (pylons).

Retain existing boundary vegetation to west to soften edges of development.

Respect the rural parkland character of Bouskell Park to protect and enhance its setting and perceived connection with the wider countryside.

Ecology and Biodiversity: Potential for Impact on Statutory Wildlife Site (Narborough Bogs SSSI). There are a number of potential LWS sites comprised of a hedgerow and mature tree to the south of Hospital Lane, Blaby, stream S of Hospital Lane (potential LWS) and Blaby, Oak by stream south of Hospital Lane (potential LWS) though these don't quite adjoin the site but could be affected by works to Hospital Lane). Site is located in impact risk zone for Narborough Bogs SSSI

Natural England highlight that the sites are very closely sited to each other and have concerns that if all they were taken forward as allocations there would be the potential for and adverse impacts on the Narborough Bog SSSI.

Heritage Assets: The site is affected by local or national designated heritage assets and /or undesignated assets and is likely to have a significant impact. Detailed assessment required to establish impacts and mitigation needed.

Minerals and Waste: Within a Mineral Safeguarding Area for Sand and Gravel. Any allocation and future applications would need to be informed / accompanied by an assessment of the potential mineral resource adjacent to and within the site.

The site will affect minerals or waste assets. Planning applications will need to consider appropriate Minerals and Waste Local Plan policy M11.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site could impact connectivity of GI and Green corridors across Blaby, Bouskell park, river soar catchment, Aylestone Meadows area but it may be possible to mitigate this through considerate design and offsetting. Development may also provide opportunities for enhancement of existing connectivity between open spaces as well as the creation of new cycle and pedestrian access to traffic free GI.

Availability and Achievability Considerations

Recent Planning History: 14/1076/1/OX (75 dwellings). Refused

Availability: No legal issues declared.

Site in single ownership. Will be sold following planning consent.

Site Access: The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines. Site access likely to be from Hospital Lane.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity and new facilities, or new facilities only.

Utility Infrastructure (water and gas): The site has the potential for a low impact on foul sewerage and surface water sewerage. Capacity improvements unlikely to be required.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within 10 to 15 years of the start of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Blaby is proposed as a Larger Village.

Within Countryside

Detached from existing settlement

Includes land designated as Local Green Space in Blaby Neighbourhood Plan

STAGE 2C SUMMARY AND CONCLUSIONS

BLA031

The site is close to a sustainable location. It has some environmental and physical constraints that can be mitigated but of significant concern is flood risk and biodiversity. Whilst part of site is suitable for development it is less suitable than other options.

The site is available for development. It has no known legal or ownership constraints. It is promoted a single landowner who will sell the site.

The site is achievable.

The site is detached from the settlement of Blaby but could contribute towards meeting housing needs in the Larger Villages.

The site is currently designated as Countryside. Part of the site is designated as Local Green Space in the Blaby Neighbourhood Plan.

The site is not allocated due to suitability and Local Plan strategy issues.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: BLA032, Land at Glebe Farm, Blaby

Site Area (Hectares): 16.34

Proposed Use: Housing

Potential Capacity: 306 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land Contamination - agricultural land.

Golf course - potential for ball strike Drainage of water.

Environmental Services comments made on 24/0574/OUT - submitted reports conclude 'low/moderate' risk of contamination. Ground investigation recommended and requested pre-commencement condition on permission.

The site is affected by contaminated land, pollution or other environmental quality issues and will require investigation, and where relevant mitigation measures, as part of a planning application.

The Site is located in an area flagged as a possible area of concern for future air quality. Additional assessment/modelling advised where not normally indicated.

Flood Risk: Site is located in FZ1. More than 5% of the site is at risk of surface water flooding. No ground water risk is identified. Site is not sequentially preferable due to around 11% of the site at surface water flood risk. Site been subject to sequential test through planning application process.

no comments made

LLFA has recommended conditions for planning application 24/0574/OUT for this site.

Landscape Sensitivity: The site specific assessments indicates the site has a low - moderate sensitivity to residential development and a moderate sensitivity to employment development where few / some of the key development characteristics and landscape are sensitive to change.

Factors increasing sensitivity include open and expansive views across agricultural landscape and the parcel's role as a buffer between settlements

Factors decreasing sensitivity include gently rolling landform, dominant agricultural land use, little time-depth, limited natural features and overt human influence (overhead electricity lines and pylons).

Retain existing boundary vegetation to soften edges of development.

Enhance gateway features to retain sense of separation and distinctiveness of Blaby and Countesthorpe along the A426 Lutterworth Road.

Ecology and Biodiversity: Two cLWS located on site - Blaby Golf course Ponds and Winchester Road Hedge 2. Loss of mainly low diversity habitat. Loss of connectivity and urbanisation of southern edge of settlement. Located in Impact risk zone for Narborough Bogs SSSI. Retention of existing permanent on site ponds

Natural England highlight that the sites are very closely sited to each other and have concerns that if all they were taken forward as allocations there would be the potential for and adverse impacts on the Narborough Bog SSSI.

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: The site has no impact on minerals or waste assets.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site will impact green corridors to the immediate north, east and south; however, this could be mitigated with considerate design and offsetting.

The site includes a 9 hole golf course, Par 3 course and adventure golf with a member and pay and play format. The Golf Needs Assessment highlights there is a good varied supply to accommodate most usage but demand is considerable particularly for membership based activity. The need for pay and play provision is less and there is the potential for the offer to be condensed into a lesser number of sites to increase the demand and need for other sites and to improve financial viability and sustainability. The Study considers the quantity, quality, accessibility and availability of pay and play

courses seeking redevelopment opportunities in the District. It concludes that at least one is required. The loss of Blaby Golf Course would cause greater issues than Enderby Golf Course given its more varied provision and recent improvements to its facilities.

Opportunities exist to contribute to GBI Priority Project 2 Blaby Town Centre Greening.

Availability and Achievability Considerations

Recent Planning History: 24/0574/OUT - Up to 200 dwellings. Refused. Appeal submitted.

Availability: No legal constraints declared.

Site in single ownership and under option to a land agent who will dispose of site.

Planning application submitted but refused. Planning appeal ongoing.

Site Access: Site access via Lutterworth Road or Winchester Road. The site has clear access to the highway network and will be able to meet the Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity and new facilities, or new facilities only.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): The site has existing uses that will need to be relocated. A planning application has been refused on this site and an appeal is in progress.

The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within 10 to 15 years of the start of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: The site is within Green Wedge (b)

The site is affected by existing or proposed Green Wedge or Area of Separation and would have a significant impact upon the wider contribution to the designation.

Strategic Policy Considerations: Blaby is proposed as a Larger Village

Within Green Wedge.

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

BLA032

The site is a sustainable location. It has some environmental and physical constraints that can be mitigated but of significant concern is flood risk, biodiversity and loss of the golf course. Whilst the site is suitable for development it is less suitable than other options.

The site is available for development. It has no known legal or ownership constraints. It is promoted as an agent on behalf of a landowner who will sell the site. A planning application has been refused and an appeal is in progress.

The site may be achievable.

The site adjoins the settlement of Blaby and could contribute towards meeting housing needs in the Larger Villages.

The site is currently designated as Green Wedge and would have a significant impact upon the wider contribution to the designation.

The site is not allocated due to suitability and Local Plan strategy issues.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: BLA033, Land at Keepers Farm, Blaby

Site Area (Hectares): 22.63

Proposed Use: Housing

Potential Capacity: 300 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Agricultural land and farm buildings - probably minimal issues

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of a planning application.

The Site is located in an area flagged as a possible area of concern for future air quality. Additional assessment/modelling advised where not normally indicated.

Flood Risk: Site is located in FZ1. More than 5% of the site is at risk of surface water flooding. No groundwater risk is identified. Site is not sequentially preferable as around

9% of site is at surface water flood risk. Site has been subject to sequential test through planning permission process.

LLFA indicate that there is less of a drainage issue. Small area of 1in30 sw flooding in north portion of site. 1in100 sw flow path along east boundary and north boundary of site. Flood Zone .

Landscape Sensitivity: The site specific assessments indicates the site has a low - moderate sensitivity to residential development and a moderate sensitivity to employment development where some of the key development characteristics and landscape are sensitive to change.

Factors increasing sensitivity include open and expansive views across agricultural landscape and the parcel's role as a buffer between settlements.

Factors decreasing sensitivity include gently rolling landform, dominant agricultural land use, little time-depth, limited natural features and overt human influence (overhead electricity lines and pylons).

Retain existing boundary vegetation to soften edges of development.

Enhance gateway features to retain sense of separation and distinctiveness of Blaby and Countesthorpe.

Ecology and Biodiversity: A LWS comprised of a species rich hedgerow is located on the opposite side of Winchester Road, any works to the carriage way should not affect this hedgerow. Site is within the impact risk zone for Narborough Bogs SSSI. Potential for some loss of improved grassland, hedgerows and hedgerows trees as well as impacts on the adjoining woodland (Ash Spinney). A Circa 8ha country park is proposed as part of development proposals.

Natural England highlight that the sites are very closely sited to each other and have concerns that if all they were taken forward as allocations there would be the potential for and adverse impacts on the Narborough Bog SSSI.

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: The site has no impact on minerals or waste assets.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site could impact connectivity of GI and green corridors across to the east, west and north but these impacts could be mitigated with considerate design and offsetting. Opportunities exist to contribute to GBI Study Priority Project 3 Glen Parva, Whetstone and Countesthorpe Green Routes and to Priority Project 2 Blaby Town Centre Greening.

Availability and Achievability Considerations

Recent Planning History: 24/10/EIASC Environmental Impact Assessment Screening Opinion for 350 dwellings.

25/0818/HYB Full - 77 dwellings and 320m2 commercial floorspace. Outline - 268 dwellings and 8.47 ha Country Park. Pending decision as of 04.02.2026.

Availability: No legal constraints declared.

Site is in single ownership and under option to a housebuilder. Planning application submitted and awaiting decision.

Site Access: Site access likely to be from Winchester Road. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements. Contributions to Active Modes mitigation identified.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity and new facilities, or new facilities only.

Utility Infrastructure (water and gas): The site has the potential for a high impact on either foul sewerage and / or surface water sewerage. Capacity improvements likely to be required and unlikely to be deliverable within 10 years.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: This site is considered deliverable. The majority of the site is likely to deliver within the first 5 to 10 years of the plan period. The full site will be delivered within 15 years of the plan period. Update: Trajectory anticipates 350 units in plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: The site is within Green Wedge (b)

The site is affected by existing or proposed Green Wedge or Area of Separation and would have a significant impact upon the wider contribution to the designation.

Strategic Policy Considerations: Blaby is proposed as a Larger Village

Site adjoins settlement boundary

Within Green Wedge. Need to maintain identity of Blaby and Countesthorpe

Includes part of Reserve Housing Allocation in Blaby Neighborhood Plan

STAGE 2C SUMMARY AND CONCLUSIONS

BLA033

The site is suitable for development. The site is located in a sustainable location. The site has some environmental and physical constraints but these can be avoided or mitigated. Of particular concern is surface water and groundwater flood risk and biodiversity.

There are no known legal or ownership constraints. The site is subject to an active application from an SME homebuilder with the proposal under consideration. The site is available to development.

The site is achievable. Delivery may be delayed due to water infrastructure capacity improvements.

The site adjoins the settlements of Blaby and Countesthorpe, both larger villages. The sites would contribute to the housing needs of the larger villages in line with the Plan's development strategy.

The site is designated as green wedge and the development would have a significant impact upon the wider contribution of the designation. There is a recognised need for housing.

The site is allocated for 350 dwellings (Policy H1D).

The site is developable and it is likely the majority of the site will be developed within years 5-10 of the plan period.

The site will be required to provide contributions in line with policies of the Local Plan. Key mitigation will be required for surface water flood risk, trees, hedgerows and grassland enhancement, increased school capacity and improvements to active travel modes.

The site is at the planning application stage and will be subject to further investigation through the development management process.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: BLA034, Land at Hospital Lane, Blaby

Site Area (Hectares): 81.88

Proposed Use: Mixed Use

Potential Capacity: 1018 dwellings and/or 10000 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Potential Land Contamination - agricultural land, previous railway uses and inert landfill.

Predominantly agricultural land, with sporadic farm buildings. At least two known former landfill sites and a former sewerage works within 250m - investigation would be required

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of a planning application.

The Site is located in an area flagged as a possible area of concern for future air quality. Additional assessment/modelling advised where not normally indicated.

Flood Risk: 99% of The site is located in FZ1 and around 1% lies in FZ2 or FZ3. More than 5% of the site is subject to surface water flooding. No groundwater risk identified. The site is not sequentially preferable due to over 15% of the site at surface water flood risk. Site design and mitigation potentially required to exclude areas at higher risk. Level 2 SFRA required.

The site is adjacent to the River Sence Main River. The Environment Agency would require an 8m easement from the river and access to the easement. The Environment Agency has a maintained asset at this location: River Sence Blaby Ford Bridge to railway. The EA anticipate needing to increase the frequency of asset inspections if this site were developed. The site includes land within Flood Zone 3b: functional floodplain and Flood Zone 3a. The site is underlain by a Historic (Closed) Landfill.

LLFA indicate that flooding can lead to road closures on Hospital Lane and under the railway (A426 Leicester Road). Advise consultation with Environment Agency regarding Flood Zone 2 and 3

Landscape Sensitivity: The site specific assessments indicates the site has a moderate sensitivity to residential and employment development where some of the key development characteristics and landscape are sensitive to change.

Factors increasing sensitivity include important links to public green space, buffer role between settlements and undeveloped background to Blaby Conservation Area.

Factors decreasing sensitivity include gently rolling landform, limited recreation resource, limited natural features and human influence (pylons).

Retain existing boundary vegetation to west to soften edges of development.

Respect the rural parkland character of Bouskell Park to protect and enhance its setting and perceived connection with the wider countryside.

Ecology and Biodiversity: There are two local wildlife sites located on land included in the redline within or adjoining the Oadby and Wigston District land although this wouldn't be allocated in the Blaby Local Plan. Three pLWS are located in or partly within or adjoining the site (Floodplain Grassland pLWS, Mill Lane Hedgerow pLWS and Hospital Road pLWS). There is a cLWS partly within the site (Dismantled Railways South of Crow Bridge). The Site is in the IRZ for Narborough Bogs SSSI. The scale of the site coupled with on site features indicates that this site has potential to have notable impacts without appropriate mitigation.

Natural England highlight that the sites are very closely sited to each other and have concerns that if all they were taken forward as allocations there would be the potential for and adverse impacts on the Narborough Bog SSSI.

Heritage Assets: The site is affected by local or national designated heritage assets and /or undesignated assets and is likely to have a significant impact. Detailed assessment required to establish impacts and mitigation needed.

Minerals and Waste: Within a Mineral Safeguarding Area for Sand and Gravel. Any allocation and future applications would need to be informed / accompanied by an assessment of the potential mineral resource adjacent to and within the site.

The site will affect minerals or waste assets. Planning applications will need to consider appropriate Minerals and Waste Local Plan policy M11.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site could impact connectivity of GI and Green corridors across to the west, north and south but these impacts could be mitigated with careful design. Opportunities exist to contribute to GBI Study Priority Project 3 Glen Parva, Whetstone and Countesthorpe Green Routes.

Availability and Achievability Considerations

Recent Planning History: 14/2000/1/S62A Proposed construction for 220 new dwellings (use class C3) and school drop off/pick up zone with access and associated infrastructure. Refused.

Availability: No legal constraints declared.

Single ownership and under option to a housebuilder but various disparate parcels.

Site Access: The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines. Site access is likely to be from Hospital Lane, Countesthorpe Road, Leicester Road and/ or Mill Lane. (LCC Highways advise that Hospital Lane signals / Leicester Road junction may need to be improved).

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements. Contributions to Active Modes mitigation identified.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity and new facilities, or new facilities only.

The site is large enough to be able to make provision for a new primary school.

Utility Infrastructure (water and gas): The site has the potential for a high impact on either foul sewerage and / or surface water sewerage. Capacity improvements likely to be required and unlikely to be deliverable within 10 years.

Achievability (deliverability and developability): The site is relatively large with a number of disparate parcels.

The site has the potential to be partly developable. It could commence within the Plan period and continue to deliver beyond.

Delivery Timeframes: The site is likely to fully deliver within 10 to 15 years of the start of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Blaby is proposed as a Larger Village

Within Countryside

Site is detached from settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

BLA034

The site is located in a sustainable location for development. It has some environmental and physical constraints that can be avoided or mitigated. Of particular concern is flood risk and biodiversity. There are concerns over the scale of mitigation required to make the site achievable. The site is suitable for development but less suitable than other options.

There are no known legal or ownership constraints. The site is under option to a housebuilder but there are multiple disparate parcels contributing to the larger site. The site is available to development

The site's achievability is unknown due to the various disjointed parcels of land. Delivery may be delayed due to the need for water infrastructure capacity improvements.

The site is located to the east of Blaby but detached from the settlement boundary. The site could contribute to the housing needs of the larger villages but the orientation of the site in relation to the existing settlements would leave the development detached from local services and potentially change the areas composition in terms of settlement character.

The site is currently designated as countryside.

The site is not allocated for due to concerns regarding its suitability, achievability, and local plan strategy.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: BLA036, Land off the A426, Lutterworth Road, Blaby

Site Area (Hectares): 4.7

Proposed Use: Housing

Potential Capacity: 88 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Industrial estate onsite - possible contamination. Otherwise agricultural/stables/menage.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of a planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. More than 15% of the site is at risk of surface water flooding. No groundwater risk identified. Site is not sequentially preferable as around 30% of the site is at surface water flood risk. Level 2 SFRA required. (To be assessed as part of larger site including BLA038).

Landscape Sensitivity: The site specific assessment indicates the site has moderate sensitivity where some of the key characteristics and qualities of the landscape are sensitive to change for residential development.

The sensitivity is due to the increased visibility of this scale of structure in the gently undulating landscape and its potentially strong relationship with the existing settlement edge.

Factors increasing sensitivity include openness and expansive views across the agricultural landscape and the parcel's role as a buffer between the settlements

Factors decreasing sensitivity include the gently undulating landform, lack of time depth, dominant agricultural land use, limited natural features and human influence (overhead electricity lines and pylons).

Ecology and Biodiversity: Potential for Impact on Statutory Wildlife Site (Narborough Bogs SSSI) Loss of habitat. No impact on non-statutory LWSs. Potential for loss of improved grassland, hedgerows and hedgerow trees.

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: The site has no impact on minerals and waste assets.

Hazards, Gas and Electricity Assets: The site has no impact on hazards such as Calor Gas, High Pressure Gas Pipeline or High Voltage Electricity Transmission Lines.

Open Space and Green Infrastructure: Development of the site could impact connectivity of green corridors but these impacts could be mitigated with considerate design and offsetting.

Availability and Achievability Considerations

Recent Planning History: None

Availability: No legal constraints declared.

Promoted by a single landowner who intends to sell or develop the site.

Site Access: Site access to A426 Lutterworth Road (50mph speed limit). The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity and new facilities, or new facilities only.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): Concerns about delivery due to access through changing land levels to the A426. The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within 10 to 15 years of the start of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: The site is within Green Wedge (b)

The site is affected by existing or proposed Green Wedge or Area of Separation but would not have a significant impact upon the wider contribution to the designation.

Strategic Policy Considerations: The site is close to the settlement boundary of Blaby. Blaby is a Larger Village, the second tier of the hierarchy. The site could contribute to the growth to Larger Villages.

Site is within Green Wedge.

STAGE 2C SUMMARY AND CONCLUSIONS

BLA036

The site is suitable for development. It is located in a sustainable location. It has some environmental and physical constraints that can be mitigated but of significant concern is the surface water flood risk and biodiversity affecting the site.

The site is available for development. It has no known legal or ownership constraints. It is promoted by one landowner who indicates an intention to sell the land.

The site may not be achievable due to site access concerns relating to changing levels. The site is also promoted for employment use.

The site is close to the settlement edge of Blaby but adjoins the settlement of Whetstone and could contribute towards meeting housing needs of the Larger Villages.

The site is currently designated as Green Wedge but development of the site would not have a significant impact on the wider contribution of the designation. There is a recognised need for housing.

The site is allocated for 375 homes alongside BLA038 (Policy H1E).

The site is developable and will be developed within years 10-15 of the Plan period.

The site will be required to provide contributions in line with policies of the Local Plan. Key mitigation will be required for surface water flood risk, enhancement of trees, hedgerows and grasslands, heritage impact, increased school capacity, and improvements to active and alternative travel modes.

The site will still be subject to further investigation at the planning application stage.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: BLA038, Land east of Lutterworth Road (A426), Blaby

Site Area (Hectares): 28

Proposed Use: Mixed Use

Potential Capacity: 525 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Agricultural land, with historic ponds onsite. Probably minimal issues, but would expect normal land contamination reports. There are likely to be road traffic noise implications for parts of the site from the local road network along the boundaries of the site. An appropriate noise assessment would be required. Lighting is not likely to be a major constraint

The site is affected by contaminated land and pollution including noise. It will require investigation, and where relevant mitigation measures, as part of a planning application.

The Site is located in an area flagged as a possible area of concern for future air quality. Additional assessment/modelling advised where not normally indicated.

Flood Risk: Site is located in FZ1. More than 5% of the site is at risk of surface water flooding. No groundwater risk is identified. The site is not sequentially preferable as over 5% of site at surface water flood risk. Potential for flood risk on site to be addressed through careful design and layout to exclude areas at higher risk. Level 2 SFRA required.

LLFA indicate that no Surface water shown within site. Potentially a Severn Trent capacity issue so consultation with STW would be advised if STW is only outfall option.

Landscape Sensitivity: The site specific assessment indicates the site has a moderate sensitivity to residential development where some of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include open and expansive views across agricultural landscape and the parcel's role as a buffer between settlements.

Factors decreasing sensitivity include gently rolling landform, dominant agricultural land use, little time-depth, limited natural features and overt human influence (overhead electricity lines and pylons).

Retain existing boundary vegetation to soften edges of development.

Enhance gateway features to retain sense of separation and distinctiveness of Blaby and Countesthorpe.

Ecology and Biodiversity: Potential for Impact on Statutory Wildlife Site (Narborough Bogs SSSI). Potential impact on a PLWS (Winchester Road Hedgerow 3). Potential for loss of semi improved grassland, hedgerows and hedgerow trees and tree belts

Heritage Assets: The site is affected by local or national designated heritage assets and /or undesignated assets. Further consideration is required to ensure impacts acceptable.

Minerals and Waste: Site is not within MSA. MSA within 500m to 1km to north. Within built up area so mineral may be unlikely to be viable.

No waste safeguarding issues.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site could impact connectivity of green corridors across the southern boundary of Blaby but these impacts could be mitigated with careful design. Development of the site could affect sports pitch provision with the possible loss of private football grounds at Whetstone Athletic but the site promoter indicates replacement pitches are to be relocated within the whole site.

Availability and Achievability Considerations

Recent Planning History: None.

Availability: Site promoted by land agent on behalf of two landowners. Intention to sell. Not currently under option.

Site Access: The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines. Site access via Winchester Road and or Lutterworth Road.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements. Contributions to Active Modes mitigation identified.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity and new facilities, or new facilities only.

Utility Infrastructure (water and gas): The site has the potential for a high impact on either foul sewerage and / or surface water sewerage. Capacity improvements likely to be required and unlikely to be deliverable within 10 years.

Achievability (deliverability and developability): The site has existing uses that will need to be relocated.

The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within 10 to 15 years of the start of the plan period. Update: Trajectory anticipates 375 units within plan period

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: The site is within Green Wedge (b)

The site is affected by existing or proposed Green Wedge or Area of Separation and would have a significant impact upon the wider contribution to the designation.

Strategic Policy Considerations: Blaby is proposed as a Larger Village

Within Green Wedge.

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

BLA038

The site is suitable for development. The site is located in a sustainable location. The site has some environmental and physical constraints but these can be avoided or mitigated. Of particular concern is surface water flood risk and biodiversity.

The site is available. There are no known legal or ownership constraints, and the land is currently being promoted.

The site is achievable, provided that the relocation of current sports pitch uses can be secured and access improved. Delivery may be delayed due to the need for water infrastructure improvements.

The site lies to the south of Blaby but is detached from the settlement boundary. The site adjoins the settlement boundaries of Countesthorpe and Whetstone. All of these settlements are identified as larger villages and development would contribute to housing needs. The loss of sports pitches will need to be considered but the site promoter indicates relocation on site.

The land is designated as Green Wedge, and development would have a significant impact on the wider function and contribution of this designation. There is a recognised need for housing.

The site is allocated for 375 homes alongside BLA036 (Policy H1E).

The site is developable and will be developed within years 10-15 of the Plan period subject to the existing sports pitches on site being relocated.

The site will be required to provide contributions in line with policies of the Local Plan. Key mitigation will be required for surface water flood risk, enhancement of trees, hedgerows and grasslands, heritage impact, increased school capacity, and improvements to active and alternative travel modes.

The site will still be subject to further investigation at the planning application stage.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: BLA039, Land North of Hospital Lane (small), Blaby

Site Area (Hectares): 9.18

Proposed Use: Housing

Potential Capacity: 172 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Predominantly agricultural land, with farm buildings. At least two known former landfill sites and a former sewerage works within 250m - investigation would be required

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of a planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: 99% of the site is located in FZ1 and around 1% lies in FZ2 or FZ3. More than 5% of the site is subject to surface water flooding. No groundwater risk identified. The site is not sequentially preferable as over 15% of the site at surface water flood risk. Site design and mitigation potentially required to exclude areas at higher risk. Level 2 SFRA required.

LLFA indicate that there is an ordinary watercourse through the site, 1in30 and 1in100 year surface water flow path flows follow the path of the watercourse. Mitigation would be required. Site access could be a issue due surface water flow path on the highway.

Landscape Sensitivity: The site specific assessments indicates the site has a moderate sensitivity to residential and employment development where some of the key development characteristics and landscape are sensitive to change.

Factors increasing sensitivity include important links to public green space, buffer role between settlements and undeveloped background to Blaby Conservation Area.

Factors decreasing sensitivity include gently rolling landform, limited recreation resource, limited natural features and human influence (pylons).

Retain existing boundary vegetation to west to soften edges of development.

Respect the rural parkland character of Bouskell Park to protect and enhance its setting and perceived connection with the wider countryside.

Ecology and Biodiversity:

Heritage Assets: The site is affected by local or national designated heritage assets and /or undesignated assets and is likely to have a significant impact. Detailed assessment required to establish impacts and mitigation needed.

Minerals and Waste: Within a Mineral Safeguarding Area for Sand and Gravel. Any allocation and future applications would need to be informed / accompanied by an assessment of the potential mineral resource adjacent to and within the site.

The site will affect minerals or waste assets. Planning applications will need to consider appropriate Minerals and Waste Local Plan policy M11.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site could have some impact on connectivity of green corridors however this could be mitigated with careful design.

Availability and Achievability Considerations

Recent Planning History: None

Availability: No legal constraints declared.

Site promoted by land agent on behalf of one landowner. Intention to sell with agreement in place.

Site Access: Site access is likely from Hospital Lane. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity and new facilities, or new facilities only.

Utility Infrastructure (water and gas): No specific assessment however the site is part of 'Hospital Lane' area and adjacent to BLA034 which has the following assessment:

The site has the potential for a high impact on either foul sewerage and / or surface water sewerage. Capacity improvements

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within 10 to 15 years of the start of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Blaby is proposed as a Larger Village
Within Countryside.

Site is detached from settlement boundary.

STAGE 2C SUMMARY AND CONCLUSIONS

BLA039

The site is in a sustainable location. It has some environmental and physical constraints that can be avoided or mitigated. There is significant concern regarding surface water flood risk. The site may be suitable but it is less suitable than other options.

The site is available. There are no known legal or ownership constraints. The site is being promoted on behalf on one landowner with an intention to sell.

The site's achievable but delivery may be delayed due to the need for water infrastructure improvements.

The site is located to the east of Blaby and detached from the settlement boundary. The site could contribute to the housing needs of the larger villages but the site is detached from local services and could potentially change the area's composition in terms of settlement character.

The site is currently designated as countryside.

The site is not allocated due to suitability and local plan strategy issues.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: BLA040, Land at Highfields Farm, Mill Lane, Blaby

Site Area (Hectares): 9.8

Proposed Use: Housing

Potential Capacity: 183 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Predominantly agricultural land, with farm buildings. At least two known former landfill sites and a former sewerage works within 250m - investigation would be required.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of a planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: 99% of the site is located in FZ1 and around 1% lies in FZ2 or FZ3. More than 5% of the site is subject to surface water flooding. No groundwater risk identified. The site is not sequentially preferable as over 15% of the site is at surface water flood risk. Site design and mitigation potentially required to exclude areas at higher risk. Level 2 SFRA required.

LLFA indicate that site access could be an issue due to a surface water flow path on the highway in the 1 in 100 year event south of the site. Site boundary is on Flood Zone 2.

Landscape Sensitivity: The site specific assessments indicate the site has a moderate sensitivity to residential and employment development where some of the key development characteristics and landscape are sensitive to change.

Factors increasing sensitivity include important links to public green space, buffer role between settlements and undeveloped background to Blaby Conservation Area.

Factors decreasing sensitivity include gently rolling landform, limited recreation resource, limited natural features and human influence (pylons).

Retain existing boundary vegetation to west to soften edges of development.

Respect the rural parkland character of Bouskell Park to protect and enhance its setting and perceived connection with the wider countryside.

Ecology and Biodiversity:

Heritage Assets: The site is affected by local or national designated heritage assets and /or undesignated assets and is likely to have a significant impact. Detailed assessment required to establish impacts and mitigation needed.

Minerals and Waste: Within a Mineral Safeguarding Area for Sand and Gravel. Any allocation and future applications would need to be informed / accompanied by an assessment of the potential mineral resource adjacent to and within the site.

The site will affect minerals or waste assets. Planning applications will need to consider appropriate Minerals and Waste Local Plan policy M11.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: As long as potential design includes sensitive boundary treatments, the site has no other impacts identified.

Availability and Achievability Considerations

Recent Planning History: None

Availability: No legal constraints declared.

Site promoted by land agent on behalf of one landowners. Intention to sell with agreement in place.

Site Access: Potential site access from Mill Lane (would require substantial improvements). If access would be onto Hospital Lane this would be reliant on comprehensive development with other site(s). The site has potential access but there will be significant improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity and new facilities, or new facilities only.

Utility Infrastructure (water and gas): No specific assessment however the site is part of 'Hospital Lane' area and adjacent to BLA034 which has the following assessment:

The site has the potential for a high impact on either foul sewerage and / or surface water sewerage. Capacity improvements

Achievability (deliverability and developability): The site access requires substantial improvement unless developed with adjoining sites.

It may have the potential to be developable or partly developable within the Plan period if developed with adjoining sites.

Delivery Timeframes: The site is likely to fully deliver within 10 to 15 years of the start of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Blaby is proposed as a Larger Village Within Countryside.

Site is detached from settlement boundary.

STAGE 2C SUMMARY AND CONCLUSIONS

BLA040

The site is located in a sustainable location. It has some environmental and physical constraints which can be avoided or mitigated. Of particular concern is surface flood risk. The site may be suitable but it is less suitable than other options.

The site is available. There are no known legal or ownership constraints. The site is being promoted with the landowner intending to sell the land.

The site's achievability is unknown due to the site access being limited to a single track road.

The site is located to the east of Blaby and detached from the settlement boundary. The site could contribute to the housing need of the larger villages but the site is detached from local services and the development of the site may change the area's composition in terms of settlement character.

The site is currently designated as countryside.

The site is not allocated for due to concerns regarding its suitability, achievability, and local plan strategy.

Countesthorpe

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: COU022, Land to west of Leicester Road, Countesthorpe

Site Area (Hectares): 9.67

Proposed Use: Housing

Potential Capacity: 181 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land Contamination - Agricultural land. Potential flood risk.

Agricultural land. Two former landfill sites within 250m - would need investigation.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of a planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. More than 5% of the site is at risk of surface water flooding. Site is not sequentially preferable as around 8% of the site at surface water flood risk.

LLFA indicate that there is a 1in100 year surface water flow path through centre of site.

Landscape Sensitivity: The site specific assessment indicates the site has a low-moderate sensitivity for residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include rural character and unvegetated / undeveloped skylines.

Factors decreasing sensitivity include gently rolling landform, dominant agricultural land use, limited natural features and existing settled character to south.

Ecology and Biodiversity: No impacts on statutory on non-statutory designated sites identified. Some loss of low diversity habitat.

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: Not within a Minerals Safeguarding Area but to adjoins a MSA for Sand and Gravel. Sterilisation of the mineral needs to be considered.

The site is within 500m of Countesthorpe STW safeguarded waste site (B4 south).

The site may affect minerals or waste assets. Planning applications will need to consider appropriate Minerals and Waste Local Plan policy M11 and W9.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site would impact on connectivity of green corridors however this could be mitigated with considerate design. Opportunities exist to contribute to GBI Study Priority Project 3 Glen Parva, Whetstone and Countesthorpe Green Routes.

Availability and Achievability Considerations

Recent Planning History: None.

Availability: No legal constraints declared.

Site is in single ownership. Site would be disposed of upon receipt of outline planning consent.

Site Access: The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines. Site access from either Willoughby Road or via Lord Close (restricted local access road).

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity and new facilities, or new facilities only.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Countesthorpe is proposed as a Larger Village
Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

COU022

The site is in a sustainable location. The site has some environmental and physical constraints, including surface water flood risk and ecology, but these can be likely avoided or mitigated. Of particular concern is surface water flood risk. The site is suitable for development but it is less suitable than other options.

The site is available. There are no known legal or ownership constraints.

The site is achievable subject to improvements to site access.

The site adjoins the settlement of Countesthorpe, a larger village. The site could contribute to the housing needs of the larger villages accords with the Plan's development strategy. There are preferable sites within the settlement of Countesthorpe that work in a cohesive manner to deliver comprehensive benefits for the settlement and District. The site would have a low impact on the local character of the settlement.

The site is currently designated as countryside.

The site is not allocated due to suitability concerns and other sites are preferred in Countesthorpe.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: COU037, Land rear of 33 Willoughby Road, Countesthorpe

Site Area (Hectares): 1.62

Proposed Use: Housing

Potential Capacity: 40 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land Contamination - Agricultural land Potential flood risk.

Agricultural land - probably minimal issues. Pond noted onsite, needs check for made ground and ground gas potential.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is located in an area flagged as a possible area of concern for future air quality. Additional assessment/modelling advised where not normally indicated.

Flood Risk: Site is located in FZ1. Less than 5% of the site is at risk of surface water flooding. The site is sequentially preferable.

Landscape Sensitivity: The site specific assessment indicates the site has a low-moderate sensitivity for residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include mature vegetation surrounding site and vegetated undeveloped skylines.

Factors decreasing sensitivity include gently rolling landform, limited visibility, dominant agricultural land use, limited natural features and existing settled character to north.

Ecology and Biodiversity: No impacts on statutory designated sites identified. The site adjoins Dismantled Railway & Whetstone Gorse Candidate LWS to the north and Countesthorpe, hedgerow rear of Willoughby Rd (Candidate LWS) to the west. The north eastern part of the site is comprised of woodland. The 2014 survey work identified a species rich hedgerow to the west of the site, which potentially qualifies for LWS status (hence Candidate Status).

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: The site has no impact on minerals or waste assets.

Hazards, Gas and Electricity Assets: High Pressure Gas Pipeline Consultation Zone adjoins boundary.

HSE Planning Advice Web App confirms that the site is not within the zone.

Open Space and Green Infrastructure: Development of the site may impact on connectivity of green corridors however this could be mitigated with considerate design and offsetting. Opportunities exist to contribute to GBI Study Priority Project 3 Glen Parva, Whetstone and Countesthorpe Green Routes.

Availability and Achievability Considerations

Recent Planning History: 15/0575/OUT - 33 dwellings. Appeal dismissed

16/1005/OUT - 14 dwellings. Appeal Dismissed

Availability: No legal constraints declared.

The site is in single ownership and under option to a developer.

Site Access: The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines. Site access from Willoughby Road.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Cadent Gas indicate that may have engineer difficulties as the only route for the main to travel is through woodland.

Achievability (deliverability and developability): The site was subject to a number of planning applications in the late 2010s but no recent activity. Development would require the demolition of 33 Willoughby Road.

The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Countesthorpe is proposed as a Larger Village

Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

COU037

The site is suitable. It is located in a sustainable location. It has some environmental and physical constraints but these can be avoided or mitigated.

The site is available. There are no known legal or ownership constraints.

The site's achievability is unclear due to gas infrastructure issues.

The site adjoins the settlement of Countesthorpe, a larger village. The site could contribute to the housing needs of the larger villages accords with the Plan's development strategy. The site would have a low impact on the local character of the settlement.

The site is within countryside designation.

The site is not allocated due to achievability concerns.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: COU042, Land east of Willoughby Road (large site), Countesthorpe, Countesthorpe

Site Area (Hectares): 18.13

Proposed Use: Housing

Potential Capacity: 234 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land Contamination - Agricultural land Potential flood risk.

Environmental Services comments made for 24/0001/OUT - ground investigation recommended and requested to be attached as pre-commencement condition.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of a planning application.

The Site is located in an area flagged as a possible area of concern for future air quality. Additional assessment/modelling advised where not normally indicated.

Flood Risk: Site is located in FZ1. More than 5% of the site is at risk of surface water flooding. The site is not sequentially preferable as around 15% at surface water flood risk. The site has planning permission subject to S106.

LLFA indicate that sites to the south of Countesthorpe drain through Countesthorpe. Issue with riparian landowner needing to keep drainage clear.

Landscape Sensitivity: The site specific assessment indicates the site has a low-moderate sensitivity for residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include rural and historic character, strong sense of time-depth (from retained field patterns and remnants of ridge and furrow) and role of the land in integrating the southern edge of Countesthorpe into surrounding rural landscape.

Factors decreasing sensitivity include gently rolling landform, dominant agricultural land use, limited natural features and sense of enclosure from tall hedgerows.

Ecology and Biodiversity: No impacts on statutory or non-statutory designated sites identified. Some loss of low diversity habitat. Low biodiversity on site means risk of harm is limited. Limited loss of habitat / loss of connectivity.

Heritage Assets: The site is affected by local or national designated heritage assets and /or undesignated assets. Further consideration is required to ensure impacts acceptable.

Minerals and Waste: The site has no impact on minerals or waste assets.

Hazards, Gas and Electricity Assets: Approx 30% of site within High Pressure Gas Pipeline Consultation Zone.

HSE Planning Advice Web App indicates that the southern part of site is within outer zone but do not advise against development. The pipeline operator (National Gas Transmission) did not raise any legal interest or pipeline standard to restrict development.

Open Space and Green Infrastructure: Development of the site may impact on connectivity of green corridors however this could be mitigated with considerate design and offsetting. Opportunities exist to contribute to GBI Study Priority Project 3 Glen Parva, Whetstone and Countesthorpe Green Routes.

Availability and Achievability Considerations

Recent Planning History: 24/0001/OUT - Up to 205 dwellings. Approved at Planning Committee 28/11/24 subject to S106.

Availability: No legal constraints declared.

The site is in multiple ownership (unknown number) and under option to a housebuilder. Planning application on part of site approved subject to signing of S106.

Site Access: The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines. Site access from Willoughby Road.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements. Contributions to Active Modes mitigation identified.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity and new facilities, or new facilities only.

Utility Infrastructure (water and gas): The site has the potential for a high impact on either foul sewerage and / or surface water sewerage. Capacity improvements likely to be required and unlikely to be deliverable within 10 years.

Achievability (deliverability and developability): The site has approval of planning permission for housing subject to the signing of a section 106. The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period.

Update: Trajectory anticipates 185 units within plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Countesthorpe is proposed as a Larger Village Within Countryside
Site adjoins settlement boundary.

STAGE 2C SUMMARY AND CONCLUSIONS

COU042

The site is suitable for development. The site is located in a sustainable location. It has some environmental and physical constraints but these can likely be avoided or mitigated. Of particular concern is surface water flood risk.

The site is available. There are no known legal or ownership constraints. The site is in multiple ownership. Part of the site already has approval for planning permission subject to the signing of a S106.

The site is achievable subject to improvements to site access. Delivery of the site may be delayed due to the need for water infrastructure capacity improvements. Flood risk and the proximity of the High Pressure Gas Pipeline have impacted on the developable area of the site and so its dwelling capacity.

The site adjoins the settlement of Countesthorpe, a larger village. The site would contribute to the housing needs of the larger villages in line with the Plan's development strategy. The site would have a low impact on the local character of the settlement.

The site is within Countryside but there is a recognised need for housing.

The site is allocated for 290 homes alongside COU047 (Policy H1F).

It is likely that the site is developable and will be developed within years 5-10 of the Plan period.

The site will be required to provide contributions in line with policies of the Local Plan. Key mitigation will be required for surface water flood risk, enhancement of trees, hedgerows and grasslands, any heritage impact, increased school and health capacity, and improvements to active and alternative travel modes.

The site will still be subject to further investigation at the planning application stage.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: COU045, Land off Cosby Road, Countesthorpe

Site Area (Hectares): 5.32

Proposed Use: Housing

Potential Capacity: 99 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land contamination - Railway line and Historic contamination. Agricultural land - probably minimal issues.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of a planning application.

The Site is located in an area flagged as a possible area of concern for future air quality. Additional assessment/modelling advised where not normally indicated.

Flood Risk: The site is located within FZ1. More than 5% of the site is at risk of surface water flooding. The site is not sequentially preferable due to extent (6%) of surface water flood risk.

Landscape Sensitivity: The site specific assessment indicates the site has a low-moderate sensitivity for residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include open and expansive views across agricultural landscape and natural features that form mature field boundaries.

Retain existing boundary vegetation to the west to soften the edges of development.

Ecology and Biodiversity: No impacts on statutory or non-statutory designated sites identified. Within impact zone for IRZ for Narborough Bogs though at this scale development is unlikely to trigger impact.

Heritage Assets: The site is affected by local or national designated heritage assets and /or undesignated assets. Further consideration is required to ensure impacts acceptable.

Minerals and Waste: The site has no impact on minerals or waste assets.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: The site design should include sensitive boundary treatments. The site has no other impacts identified.

Availability and Achievability Considerations

Recent Planning History: 25/0441/FUL - 109 dwellings. Pending decision.

14/0211/1/OX - 150 dwellings. Appeal dismissed (larger site)

Availability: No legal constraints declared.

Site owned by a family trust.

Planning application submitted but awaiting decision.

Site Access: The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines. Site access from Cosby Road (classified) or Hill Lane (unclassified), both 60mph roads.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Countesthorpe is proposed as a Larger Village Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

COU045

The site is located in a sustainable location but is a distance from the core of the settlement compared alternative sites. The site has some environmental and physical constraints but these can be likely mitigated. Of particular concern is surface water flood risk. Whilst the site is suitable for development it is less suitable than other options.

The site is available. There are no known legal or ownership constraints. The site is in single ownership. A planning application has been submitted and is under consideration.

The site is achievable subject to improvements to site access.

The site adjoins the settlement of Countesthorpe, a larger village. The site's contribution to the housing needs of the larger villages accords with the Plan's development strategy. There is a likelihood that development of the site could lead to isolated, ribbon like development feeding from Cosby Road. There are preferable sites within the settlement of Countesthorpe that have the potential to work in a cohesive manner to deliver comprehensive benefits for the settlement. The site would have a low impact on the local character of the settlement

The site is affected by existing or proposed Green Wedge but would not have a significant impact upon the wider contribution to the designation.

The site is within Countryside.

The site is not allocated for housing due to suitability concerns. Alternative sites are preferred in Countesthorpe.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: COU047, Land off Gillam Butts, Countesthorpe

Site Area (Hectares): 0

Proposed Use: Housing

Potential Capacity: 96 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land Contamination - Agricultural land Potential flood risk.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of a planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: The site is located in FZ1. Less than 5% of the site is at risk of surface water flooding. The site is sequentially preferable. Part of the site has planning permission, the remainder of the site is subject to limited flood risk which could be managed through careful design and mitigation.

Landscape Sensitivity: The site specific assessment indicates the site has a low-moderate sensitivity for residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include rural and historic character, strong sense of time-depth (from retained field patterns and remnants of ridge and furrow) and role of the land in integrating the southern edge of Countesthorpe into surrounding rural landscape.

Factors decreasing sensitivity include gently rolling landform, dominant agricultural land use, limited natural features and sense of enclosure from tall hedgerows.

Ecology and Biodiversity: No impacts on statutory or non-statutory designated sites identified. Some loss of low diversity habitat and loss of connectivity should hedgerows be lost.

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: The site has no impact on minerals or waste assets.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site may impact on connectivity of green corridors however this could be mitigated with considerate design and offsetting. Site adjoins two areas of open space which comprise allotments and a cricket pitch.

Availability and Achievability Considerations

Recent Planning History: 24/0004/FUL - 51 dwellings on part site. Approved 08/05/2025 subject to signing of S106

Availability: Site is in single ownership and under option to a developer.

Planning application approved on part of site subject to 106.

Site Access: The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines. Site access proposed from adjacent development via Gillam Butts and Southfield Close which is a local road.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): Part of the site has approval of planning permission for housing subject to the signing of a section 106.

The site has the potential to be developable within the Plan period.

Delivery Timeframes: The majority of the site is likely to fully deliver within the first 5 to 10 years of the plan period. The Site will fully deliver within 15 years of the plan period. Update: Trajectory anticipates 105 homes during plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Countesthorpe is proposed as a Larger Village
Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

COU047

The site is suitable for development. It is located in sustainable location. It has some environmental and physical constraints but these can likely be avoided or mitigated (appropriate mitigations required for any surface water flood risk, ecological impact, land contamination).

The site is available. There are no known legal or ownership constraints. The site is in single ownership. Part of the site has planning approval subject to the signing of a S106 agreement.

The site is achievable subject to improvements to site access.

The site adjoins the settlement of Countesthorpe, a larger village. The site's contribution to the housing needs of the larger villages accords with the Plan's development strategy. The site would have a low impact on the local character of the settlement

The site is within Countryside but there is a recognised need for housing.

The site is allocated for 290 homes alongside COU042 (Policy H1F).

It is likely that the site is developable and will be developed within years 5-10 of the Plan period.

The site will be required to provide contributions in line with policies of the Local Plan. Key mitigation will be required to minimise risk of surface water flooding, enhance on site biodiversity, increase school and health capacity, and provide improvement to active travel and alternative travel modes.

The site will still be subject to further investigation at the planning application stage.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: COU049, Land East of Rosebank Road, Countesthorpe

Site Area (Hectares): 4.39

Proposed Use: Housing

Potential Capacity: 49 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land Contamination - Agricultural land Potential flood risk.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of a planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: 61% of the site is located in FZ1, 24% in FZ2 and 15% in FZ3. More than 5% of the site is at risk of surface water flooding. The site is not sequentially preferable due to significant fluvial flood risk (39%).

The site includes land within Flood Zones 3a and Flood Zone 2 from an ordinary watercourse. The Environment Agency states that planning applications for these sites must be accompanied by an NPPF compliant flood risk assessment which demonstrates that the development will be safe for its lifetime and will not increase flood risk elsewhere.

LLFA indicate that there is an ordinary watercourse on south boundary of site. North part of site in Flood Zone 2 and on south boundary of site.

Landscape Sensitivity: The site specific assessment indicates the site has a low-moderate sensitivity for residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include natural features forming mature field boundaries, rural character and sense of tranquillity.

Retain existing boundary vegetation to east to soften the edges of any development.

Ecology and Biodiversity: No impacts on statutory or non-statutory designated sites identified. Some loss of semi improved grassland, hedgerows, hedgerow trees and riparian tree belt possible

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: Not within a Minerals Safeguarding Area.

The site is within 700m of Countesthorpe STW safeguarded waste site (B4 south). Agent of change principle applies in mitigating any effect on amenity from allocation near existing STW.

The site may affect minerals or waste assets. Planning applications will need to consider appropriate Minerals and Waste Local Plan policy M11 and W9.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site may impact on connectivity of green corridors however this could be mitigated with considerate design and offsetting.

Availability and Achievability Considerations

Recent Planning History: None.

Availability: Site promoted by land agent on behalf of single landowner. Intention to sell. Not currently under option.

Site Access: The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines. Site access from Rose Bank Road.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

The site is achievable subject to site access.

Delivery Timeframes: The site is likely to fully deliver within 10 to 15 years of the start of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Countesthorpe is proposed as a Larger Village Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

COU049

The site is located in a sustainable location. There are environmental and physical constraints that can be avoided or mitigated. There are significant concerns regarding flood risk. The site may not be suitable for development and is less suitable than other options.

The site is available. There are no known legal or ownership constraints. The site is in single ownership.

The site is achievable subject to improvements in access.

The site adjoins the settlement of Countesthorpe, a larger village. The site's contribution to the housing needs of the larger villages accords with the Plan's development strategy. However, there are preferable sites within the settlement of Countesthorpe that have the potential to work in a cohesive manner to deliver comprehensive benefits for the settlement. The site would have a low impact on the local character of the settlement.

The site is within Countryside designation.

The site is not allocated due to suitability concerns and alternative sites being preferred in Countesthorpe.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: COU050, Land West of Leicester Road 'The Round House', Countesthorpe, Countesthorpe

Site Area (Hectares): 4.86

Proposed Use: Housing

Potential Capacity: 91 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land Contamination - Agricultural land. Potential flood risk. Agricultural land. 3x former landfill sites within 250m - would need investigation.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. More than 5% of the site is at risk of surface water flooding. Site is not sequentially preferable due to extent of surface water flood risk on site (16%).

LLFA indicates that there is an 1in100 year surface water flow path through centre of site.

Landscape Sensitivity: The site specific assessment indicates the site has a low-moderate sensitivity for residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include rural character and unvegetated / undeveloped skylines.

Factors decreasing sensitivity include gently rolling landform, dominant agricultural land use, limited natural features and existing settled character to south.

Ecology and Biodiversity: No impacts on statutory or non-statutory designated sites identified. Some loss of semi improved grassland, hedgerows, hedgerow trees

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesigned assets.

Minerals and Waste: Not within a Minerals Safeguarding Area but to adjoins a MSA for Sand and Gravel. Sterilisation of the mineral needs to be considered.

The site is within 500m of Countesthorpe STW safeguarded waste site (B4 south).

The site may affect minerals or waste assets. Planning applications will need to consider appropriate Minerals and Waste Local Plan policy M11 and W9.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site may impact on connectivity of green corridors however this could be mitigated with considerate design and offsetting.

Availability and Achievability Considerations

Recent Planning History: None.

Availability: No legal issues declared.

Single ownership. Intend to sell.

Site Access: The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines. Site access from Leicester Road (C class road).

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a low impact on foul sewerage and surface water sewerage. Capacity improvements unlikely to be required.

Achievability (deliverability and developability): The site has existing uses that will need to be relocated.

The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within 10 to 15 years of the start of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Countesthorpe is proposed as a Larger Village Within Countryside

Site is detached from settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

COU050

The site is a sustainable location but significantly detached from the settlement. There are some environmental and physical constraints that can be avoided or mitigated. Of particular concern is surface water flood risk. The site may be suitable but is less suitable than other options.

The site is available. There are no known legal or ownership constraints. One landowner who intends to sell the site.

The site is achievable subject to improvements to site access.

The site is detached from the settlement of Countesthorpe, a larger village. It could contribute to the housing needs of the larger villages in line with the Plan's development

strategy but it is detached from the settlement and alternative sites are preferred. The site would have a low impact on the local character of the settlement.

The site is within countryside.

The site is not allocated due to suitability and Local Plan strategy issues.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: COU051 (previously part of COU046), Land off Peatling Road (East Parcel), Countesthorpe

Site Area (Hectares): 8.57

Proposed Use: Housing

Potential Capacity: 142 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land Contamination - Agricultural land. Potential flood risk.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of a planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. More than 5% of the site is at risk of surface water flooding. No groundwater risk is identified. Site is not sequentially preferable due to around 11% of the site at surface water flood risk. Potential for flood risk on site to be addressed through careful design and layout to exclude areas at higher risk.

LLFA indicates there is an 1in100 year surface water flow path through centre of site.

Landscape Sensitivity: The site specific assessment indicates the site has a low-moderate sensitivity for residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include rural and historic character, strong sense of time-depth (from retained field patterns and remnants of ridge and furrow) and role of the land in integrating the southern edge of Countesthorpe into surrounding rural landscape.

Factors decreasing sensitivity include gently rolling landform, dominant agricultural land use, limited natural features and sense of enclosure from tall hedgerows.

Ecology and Biodiversity: No impacts on non-statutory designated sites identified. Potential for impacts on a number of mature trees protected as LWSs including Countesthorpe, Track south of Main Street Ash trees (potential LWS), Austrey Lane Footpath Ash Trees (potential LWS), Countesthorpe, Ash trees west of Peatling Road (Candidate LWS) and Austrey Lane Ash (Potential LWS).

Heritage Assets: The site is affected by local or national designated heritage assets and /or undesignated assets. Further consideration is required to ensure impacts acceptable.

Minerals and Waste: The site has no impact on minerals or waste assets.

Hazards, Gas and Electricity Assets: Approx 10% of site within High Pressure Gas Pipeline Consultation Zone.

HSE Planning Advice Web App tool indicates that the southern part of site is within outer zone but do not advise against development. The pipeline operator (National Gas Transmisson) did not raise any legal interest or pipeline standard to restrict development.

Open Space and Green Infrastructure: Development of the site may impact on connectivity of green corridors(the site holds a number of lws) however this could be mitigated with considerate design and offsetting.

Availability and Achievability Considerations

Recent Planning History: 25/0876/OUT up to 295 dwellings. Pending decision.

17/0405/OUT - 150 dwellings. Refused. 17/0403/OUT - 100 dwellings. Refused.

Availability: No legal issues declared.

Site promoted by strategic land promoter on behalf of two landowners. Intention to sell. No option.

Planning application submitted but awaiting decision.

Site Access: Site access from Peatling Road which is a Class C road, the majority of which is within a 60mph zone. Consideration should be given to extending the 30mph zone adjacent to the settlement. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The majority of the site is likely to fully deliver within the first 5 to 10 years of the plan period. The full site will be delivered within 15 years of the plan

period. Update: Trajectory considers this as part of COU46 with capacity of 275 units within the Plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Countesthorpe is proposed as a Larger Village Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

COU051 (previously part of COU046)

The site is suitable for development. It is located in a sustainable location. It has some environmental and physical constraints but these can likely be avoided or mitigated (appropriate mitigations required for any surface water flood risk, ecological impact, heritage impact, and land contamination).

The site is available. There are no known legal or ownership constraints. A submitted planning application is under consideration for COU051 and COU052.

The site is achievable but the High Pressure Gas Pipeline impacts the developable area of the site.

The site adjoins the settlement of Countesthorpe, a larger village. The site's contribution to the housing needs of the larger villages accords with the Plan's development strategy. The site would have a low impact on the local character of the settlement.

The site is within Countryside but there is a recognised need for housing.

The site is allocated for 275 homes alongside COU052 (Policy H1G).

The site is developable and likely to deliver within years 5 to 15 of the plan period.

The site will be required to provide contributions in line with policies of the Local Plan. Key mitigation will be required to minimise risk of surface water flooding, enhance on site biodiversity, increase school and health capacity, and provide improvement to active travel and alternative travel modes.

The site will still be subject to further investigation at the planning application stage.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: COU052 (previously part of COU046), Land off Peatling Road (West Parcel), Countesthorpe

Site Area (Hectares): 4.52

Proposed Use: Housing

Potential Capacity: 84 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land Contamination - Agricultural land. Potential flood risk.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of a planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. Less than 5% of the site is at risk of surface water flooding. No groundwater risk identified. The site is sequentially preferable. Potential for flood risk on site to be addressed through careful design and layout to exclude areas at higher risk.

Landscape Sensitivity: The site specific assessment indicates the site has a low-moderate sensitivity for residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include rural and historic character, strong sense of time-depth (from retained field patterns and remnants of ridge and furrow) and role of the land in integrating the southern edge of Countesthorpe into surrounding rural landscape.

Factors decreasing sensitivity include gently rolling landform, dominant agricultural land use, limited natural features and sense of enclosure from tall hedgerows.

Ecology and Biodiversity: No impacts on non-statutory designated sites identified. There is a number of mature trees on the eastern boundary protected as a Candidate LWS (Countesthorpe, Track south of Main Street Ash trees). Development could affect these without a suitable layout being proposed.

Heritage Assets: The site is affected by local or national designated heritage assets and /or undesignated assets. Further consideration is required to ensure impacts acceptable.

Minerals and Waste: The site has no impact on minerals or waste assets.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site may impact on connectivity of green corridors however this could be mitigated with considerate design and offsetting

Availability and Achievability Considerations

Recent Planning History: 25/0876/OUT up to 295 dwellings. Pending decision.

17/0405/OUT - 150 dwellings. Refused. 17/0403/OUT - 100 dwellings. Refused.

Availability: No legal issues declared.

Site promoted by strategic land promoter on behalf of two landowners. Intention to sell. No option. Planning application submitted but awaiting decision.

Site Access: The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines. Site access via adjoining site to east (see COU051 above) from Peatling Road (Class C road).

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 10 to 15 years of the plan period. Update: Trajectory considers this as part of COU46 with capacity of 275 units within plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Countesthorpe is proposed as a Larger Village
Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

COU052 (previously part of COU046)

The site is suitable for development. It is located in a sustainable location. It has some environmental and physical constraints but these can likely be avoided or mitigated

(appropriate mitigations required for any surface water flood risk, ecological impact, heritage impact, and land contamination).

The site is available. There are no known legal or ownership constraints. A submitted planning application is under consideration for COU051 and COU052.

The site is achievable able subject to the adjoining site CUO051 coming forward for development. The High Pressure Gas Pipeline impacts on the developable area of the site.

The site adjoins the settlement of Countesthorpe, a larger village. The site's contribution to the housing needs of the larger villages accords with the Plan's development strategy. The site would have a low impact on the local character of the settlement.

The site is within Countryside but there is a recognised need for housing.

The site is allocated for 275 homes alongside COU051 (Policy H1G).

The site is developable and likely to deliver within years 10 to 15 of the plan period.

The site will be required to provide contributions in line with policies of the Local Plan. Key mitigation will be required to minimise risk of surface water flooding, enhance on site biodiversity, increase school and health capacity, and provide improvement to active travel and alternative travel modes.

The site will still be subject to further investigation at the planning application stage.

Enderby

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: END022, Land off Blaby Road, Enderby

Site Area (Hectares): 4.49

Proposed Use: Housing

Potential Capacity: 84 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land contamination - agricultural land. Former factory/works offsite as part of Fosse Close estate (presumed remediated, but would need checking).

Air quality and noise - due to M1 proposed Enderby Hub logistics park may cause issues. AQMA2 has been undeclared.

The site is affected by contaminated land and may be affected by noise and air pollution and will require investigation, and where relevant mitigation measures, as part of a planning application.

The Site is located in an area flagged as a possible area of concern for future air quality. Additional assessment/modelling advised where not normally indicated.

Flood Risk: Site is located in FZ1. More than 5% of the site is at risk of surface water flooding. No groundwater risk is identified. The site is not sequentially preferable due to around 8% of site at surface water flood risk.

LLFA indicates that there are potential drainage issues. Ordinary watercourse on southern boundary of site.

Landscape Sensitivity: The site specific assessment indicates the site has a low-moderate sensitivity for residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include rural character, intervisibility with settlement and Blaby Road, buffer role between settlement and M1 and historic field pattern (with remnants of ridge and furrow).

Factors decreasing sensitivity include relatively flat landform, limited natural features and existing settled character to east and south.

Ecology and Biodiversity: No impacts on statutory designated sites identified. Around two thirds of this site is identified as a Local Wildlife Site (Enderby Lodge - Mesotrophic Grassland Candidate LWS). Development is likely to lead to a loss of most of this. There are also likely losses to hedgerows and trees to accommodate site access and internal roads.

Natural England indicate that this allocation is in close proximity to the Narborough Bog SSSI. Narborough Bog is sensitive to changes in water quality and water levels. As the development appears to be very closely located to the SSSI boundary NE advise that there may be direct impacts on the SSSI arising from construction and recreational impacts.

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: Within a Mineral Safeguarding Area for Sand and Gravel. Any allocation and future applications would need to be informed / accompanied by an assessment of the potential mineral resource adjacent to and within the site.

The site will affect minerals or waste assets. Planning applications will need to consider appropriate Minerals and Waste Local Plan policy M11.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site may impact on connectivity of green corridors however this could be mitigated with considerate design and offsetting. Opportunity to contribute to GBI LIV4

Availability and Achievability Considerations

Recent Planning History: None.

Availability: The site is in single ownership and under option to housebuilder.

Site Access: The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines. Site access from Blaby Road, however alternative needs to be identified due to proximity to Fosse Close. Safety of the Foxhunter roundabout (junction of B582 and B4114) would need to be reflected / considered in any transport assessment work.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a low impact on foul sewerage and surface water sewerage. Capacity improvements unlikely to be required.

Achievability (deliverability and developability): The site is within the settlement boundary but despite housebuilder involvement there has been no progress towards a planning application.

The site has potential to be deliverable during the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within settlement boundary.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Within Enderby proposed as a Larger Village

STAGE 2C SUMMARY AND CONCLUSIONS

END022

The site may be suitable for development. It is located in a sustainable location. It has some environmental and physical constraints but these can be avoided or mitigated. Of particular concern is ecological impact.

The site is available. There are no known legal or ownership constraints. The site is under option to a housebuilder. The site is within the settlement boundary but no planning application progressed.

The site may be achievable subject to site access.

The site is within the settlement boundary and could contribute towards meeting housing needs of the Larger Villages.

The site is not allocated due to achievability concerns. The site is within the settlement boundary where there is in principle support for development subject to policy criteria.

Narborough

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: NAR016, Land south of Carlton Park, Narborough

Site Area (Hectares): 17.93

Proposed Use: Housing

Potential Capacity: 336 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Site will require investigation and likely remediation/mitigation due to gassing former landfill site off Sandhill Drive. Former psychiatric hospital onsite - possible contamination.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. More than 5% of the site is at risk of surface water flooding. No groundwater risk identified. Site is not sequentially preferable due to notable surface water flood risk (9%). Potential for flood risk on site to be addressed through careful design and layout to exclude areas at higher risk. Level 2 SFRA required.

LLFA indicate that drainage takes place through Highways England culvert under bridge. Two ordinary watercourses flow through the site.

Landscape Sensitivity: The site specific assessment indicates the site has a moderate sensitivity to residential and employment development where some of the key characteristics and qualities of the landscape are sensitive to change. (moderate high for form density and setting of existing settlement).

Factors increasing sensitivity include naturalistic qualities of semi-natural vegetation, recreational use, sense of enclosure from mature hedgerow and trees and smaller scale landscape pattern between grassland, woodland, scrub and water.

Factors decreasing sensitivity include existing built development (including Carlton Park and internal road structure) and M1.

Ecology and Biodiversity: No impact on non-statutory sites. Potential for impact on Narborough Bogs SSSI due to hydraulic connectivity. Development could lead to the loss of grassland, woodland (much of which is subject to a blanket TPO) as well as adverse effects to watercourses and ponds.

Heritage Assets: The site is affected by local or national designated heritage assets and /or undesignated assets. Further consideration is required to ensure impacts acceptable.

Minerals and Waste: Not assessed separately but NAR022 is a larger version of the site.

Part of the site is in the MSA for Sand and Gravel. Any forthcoming application/s would need to include a Minerals Assessment. No specific waste assets are affected but development of this scale needs to ensure that sufficient consideration is given to waste infrastructure.

The site will affect minerals or waste assets. Planning applications will need to consider appropriate Minerals and Waste Local Plan policy M11 and W9.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site would impact connectivity of green corridors whilst this could be mitigated with considerate design and offsetting, it is likely mitigation would impact site viability. Opportunity for GBI project LV5 enhancement and wayfinding for footpath links between Narborough and Enderby.

Availability and Achievability Considerations

Recent Planning History: None.

Availability: No legal constraints declared.

Single landowner intends to sell site.

Site Access: The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines. Access via an un-adopted highway which is linked to King Edward Avenue Road. Consideration needs to be given for strategic road network.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Contributions to Bus and Active Modes mitigation identified.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can

be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a high impact on either foul sewerage and / or surface water sewerage. Capacity improvements likely to be required and unlikely to be deliverable within 10 years.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within 10 to 16 years of the start of the plan period. Update: Trajectory anticipates 560 units within plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: The site is within Green Wedge (cii)

The site is affected by existing or proposed Green Wedge or Area of Separation and would have a significant impact upon the wider contribution to the designation.

Strategic Policy Considerations: Narborough is proposed as a Larger Village but adjoins built up area of Enderby

Within Green Wedge

STAGE 2C SUMMARY AND CONCLUSIONS

NAR016

The site is suitable for development. It has some environmental and physical constraints which can be avoided or require mitigation. Of particular concern is flood risk, contaminated land, ecology and heritage. The site is in a sustainable location.

The site is available. No known legal or ownership constraints.

The site is achievable. Infrastructure capacity improvements may be required to support foul and surface water sewerage which may impact delivery timescales.

The site adjoins the existing settlement of Narborough and will contribute towards housing need in the larger villages.

The site is situated within the Green wedge and would have a significant impact upon the wider contribution to the designation.

The site has not been allocated as an individual site but is allocated as part of the larger site NAR022.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: NAR018, Land at Seine Lane, Narborough

Site Area (Hectares): 13

Proposed Use: Housing

Potential Capacity: 243 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Landfill Land contamination - Agricultural land. Within 250m of a known gassing landfill site - needs investigation.

Noise.

The site is affected by contaminated land and may be affected by noise pollution and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is located in an area flagged as a possible area of concern for future air quality. Additional assessment/modelling advised where not normally indicated.

Flood Risk: Site is located in FZ1. Less than 5% of the site is at risk of surface water flooding. No groundwater risk identified. The site is sequentially preferable.

Landscape Sensitivity: The site specific assessment indicates the site has a low-moderate sensitivity for residential and employment development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include buffer role between industrial / commercial land uses and settlement edge, undeveloped skylines, rural character.

Factors decreasing sensitivity include gently undulating landform, dominant agricultural use, limited natural features, relative enclosure and interspersibility with commercial, industrial and residential development and human influences (pylons and M69 motorway)

Ecology and Biodiversity: No impacts on statutory or non-statutory designated sites identified. Some loss of low diversity habitat and loss of connectivity should hedgerows and associated hedgerow trees be lost. Development will lead to the loss of scrub, modified grassland

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: The site has no impact on minerals or waste assets.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site may impact on connectivity of green corridors however this could be mitigated with considerate design and offsetting. Site Adjoins OSA ANG to the South East.

Availability and Achievability Considerations

Recent Planning History: 12/0823/1/OX for up to 244 dwellings included this site. Refused and dismissed at appeal.

Availability: No legal constraints declared.

3 landowners, but largest landowner now promoting separately as a smaller site. Option to sell to a housebuilder.

Site Access: Site access through Seine Lane. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Narborough is proposed as a Larger Village but adjoins built up area of Enderby

Within Countryside

Site adjoins the settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

NAR018

The site is in a sustainable location. There are some physical and environmental constraints which require mitigation. The Whistle Way is considered to be a strong

boundary to the extension of Narborough and Enderby. Whilst the site is suitable for development it is less suitable than other options.

The site is available. No known legal or ownership constraints.

The site is achievable.

The site adjoins the settlement of Narborough and could contribute towards housing need in the larger villages.

The site is situated within the countryside.

The site has not been allocated due to suitability issues.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: NAR020, Land off Forest Road, Narborough

Site Area (Hectares): 5.57

Proposed Use: Housing

Potential Capacity: 104 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land Contamination - Agricultural land. Within 250m of a known gassing landfill site - needs investigation.

Noise.

The site is affected by contaminated land and may be affected by noise pollution and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is located in an area flagged as a possible area of concern for future air quality. Additional assessment/modelling advised where not normally indicated.

Flood Risk: Site is located in FZ1. More than 5% of the site is at risk of surface water flooding. No groundwater risk is identified. Site is not sequentially preferable due to notable pluvial flood risk.

Landscape Sensitivity: The site specific assessment indicates the site has a low-moderate sensitivity for residential and employment development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include buffer role between industrial / commercial land uses and settlement edge, undeveloped skylines, rural character.

Factors decreasing sensitivity include gently undulating landform, dominant agricultural use, limited natural features, relative enclosure and interspersibility with commercial,

industrial and residential development and human influences (pylons and M69 motorway)

Ecology and Biodiversity: No impacts on statutory and non-statutory designated sites identified. Some loss of low diversity habitat and loss of connectivity should hedegrows and associated hedgerow trees including those connecting to Whistle Way be lost.

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: The site has no impact on minerals or waste assets.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site may impact on connectivity of green corridors however this could be mitigated with considerate design and offsetting.

Availability and Achievability Considerations

Recent Planning History: 12/0823/1/OX for up to 244 dwellings included this site and was refused and dismissed at appeal.

Availability: No legal constraints declared.

One landowners with interest from developers.

Site Access: Site access through Forest Road. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a low impact on foul sewerage and surface water sewerage. Capacity improvements unlikely to be required.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Narborough is proposed as a Larger Village but adjoins built up area of Enderby

Within Countryside

Site adjoins the settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

NAR020

The site is in a sustainable location. There are some physical and environmental constraints which require mitigation. The Whistle Way is considered to be a strong boundary to the extension of Narborough and Enderby. Whilst the site is suitable for development it is less suitable than other options.

The site is available. No known legal or ownership constraints.

The site is achievable.

The site adjoins the settlement boundary of Narborough and will contribute to housing need in larger villages.

The site is situated within the countryside.

The site has not been allocated due to suitability issues.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: NAR022, Land at Carlton Park and Enderby Golf Course, Narborough Enderby

Site Area (Hectares): 57

Proposed Use: Housing

Potential Capacity: 855 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Site will require investigation and likely remediation/mitigation due to gassing former landfill site off Sandhill Drive. Former psychiatric hospital onsite so potential for contamination.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: The site is located in FZ1. More than 5% of the site is at risk of surface water flooding. Some groundwater risk is identified. The site is not sequentially preferable due to notable surface water risk (9%) and potential for ground water flooding. Level 2 SFRA required.

The site is adjacent to Narborough Combustion Plant, and which operates under a Permit from the Environment Agency (burning of fuel on site). Potential amenity - noise associated with the running of the generators when the site is being used. The site does have acoustic deadening installed and the EA have no record of any amenity issues being reported for the site.

LLFA indicates that drainage takes place through Highways England culvert under bridge. Two ordinary watercourses flow through the site.

Landscape Sensitivity: The site specific assessment indicates the site has a moderate sensitivity to residential and employment development where some of the key characteristics and qualities of the landscape are sensitive to change. (moderate high for form density and setting of existing settlement).

Factors increasing sensitivity include naturalistic qualities of semi-natural vegetation, recreational use, sense of enclosure from mature hedgerow and trees and smaller scale landscape pattern between grassland, woodland, scrub and water.

Factors decreasing sensitivity include existing built development (including Carlton Park and internal road structure) and M1.

Ecology and Biodiversity: No impact on non-statutory sites. Potential for impact on Narborough Bogs SSSI due to hydraulic connectivity. Part of the site is identified as a Candidate Local Wildlife Site (Narborough grassland and pond). Development could lead to the loss of grassland, woodland (much of which is subject to a blanket TPO) as well as adverse effects to watercourses and ponds.

Natural England indicate that this allocation is in close proximity to the Narborough Bog SSSI. Narborough Bog is sensitive to changes in water quality and water levels. As the development appears to be very closely located to the SSSI boundary NE advise that there may be direct impacts on the SSSI arising from construction and recreational impacts.

Heritage Assets: The site is affected by local or national designated heritage assets and /or undesignated assets. Further consideration is required to ensure impacts acceptable.

Minerals and Waste: Part of the site is in the MSA for Sand and Gravel. Any forthcoming application/s would need to include a Minerals Assessment. No specific waste assets are affected but development of this scale needs to ensure that sufficient consideration is given to waste infrastructure.

The site will affect minerals or waste assets. Planning applications will need to consider appropriate Minerals and Waste Local Plan policy M11 and W9.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site would impact connectivity of green corridors but there is potential for this to be mitigated with considerate design and offsetting.

The site includes a 9 hole golf course with a member and pay and play format. The Golf Needs Assessment highlights there is a good varied supply to accommodate most usage but demand is considerable particularly for membership based activity. The need for pay and play provision is less and there is the potential for the offer to be condensed into a lesser number of sites to increase the demand and need for other sites and to improve financial viability and sustainability. The Study considers the quantity, quality, accessibility and availability of pay and play courses seeking redevelopment opportunities in the District. It concludes that at least one is required. The loss of Blaby Golf Course would cause greater issues than Enderby Golf Course given its more varied provision, its higher userbase in terms of membership and recent improvements to its facilities.

Opportunity for GBI project LV5 enhancement and wayfinding for footpath links between Narborough and Enderby.

Availability and Achievability Considerations

Recent Planning History: None relevant

Availability: No legal constraints declared.

Two agents promoting land on behalf of two separate landowners including the District Council. Intention to sell land.

Site promoters have asked agents prepare a masterplan and progress the site through the Local Plan.

Site Access: Access via an un-adopted highway which is linked to King Edward Avenue Road. Consideration needs to be given for strategic road network. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a high impact on either foul sewerage and / or surface water sewerage. Capacity improvements likely to be required and unlikely to be deliverable within 10 years.

Achievability (deliverability and developability): The site has existing uses that may need to be relocated.

The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within 10 to 15 years of the start of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: The site is within Green Wedge (cii)

The site is affected by existing or proposed Green Wedge or Area of Separation and would have a significant impact upon the wider contribution to the designation.

Strategic Policy Considerations: Narborough is proposed as a Larger Village. Adjoins built up areas of Narborough and Enderby

Within Green Wedge

Part of site is designated as a key employment site.

STAGE 2C SUMMARY AND CONCLUSIONS

NAR022

The site is suitable for development. The site is located in a sustainable location. The site has some suitability issues which will require mitigation and further investigation. Of particular concern are surface water flood risk, contamination, heritage and ecology. The loss of the golf course is balanced against the good varied supply of golf courses in the catchment, the potential for the pay and play golf offer to be condensed and the need for housing.

The site is available. No known legal constraints. The site is being promoted by two promoters on behalf of two separate land owners.

The site may be achievable however there are existing uses on the site which need to be relocated. Improvements to water infrastructure capacity are required and likely to delay delivery.

The site adjoins the settlements of Enderby and Narborough and would contribute towards housing need in the Larger Villages. Other options are limited in Enderby and Narborough.

The site is located within the Green Wedge and would have a significant impact upon the wider contribution to the designation. Part of the site is designed as a key employment site and this will need to be taken account of in terms of site design and layout. The loss of the golf course is a policy issue. There is a recognised need for housing.

The site is allocated as a mixed use strategic site for around 560 homes and supporting infrastructure (Policy S11).

The site is likely to be developable within 10 to 15 years of the start of the plan period.

The site will be required to provide contributions in line with policies of the Local Plan. Key mitigation will be required to minimise risk from flooding, enhance biodiversity, increase school and health capacity, and provide improvement to active travel and alternative travel modes.

The site will be subject to further investigation at the planning application stage.

Whetstone

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: WHE026, Land south of Abbott Way, Whetstone

Site Area (Hectares): 3.28

Proposed Use: Housing

Potential Capacity: 41 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Flooding risk and surface water risk, outside of floodplain.

Agricultural land - probably minimal risk. Former landfill offsite (>250m).

Environmental Services made comments on 24/0869/FUL - requested pre-commencement condition for further ground investigation and remedial works.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site has planning permission subject to S106.

The site includes land within Flood Zone 3a and Flood Zone 2 from an ordinary watercourse. The Environment Agency indicates that planning applications for these sites must be accompanied by an NPPF compliant flood risk assessment which demonstrates that the development will be safe for its lifetime and will not increase flood risk elsewhere.

Ordinary watercourse on eastern boundray of site and another through the site. Surface water flooding flows paths of both watercourses. East Boundary of site also in Flood Zone 2 and 3. Access during a flood event to the site may require consideration

Landscape Sensitivity: The site specific assessment indicates the site has a low-moderate sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include openness and intervisibility with surrounding areas, semi-enclosed from tall hedgerows along Springwell Lane and Lutterworth Road and undeveloped skylines to south.

Factors decreasing sensitivity include gently undulating landform, dominant agricultural use, limited natural features, disruption to rural character from residential development and proximity to M1.

Enhance Whetstone Brook corridor including establishing as a key feature, improving access and to increase aesthetic and wildlife value.

Establish new hedgerows / improve existing along southern and eastern boundaries.

Enhance gateway features and ensure new development provides a sense of place.

Ecology and Biodiversity: No impacts on statutory designated sites identified. Site is adjacent to Whetstone Brook Woodland and Grassland LWS adj to east of site/ pLWS (oak trees) located to the east 110m and south (165m)

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be affected by undesignated assets including archaeology.

Minerals and Waste: The site has no impact on minerals or waste assets.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site would impact connectivity of green corridors but there is potential for this to be mitigated with considerate design and offsetting. Site adjoins LWS to the east and OSA AGS to the north.

Availability and Achievability Considerations

Recent Planning History: 24/0869/FUL - 68 dwellings. Decision pending.

Availability: No legal constraints declared.

The site is in single ownership and is under option to a house-builder.

Planning application submitted but awaiting decision.

Site Access: Site access from Springwell Lane. LHA recommend access gained from Wright Close. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Contributions to Active Modes mitigation required

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity and new facilities, or new facilities only.

Utility Infrastructure (water and gas): The site has the potential for a low impact on foul sewerage and surface water sewerage. Capacity improvements unlikely to be required.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Whetstone is proposed as a Larger Village

Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

WHE026

The site is suitable. It is located in a sustainable location. The site has some physical and environmental constraints which may require mitigation. Of particular concern is flood risk.

The site is available. No known legal or ownership constraints. A planning application has been submitted on the site which is under consideration.

The site is achievable.

The site adjoins the settlement of Whetstone and would contribute towards housing need in the Larger villages.

The site is situated within the Countryside.

This individual site has not been allocated, but rather has been included with WHE031 to make a comprehensive strategic site allocation (Policy S12).

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: WHE027, Whetstone Pastures, Whetstone

Site Area (Hectares): 379.77

Proposed Use: Mixed Use

Potential Capacity: 3500-6000 dwellings and/or 372000 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land Contamination - agricultural uses, possible Anthrax, railway contamination and motorway spoil.

Predominantly agricultural land, with sporadic farm buildings. Multiple areas of made ground onsite. One historic landfill onsite. Full investigation required as part of any development proposals.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is located in an area flagged as a possible area of concern for future air quality. Additional assessment/modelling advised where not normally indicated.

Flood Risk: 92.2% of the site is in FZ1 and 3% is in FZ3. More than 5% of the site is at risk of surface water flooding. Some groundwater risk is identified. The site is not sequentially preferable as includes notable areas at fluvial and surface water flood risk (10%). Level 2 SFRA required.

The Environment Agency indicate that the site includes land within Flood Zone 3a and Flood Zone 2 from an ordinary watercourse. A watercourse runs through the middle of the site. The watercourse has been straightened in this area and has a 'Reason for Not Achieving Good' status due to agricultural pollution. Development of this site is an opportunity to re-meander the watercourse into a more natural route.

LLFA indicate that a lot of flood risk mitigation is required. Whetstone Brook flows through middle of the with Flood Zone 2 and 3 extents and surface water. Upstream catchment of flooding issue in Whetstone.

Landscape Sensitivity: The site specific assessment indicates the site has:

- moderate sensitivity to residential development some of the key characteristics and qualities of the landscape are sensitive to change: and

- moderate-high sensitivity to employment development where some of the key characteristics and qualities of the landscape are highly sensitive to change.

Factors increasing sensitivity include strong rural landscape character and perceptual qualities, lack of existing development, role of parcel as a gap between Countesthorpe and Willoghby Waterleys, natural features (including deciduous woodland priority habitat) and historic features / field patterns.

Factors decreasing sensitivity include gently undulating landform, dominant agricultural use, limited natural features and M1 detracting from rural reception qualities of the landscape.

Ecology and Biodiversity: The site is unlikely to have any impact on statutory wildlife sites. There are a number of LWS located on or immediately surrounding the site which could be affected by development. These include Dismantled Railway & Whetstone Gorse (Candidate LWS), Whetstone Woodland and Brook (Notified LWS), Bambury Lane/Hill Lane Hedgerows (potential LWS), Willoughby Road hedgerow (north) (Potential LWS), Willoughby Waterleys Headland & Ash Potential LWS, Willoughby Waterleys Meadow potential LWS, Willoughby Road Grassland, Main Street Hedgerows & Verge Potential LWS and Whetstone Ash tree Potential LWS. Development could lead to the loss of grassland, hedgerows and trees/woodland. It could also adversely affect waterbodies on site

Natural England advise that Green Infrastructure (GI) should be considered at the earliest stages of the planning process to ensure connected, biodiversity rich GI is incorporated throughout the site and that a GI strategy is provided. In addition we suggest that the GI provision should be considered strategically and incorporate the adjacent site COS010.

Heritage Assets: The site is affected by local or national designated heritage assets and /or undesignated assets. Further consideration is required to ensure impacts acceptable.

Historic England has concerns. Would not object to the principle of development, however as previously the masterplan presented is not informed by a staged archaeological investigation of the site beyond desk based assesment. There will be opportunities for the development to address the significance of undesignated remains in a manner proportionate to their importance, significance and sensitivity, through layout and design. These oportunities can only be realised if the proposed master plan is not baked into the allocation. As such we recommend that a policy should set out clearly that the submitted master plan is purely indicative and that a heritage informed master plan will be required in respect of any application for development which addresses through a staged programme of investigation (to the advice of your archaeological advisor) both direct pysical and setting impacts upon heritage assets. This work is likely to include both geophysical survey and trial trenches to establish a masterplan supporting an outline application.

Minerals and Waste: The site has no impact on minerals or waste assets.

Hazards, Gas and Electricity Assets: The High Pressure Gas Pipeline consultation zone affects the site. National Grid Transmission confirm that the Blaby to Alrewas High Pressure Gas Transmission Pipeline runs across the northern part of site. To be effective the policy will need to acknowledge the presence of National Gas Transmission's assets.

Open Space and Green Infrastructure: Development of the site would impact connectivity of green corridors but there is potential for this to be mitigated with considerate design and offsetting. Opportunities exist to contribute to GBI Study Priority

Project 3 Glen Parva, Whetstone and Countesthorpe Green Routes and Priority Project 7 Developer guidelines for employment allocations.

Availability and Achievability Considerations

Recent Planning History: Garden Village status

Availability: No legal constraints declared.

The site is in multiple ownership with an intention to sell or develop the site. Promoted by logistics developers.

Recent pre-application consultation undertaken by developers.

Site Access: Multiple access points: From A426 Lutterworth Rd which is a Class A road with a 50mph speed limit; From Shuttleworth Rd which is an unclassified road with a 60mph speed limit; From Cosby Ln which is an unclassified road with a 60 mph speed limit; and/or From Willoughby Rd which is a Class C road with a 60 mph speed limit. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to strategic road network, local road network, bus and active travel infrastructure improvements.

Contributions to Active Modes mitigation required

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity and new facilities, or new facilities only.

The site is large enough to provide new primary and secondary schools and healthcare provision.

Utility Infrastructure (water and gas): The site has the potential for a high impact on either foul sewerage and / or surface water sewerage. Capacity improvements likely to be required and unlikely to be deliverable within 10 years.

Achievability (deliverability and developability): The site is strategic in scale and may require strategic transport infrastructure which will impact on delivery timescales.

The site has the potential to be partly developable. It could commence within the Plan period and continue to deliver beyond.

Delivery Timeframes: The site will start to deliver within 15 years of the start of the plan period but not fully deliver within the plan period. Update: Trajectory anticipates 800 units during plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Whetstone is proposed a Larger Village .

Site is detached from settlement but proposed as a strategic standalone site.

Within Countryside

STAGE 2C SUMMARY AND CONCLUSIONS

WHE027

The site is suitable for development. The site is in a sustainable location. There are some physical and environmental constraints on the site that will require mitigation. Of particular concern is flood risk, biodiversity and landscape impact.

The site is available. No known legal or ownership constraints. The site is in multiple ownership and is being promoted by a developer.

The site is achievable but is unlikely to fully build out within the plan period due to the scale of the sites, strategic transport infrastructure requirements. Improvements to water infrastructure capacity are required and likely to delay delivery. The High Pressure Gas Pipeline will impact on the developable area of the site.

The site is detached from the existing settlement of Whetstone. However given its scale it is being proposed as a strategic stand alone site and will contribute to the housing needs of the District.

The site is situated within the Countryside but there is a recognised need for housing.

The site has been allocated as a strategic mixed use site for around 4500 dwellings, 15 hectares of local employment land and supporting infrastructure. Land for 80 hectares for Strategic B8 warehousing will also be safeguarded subject to the provision of strategic transport infrastructure (Policy S8).

The site is strategic in scale and may require strategic transport infrastructure which will impact on delivery timescales.

The site has the potential to be partly developable. It could commence within the Plan period and continue to deliver beyond. The site will start to deliver within 15 years of the start of the plan period but not fully deliver within the plan period. It is assumed that 800 homes and 8 hectares of local employment land will be developed during the Plan period.

The site will be required to provide contributions in line with policies of the Local Plan. Key mitigation will be required to minimise risk from flooding, enhance biodiversity,

increase school and health capacity, and provide improvement to active travel and public transport modes as well as the local and strategic road networks.

The site will be subject to further investigation at the planning application stage.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: WHE031, Land south of Whetstone, Whetstone

Site Area (Hectares): 54.92

Proposed Use: Mixed Use

Potential Capacity: 737 dwellings and/or 15600 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Landfill - gas venting condition on housing to the north. Bund on estate and potentially gasing trench. Noise attenuation bund and mitigation for noise and gas attenuation.

As above WHE026, but land includes farm buildings and northern section is within 250m of former landfill site. Development proposals would need full contamination investigation.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is located in an area flagged as a possible area of concern for future air quality. Additional assessment/modelling advised where not normally indicated.

Flood Risk: 96.3% of the site is located in FZ1 and around 2.6% is located in FZ3. More than 5% of the site is at risk of surface water flooding. Groundwater risk is identified. Site is within 20m of a watercourse. The site is not sequentially preferable due to surface water (13%) and groundwater risk. Level 2 SFRA required.

LLFA state that the site not in Flood Zone 2 and 3 but there is surface water ponding in south east and north east corners of site in 1in 30 and 1in100 year events. Site access off Springwell Lane may need consideration due surface water flooding.

Landscape Sensitivity: The site specific assessment indicates the site has:

- low-moderate sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change;
- moderate sensitivity to employment development where some of the key characteristics and qualities of the landscape are sensitive to change

Factors increasing sensitivity include openness and intervisibility with surrounding areas, semi-enclosed from tall hedgerows along Springwell Lane and Lutterworth Road and undeveloped sylines to south.

Factors decreasing sensitivity include gently undulating landform, dominant agricultural use, limy natural features, disruption to rural character from residential development and proximity to M1.

Enhance Whetstone Brook corridor including establishing as a key feature, improving access and to increase aesthetic and wildlife value.

Establish new hedgerows / improve existing along southern and eastern boundaries.

Enhance gateway features and ensure new development provides a sense of place.

Ecology and Biodiversity: No Impacts on statutory wildlife sites is likely. There are a number on non-statutory sites within or adjoining the site including Whetstone Brook, woodland and grassland (potential LWS), Whetstone Oak (potential LWS), Countesthorpe Road (west) hedgerow (potential LWS)

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: The site has no impact on minerals or waste assets.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site would have some impact on connectivity of green corridors but there is potential for this to be mitigated with considerate design and offsetting. Opportunities exist to contribute to GBI Study Priority Project 3 Glen Parva, Whetstone and Countesthorpe Green Routes.

Availability and Achievability Considerations

Recent Planning History: 24/0869/FUL - 68 dwellings for part of site. Decision pending.

Availability: No legal constraints declared. The site has a single landowner and is promoted by an agent on behalf of housebuilding company, Miller Homes.

Planning application submitted for part of the site but awaiting decision.

Site Access: Site access from Springwell Lane. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements. Contributions to Active Modes mitigation required.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity and new facilities, or new facilities only.

Utility Infrastructure (water and gas): The site has the potential for a high impact on either foul sewerage and / or surface water sewerage. Capacity improvements likely to be required and unlikely to be deliverable within 10 years.

Achievability (deliverability and developability): The site is relatively large and promoted a housebuilder.

The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to start deliver within 5 years of the start of the plan period and fully deliver within 15 years of the plan period. Update: Trajectory anticipates 700 units during plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Whetstone is proposed as a Larger Village

Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

WHE031

The site has some suitability issues which will require mitigation and further investigation. These include flood risk, ecology and biodiversity, noise pollution, air quality and contamination. The site is in a sustainable location.

The site is available. No known legal or ownership constraints. There are currently two planning applications for the northern parts of site under consideration.

The site is achievable. Infrastructure capacity improvements may be required to support foul and surface water sewerage which may impact delivery timescales.

The site adjoins Whetstone and would contribute to housing requirements in the larger villages.

The site is situated within the Countryside but there is a recognised housing need.

The site is allocated as a mixed use strategic site for around 760 dwellings, 3 hectares of local employment land and supporting infrastructure (Policy S12).

The site is developable and it is anticipated that the site will deliver within years 0 to 5, 6 to 10 and 11 to 15 of the Plan period.

The site will be required to provide contributions in line with policies of the Local Plan. Key mitigation will be required to minimise risk from flooding, enhance biodiversity,

increase school and health capacity, and provide improvement to active travel and public transport modes.

The site will be subject to further investigation at the planning application stage.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: WHE032, Land north of Warwick Road, Whetstone

Site Area (Hectares): 0.64

Proposed Use: Housing

Potential Capacity: 13 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land contamination - former railway uses.

Potential noise pollution.

Agricultural land. Adjacent former/current industrial estate. Former landfill site nearby requires investigation.

The site is affected by contaminated land and may be affected by noise pollution and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is located in an area flagged as a possible area of concern for future air quality. Additional assessment/modelling advised where not normally indicated.

Flood Risk: 85% of the site is located in FZ1, with the remainder in FZ2. Less than 5% of the site is at risk of surface water flooding. Some groundwater risk identified. Site within 20m of a watercourse. The site is not sequentially preferable as it includes a significant area at fluvial flood risk and potential for groundwater flooding.

The northern most point of the site abuts a Main River and an Environment Agency flood defence asset. The Environment Agency would require an 8m easement from the river and access to the easement.

LLFA indicate that the north area of site in Flood Zone 2.

Landscape Sensitivity: The site specific assessment indicates the site has a low sensitivity where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include rural character and vegetated undeveloped skylines.

Factors decreasing sensitivity include flat landform, limited visibility, dominant agricultural land use, limited natural features, association with existing settlement and settled character to north.

Ecology and Biodiversity: No impacts on statutory wildlife sites is likely. The site adjoins a candidate wildlife site to the west (Whetstone, Dismantled Railway and Whetstone Brook). Development could lead to the loss of hedgerow, hedgerow trees and modified grassland

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: The site is in the MSA for Sand and Gravel. Any forthcoming application/s would need to include a Minerals Assessment.

The site will affect minerals or waste assets. Planning applications will need to consider appropriate Minerals and Waste Local Plan policy M11.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site would have some impact on connectivity of green corridors but there is some potential for this to be mitigated with considerate design and offsetting. The size of the site suggests viability may be impacted. The site sits between two existing LWS and OSA typologies (allotments, parks and recreation grounds). Opportunities exist to contribute to GBI Study Priority Project 3 Glen Parva, Whetstone and Countesthorpe Green Routes but may impact on developable area of site.

Availability and Achievability Considerations

Recent Planning History: None

Availability: No legal constraints declared.

Site promoted by a landowner who intends to sell the site.

Site Access: Site access from Warwick Road. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a low impact on foul sewerage and surface water sewerage. Capacity improvements unlikely to be required.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: The site is affected by existing or proposed Green Wedge or Area of Separation but would not have a significant impact upon the wider contribution to the designation.

Strategic Policy Considerations: Whetstone is proposed as a Larger Village

Within Green Wedge

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

WHE032

The site is in a sustainable location. It has some environmental and physical constraints that can be mitigated. Of significant concern is the fluvial and groundwater flood risk affecting the site. The site may be suitable but it is less suitable than other options.

The site is available. No known legal or ownership constraints. One landowner who intends to sell.

The site is achievable.

The site adjoins the settlement of Whetstone and could contribute to housing need in the larger settlements. The site is detached from the main built area of the settlement.

The site is situated within the Countryside.

The site is not allocated due to suitability issues.

Cosby

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: COS009, Land west of Broughton Road, Cosby

Site Area (Hectares): 19.85

Proposed Use: Housing

Potential Capacity: 366 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land contamination - agricultural land. Flood risk - related to access to site.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: 99.7% of the site is located within FZ1. Less than 5% of the site is at risk of surface water flooding. Limited groundwater risk identified. The site is sequentially preferable. Site has been subject to sequential test through planning application process.

The site is adjacent to a dismantled railway. The Environment Agency state that any planning submission must demonstrate that the development of the site will not pose a risk to controlled waters.

LLFA indicate that drainage through Cosby is EA responsibility. The site has an ordinary watercourse flowing through south east corner of it and the area of the site is in within flood zone 2 and 3 and surface water flow following the line of the watercou

Landscape Sensitivity: The site specific assessment indicates the site has a low-moderate sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include openness and expansive views across surrounding agricultural landscape.

Factors decreasing sensitivity include gentle undulating landform, dominant agricultural land use, limited natural features, soft landscaped settlement boundary and human influence (pylons).

Use soft landscaped edge to settlement and Broughton Road to limit intervisibility with Conservation Area which is vulnerable to change from development.

Retain agricultural setting to village, particularly distinctive fields following the brook to west.

Protect distinct character of village including dispersed settlement pattern of Cosby Land Settlement and close association of brook with historic core.

Ecology and Biodiversity: No impacts on statutory or non-statutory designated sites identified. Loss of mainly low diversity habitat. Loss of connectivity and urbanisation of southern edge of settlement.

Heritage Assets: The site is affected by local or national designated heritage assets and /or undesignated assets. Further consideration is required to ensure impacts acceptable.

Minerals and Waste: The site is in the MSA for Sand and Gravel. Any forthcoming application/s would need to include a Minerals Assessment.

The site will affect minerals or waste assets. Planning applications will need to consider appropriate Minerals and Waste Local Plan policy M11.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site would have some impact on connectivity of green corridors but there is considerable potential for this to be mitigated with considerate design and offsetting. Site adjoins two types of OSA typologies (cosby allotments and golf course).

Availability and Achievability Considerations

Recent Planning History: 25/04/EIASCR for 180 dwellings. EIA Not required. 25/0489/OUT - planning for 180 dwellings. Decision pending.

Availability: No legal constraints declared.

The site is in single ownership and under option to a housebuilder.

Work on planning application underway as demonstrated by submission of EIA scoping opinion.

Site Access: Access to the site is likely to be from Broughton Road, an unclassified road with a 60mph speed limit. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements. Contributions to Active Modes mitigation required.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity and new facilities, or new facilities only.

Utility Infrastructure (water and gas): The site has the potential for a high impact on either foul sewerage and / or surface water sewerage. Capacity improvements likely to be required and unlikely to be deliverable within 10 years.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period. Update: Trajectory anticipates 180 homes during plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Cosby is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

COS009

The site is suitable for development. The site is in a sustainable location for development. It has some environmental and physical constraints that can be avoided or mitigated. Of particular concern is heritage and minerals and waste.

The site is available. One landowner with housebuilder involvement. A planning application on the site is currently under consideration.

The site is achievable. Infrastructure capacity improvements may be required to support foul and surface water sewerage which may impact delivery timescales.

The site adjoins Cosby and would contribute towards the housing needs in the medium villages.

The site is currently located within the Countryside but there is a recognised housing need.

The site is allocated for around 180 dwellings (Policy H1H).

It is likely that the site is developable and will be developed within years 10 to 15 of the Plan period.

The site will be required to provide contributions in line with policies of the Local Plan. Key mitigation will be required for surface water flood risk, heritage, trees and hedgerows, school places and active travel.

The site will be subject to further investigation at the planning application stage.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: COS012, Land north of Countesthorpe Road, Cosby

Site Area (Hectares): 5.3

Proposed Use: Housing

Potential Capacity: 99 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land contamination - railway cutting and railway bridge.

Agricultural land - probably minimal issues.

Potential drainage issue.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is located in an area flagged as a possible area of concern for future air quality. Additional assessment/modelling advised where not normally indicated.

Flood Risk: Site is located in FZ1. Less than 5% of the site is at risk of surface water flooding. The site is sequentially preferable.

LLFA indicate there is a possible access issue to site due the Flood Zone 2 and 3 near the site on Countesthorpe Road.

Landscape Sensitivity: The site specific assessment indicates the site has a low-moderate sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include the areas of priority habitat contributing to the natural character' occasional longer-distance

views across the agricultural landscape and traditional agricultural character.

Factors decreasing sensitivity include gently sloping landform, areas of strong enclosure and proximity of nearby transport corridors.

Ecology and Biodiversity: No impacts on non-statutory or statutory designated sites identified. Loss of mainly low diversity habitat on site.

Heritage Assets: The site is affected by local or national designated heritage assets and /or undesignated assets. Further consideration is required to ensure impacts acceptable.

Minerals and Waste: Not within a Minerals Safeguarding Area but to adjoins a MSA for Sand and Gravel. Sterilisation of the mineral needs to be considered.

The site may affect minerals or waste assets. Planning applications will need to consider appropriate Minerals and Waste Local Plan policy M11.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site would have some impact on connectivity of green corridors but there is potential for this to be mitigated with considerate design and offsetting. Site adjoins AOS with includes a number of wildlife. This corridor north south has tangible links to Narborough bog SSSI. Opportunities exist to contribute to GBI Study Priority Project 3 Glen Parva, Whetstone and Countesthorpe Green Routes.

Availability and Achievability Considerations

Recent Planning History: None

Availability: No legal constraints declared.

Site is in single ownership and there is a promotion

agreement in place with a land promoter who will sell site on grant of planning permission.

Site Access: Access from Countesthorpe Road which is a C class road with a 60mph speed limit. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity and new facilities, or new facilities only.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Cosby is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

COS012

The site is suitable for development. It has some environmental and physical constraints but these can be mitigated or avoided. The site is in a sustainable location.

The site is available for development. It has no known legal or ownership constraints. One landowner who intends to sell. Developer involvement.

The site is achievable.

The site adjoins the settlement of Cosby and would contribute to housing need in the medium villages but it is effectively detached due to access being from Countesthorpe Road rather than through the existing built area.

The site is situated in the Countryside.

The site has not been allocated due to Local Plan compliance issues.

There are suitable alternative sites to contribute to the housing needs of this Medium Village.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: COS013, Land off Croft Road, Cosby, Cosby

Site Area (Hectares): 23.2

Proposed Use: Housing

Potential Capacity: 385 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Possible landfill gas.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application. The site has planning permission.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: The site is located in FZ1. Less than 5% of the site is at risk of surface water flooding. Potential for groundwater flood risk. The site is sequentially preferable. The site has planning permission and has been subject to the sequential test through this process.

The site is adjacent to the Cosby Brook Main River. The Environment Agency require safe access to the watercourse and the right bank since the left bank runs adjacent to the road. The Environment Agency would need to increase maintenance at Cosby Brook and increase inspection rates. The site appears to include land within Flood Zone 3b: functional floodplain and Flood Zone 3a.

LLFA provided comments to planning application.

Landscape Sensitivity: The site specific assessment indicates the site has a low-moderate sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include rural agricultural landscape.

Factors decreasing sensitivity include gently sloping landform, well maintained hedgerows, dominant agricultural landscape, limited recreational activity, lack of time depth and human influence (adjacent settlement).

Ecology and Biodiversity: No impacts on statutory or non-statutory designated sites identified. Some loss of low diversity habitat. Low biodiversity on site means risk of harm is limited. Limited loss of habitat / loss of connectivity. Development at scale proposed triggers IRZ for Narborough Bogs SSSI. enhanced SUDS scheme should be considered.

Heritage Assets: The site is affected by local or national designated heritage assets and /or undesignated assets. Further consideration is required to ensure impacts acceptable.

Minerals and Waste: The site is in the MSA for Sand and Gravel. Any forthcoming application/s would need to include a Minerals Assessment.

The site will affect minerals or waste assets. Planning applications will need to consider appropriate Minerals and Waste Local Plan policy M11.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site would have some impact on connectivity of green corridors but there is potential for this to be mitigated with considerate design and offsetting. Site adjoins OSA Typology park and recreation space.

Availability and Achievability Considerations

Recent Planning History: 23/0182/OUT- 200 dwellings. Approved.

16/0639/OUT - 200 dwellings. Refused. Appeal dismissed 2017.

86/1280/1/OX Refused

85/0176/1/OX Refused

Availability: No legal constraints declared.

Site owned by a housebuilder.

Outline planning application approved.

Site Access: Access from Croft Road which is a class C road with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements. Contributions to Active Modes mitigation required.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can

be accommodated through planning obligations which are likely to require increased capacity and new facilities, or new facilities only.

Utility Infrastructure (water and gas): The site has the potential for a high impact on either foul sewerage and / or surface water sewerage. Capacity improvements likely to be required and unlikely to be deliverable within 10 years.

Achievability (deliverability and developability): Part of the site has approval of planning permission for housing subject to the signing of a section 106.

The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period. Update: Trajectory anticipates 200 homes during plan period

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Cosby is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

COS013

The site is suitable for development. It is located in a sustainable settlement. It has some environmental and physical constraints but these can be mitigated or avoided.

The site is available for development. It has no known legal or ownership constraints. Site owned by a housebuilder. Outline planning application approved on the site (February 2026).

The site is achievable subject to site access improvements.

The site adjoins the settlement boundary of Cosby and will contribute toward the housing needs of the medium villages.

The site is situated within the Countryside.

The site is not allocated as it has gained planning consent and will be counted as a commitment in terms of meeting the housing requirement.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: COS014, Land east of Tudor Drive, Cosby

Site Area (Hectares): 0.71

Proposed Use: Housing

Potential Capacity: 17 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land contamination - Agricultural land

Noise - motorway noise.

The site is affected by contaminated land and may be affected by noise pollution and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. More than 5% of the site is at risk of surface water flooding. The site is not sequentially preferable due to around 10% at surface water flood risk.

LLFA indicate there is a possible access issue to site due the Flood Zone 2 and 3 near the site on Countesthorpe Road.

Landscape Sensitivity: The site specific assessment indicates the site has a low-moderate sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include the areas of priority habitat contributing to the natural character' occasional longer-distance

views across the agricultural landscape and traditional agricultural character.

Factors decreasing sensitivity include gently sloping landform, areas of strong enclosure and proximity of nearby transport corridors.

Ecology and Biodiversity: No impacts on statutory on non-statutory designated sites identified. Some loss of low diversity habitat.

Heritage Assets: The site is affected by local or national designated heritage assets and /or undesignated assets. Further consideration is required to ensure impacts acceptable.

Minerals and Waste: The site appears to be in the MSA for Sand and Gravel. Any forthcoming application/s would need to include a Minerals Assessment.

The site will affect minerals or waste assets. Planning applications will need to consider appropriate Minerals and Waste Local Plan policy M11.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site could have some impact on connectivity of green corridors but there is potential for this to be mitigated with considerate design and offsetting. Site adjoins OSA Typology to the west (AGS). Opportunities exist to contribute to GBI Study Priority Project 3 Glen Parva, Whetstone and Countesthorpe Green Routes.

Availability and Achievability Considerations

Recent Planning History: 90/1025/1/OX - 2 dwellings. Refused.

Availability: No legal constraints declared.

Site is promoted on behalf three landowners who intend to sell or develop the site.

Site Access: Access from Countesthorpe Road which is a class C road. The site is on the edge of the village but within the 30mph speed limit zone before it changes to national speed limit. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Cosby is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

COS014

The site is in a sustainable location. The site has some environmental and physical constraints in relation to surface water flood risk and noise pollution. The site may not be suitable for development and is less suitable than other options.

The site is available. It has no known legal or ownership constraints. The site is being promoted by three developers.

The site is achievable subject to site access improvements.

The site adjoins the settlement of Cosby and would contribute towards meeting housing need in the medium villages.

The site is situated within the Countryside.

The site has not been allocated due to suitability issues.

There are suitable alternative sites to contribute to the housing needs of this Medium Village.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: COS015, Land north of Countesthorpe Road, south of Walnut Leys, Cosby

Site Area (Hectares): 2.57

Proposed Use: Housing

Potential Capacity: 47 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land contamination - railway cutting.

Agricultural land - probably minimal issues.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is located in an area flagged as a possible area of concern for future air quality. Additional assessment/modelling advised where not normally indicated.

Flood Risk: Site is located in FZ1. Less than 5% of the site is at risk of surface water flooding. The site is sequentially preferable.

LLFA indicate there is a possible access issue to site due the Flood Zone 2 and 3 near the site on Countesthorpe Road

Landscape Sensitivity: The site specific assessment indicates the site has a low-moderate sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include the areas of priority habitat contributing to the natural character' occasional longer-distance views across the agricultural landscape and traditional agricultural character.

Factors decreasing sensitivity include gently sloping landform, areas of strong enclosure and proximity of nearby transport corridors.

Ecology and Biodiversity: No impacts on statutory designated sites identified. There is a LWS (Cosby Nook Farm Pond) located around 40m to the west of the site. Some loss of low diversity habitat.

Heritage Assets: The site is affected by local or national designated heritage assets and /or undesignated assets. Further consideration is required to ensure impacts acceptable.

Minerals and Waste: The site is in the MSA for Sand and Gravel. Any forthcoming application/s would need to include a Minerals Assessment.

The site will affect minerals or waste assets. Planning applications will need to consider appropriate Minerals and Waste Local Plan policy M11.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site could have some impact on connectivity of green corridors but there is potential for this to be mitigated with considerate design and offsetting. Opportunities exist to contribute to GBI Study Priority Project 3 Glen Parva, Whetstone and Countesthorpe Green Routes.

Availability and Achievability Considerations

Recent Planning History: None

Availability: Site owned by a single family but multiple owners. Ongoing discussions with developers.

Site Access: Access through Countesthorpe Road which is a class C road with a 60mph speed limit. The site is on the edge of the settlement where the speed limit changes to 30mph. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Cosby is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

COS015

The site is located in a sustainable settlement but no direct links into village centre. It has some environmental and physical constraints which require mitigation in relation to air quality, heritage and minerals and waste. The site is suitable for development but is less suitable than other options.

The site is available. Multiple landowners and developer involvement.

The site is achievable but may require infrastructure capacity improvements to foul and / or surface water sewerage which may delay delivery of the site.

The site adjoins the settlement of Cosby and could contribute towards meeting housing need in the medium villages.

The site is designated as Countryside.

This site has not been allocated due to suitability issues.

There are suitable alternative sites to contribute to the housing needs of this Medium Village.

Croft

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: CRO003, Land to the north of Hill Street and Station Road and east of Huncote Road, Croft

Site Area (Hectares): 1.86

Proposed Use: Housing

Potential Capacity: 46 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Noise and air quality - related to Croft quarry. Dust from quarry workings. Sheer drop. Protected edge. Potential stability assessments.

Land is largely commercial premises (offices) with a car park - possible small amounts of contamination. Croft quarry in very close proximity (part landfilled) and so site would need investigation.

The site is affected by potential air quality issues and noise pollution and will require investigation, and where relevant mitigation measures, as part of a planning application. The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: The site is located in FZ1. Less than 5% of the site is at surface water flood risk. The site is sequentially preferable.

The LLFA indicate that there are no flood issues within the site but the site is close to Flood Zone 2 and 3 so possible access issues to site a during flood.

Landscape Sensitivity: The site is within Croft settlement boundary.

Protect the unique characteristics of older core (particularlry the Conservation Area) and ensure new development reflects the existing building materials and characteristics.

Ecology and Biodiversity: The site is located in close proximity to Croft and Huncote Quarry SSSI but given the scale of the site it is unlikely that development would have a notable impact on this site. It is unlikely to have any impact on non-statutory wildlife sites. Development could however lead to the loss of woodland and amenity grassland to accomodate site accesses and new development.

Natural England advise that the site is in close proximity to both Croft and Huncote Quarry (geological SSSI) and Croft Pasture SSSIs. All planning consultations would require consultation with Natural England. Croft Pasture SSSI includes unusual examples of acidic mixed grassland. Species of clover and trefoil are well represented and additional interest is provided by a stretch of the upper River Soar that flows

through the site. Any allocation on this site would need to provide evidence that the proposal would not impact the SSSI.

Heritage Assets: The site is affected by local or national designated heritage assets and /or undesignated assets and is likely to have a significant impact. Detailed assessment required to establish impacts and mitigation needed.

Minerals and Waste: Proposed allocation is within a Minerals Safeguarding Area for Sand & Gravel. The proposed allocation is also adjacent to Croft Quarry, a dormant granite quarry. Any allocation and forthcoming application/s would need to be accompanied by an assessment of the potential mineral resource adjacent and within the allocation in line with Policy M11 of the LMWLP. The 'agent of change' principle would apply if an allocation were made in relation to the operation of the extant Croft Quarry.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site could impact connectivity of green corridors but there is potential for this to be mitigated with considerate design and offsetting. Opportunity for the site to contribute to GBI project SWV3 (Croft SS green loop). The site is within the GBI project boundary of croft quarry nature park, habitat enhancements. Dependent on GBI project and size of proposed development, the viability of the site could be affected.

Availability and Achievability Considerations

Recent Planning History: None

Availability: Site within single ownership. Office buildings on site previously advertised for rent.

Site Access: Access to the site will be difficult to achieve as visibility on Huncote Road which is a Class C road (30mph speed limit) is restricted and the unnamed road to the south of the site is not suitable for access (single lane). The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a high impact on either foul sewerage and / or surface water sewerage. Capacity improvements likely to be required and unlikely to be deliverable within 10 years.

Achievability (deliverability and developability): The site has existing uses that need to be relocated or vacated. The site is mostly within the settlement boundary and no progress has been made towards progressing a planning application.

The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within 10 to 15 years of the start of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Partly within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Croft is proposed as Medium Central Village

Partly with existing settlement and partly within Countryside

STAGE 2C SUMMARY AND CONCLUSIONS

CRO003

The site has suitability issues. It is located in a sustainable location. It has some environmental and physical constraints which require mitigation. Of particular significance is the site's proximity to Croft Quarry, the site being located in a Mineral Safeguarding Area, biodiversity and heritage.

The site is available and in single ownership. However there are office buildings on site which are currently for sale / rent.

The site may be achievable. The site access would require significant improvements. The site may require infrastructure capacity improvements to foul and / or surface water sewerage which may delay delivery of the site.

The site is within and adjoining the settlement of Croft and would contribute towards meeting housing needs in the medium villages.

Part of the site is within the existing settlement boundary and part of the site is within the Countryside.

The site is not proposed to be allocated due to suitability and achievability issues.

The site is partly within settlement boundary where there is in principle support for development subject to policy criteria.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: CRO006, Land at Poplars Farm, Croft

Site Area (Hectares): 8.1

Proposed Use: Housing

Potential Capacity: 121 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land contamination - Agricultural land - probably minimal issues. Some evidence of made ground onsite - may need investigation.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application. The site has planning permission.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. Less than 5% of the site is at risk of surface water flooding. No groundwater risk is identified. The site is sequentially preferable.

Site is located within Flood Zone 3a: functional floodplain. The Environment Agency indicate that a planning application should be accompanied by an NPPF compliant flood risk assessment which demonstrates that the development will be safe for its lifetime and will not increase flood risk elsewhere. The site is adjacent to a Main River.

LLFA indicate that there are no flooding issues at present but site drains through Croft.

Landscape Sensitivity: The site specific assessment indicates the site has a low-moderate sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include views across agricultural landscape and areas of weak hedgerow boundaries surrounding existing settlement.

Factors decreasing sensitivity include flat landform, indistinctive skyline features, dominant agricultural land use, limited semi-natural features and human influence (proximity to settlement edge and horse pasture).

Ecology and Biodiversity: No impacts on statutory or non-statutory designated sites identified. Some loss of semi improved grassland, hedgerows, hedgerow trees possible.

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: Proposed allocation is within a Mineral Safeguarding Area for Sand & Gravel. Any allocation and future applications would need to be informed by/ accompanied by an assessment of the potential mineral resource adjacent and within the allocation in line with the LMWLP Policy M11.

There is a sewage works to the west of the village (B18, safeguarded in Document S1/2015); one the other side of Fosse Way (B, safeguarded in Document S1/2015); Cosby Spinneys (B3, safeguarded in Document S1/2015) and care needs to be taken in allocating in proximity to these as sensitive development should not prejudice current

and future operation in line with Policy W9 of the LMWLP. This will need to be addressed in any forthcoming application/s. Distance may be sufficient.

Hazards, Gas and Electricity Assets: Small part of site (0.03 ha) affected by High Pressure Gas Pipeline Consultation Zone.

HSE Planning Advice Web App tool indicates that the southern part of site is within outer zone but do not advise against development. The pipeline operator (National Gas Transmisson) did not raise any legal interest or pipeline standard to restrict development.

Open Space and Green Infrastructure: Development of the site could have some impact on connectivity of green corridors but there is potential for this to be mitigated with considerate design and offsetting. Site adjoins areas of OS (school playing field).

Availability and Achievability Considerations

Recent Planning History: None

Availability: No legal constraints declared.

Site within single ownership - Leicestershire County Council. Will dispose of site on grant of outline planning permission.

Site Access: Access is likely to be from Broughton Road which is a C class road with a 60mph speed limit. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements. Contributions to Active Modes mitigation required.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Croft is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

CRO006

The site is suitable for development. It is located in a sustainable location. It has some environmental and physical constraints which can be avoided or mitigated.

The site is available for development. It has no known legal or ownership constraints. The site is owned by one landowner who intends to sell the site.

The site is achievable.

The site adjoins the settlement of Croft and would contribute towards the housing needs in the medium villages.

The site is situated within the Countryside.

This site has not been allocated.

An alternative site has gained planning permission to contribute to the housing needs of this Medium Village.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: CRO008, Land North of Hill Street, Croft

Site Area (Hectares): 0.28

Proposed Use: Housing

Potential Capacity: 8 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Not assessed separately. See CRO003. Noise and air quality - related to Croft quarry. Dust from quarry workings. Sheer drop. Protected edge. Potential stability assessments.

Possible small amounts of contamination. Croft quarry in very close proximity (part landfilled) and so site would need investigation.

The site is affected by potential air quality issues, noise pollution and other environmental quality issues and will require investigation, and where relevant mitigation measures, as part of a planning application. The site is affected by

contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. Less than 5% of the site is at surface water floodrisk. No groundwater risk is identified. Site is sequentially preferable.

Not assessed separately. The LLFA comment on the larger site CRO003 and indicate that there are no flood issues within the site. Site close to Flood Zone 2 and 3 so possible access issues to site during flood.

Landscape Sensitivity: The site is within Croft settlement boundary.

Protect the unique characteristics of older core (particularly the Conservation Area) and ensure new development reflects the existing building materials and characteristics.

Ecology and Biodiversity: The site is located in close proximity to Croft and Huncote Quarry SSSI. However given the scale of the site it is unlikely that development would have a notable impact on this site. It is unlikely to have any impact on non-statutory wildlife sites.

Heritage Assets: The site is affected by local or national designated heritage assets and /or undesignated assets and is likely to have a significant impact. Detailed assessment required to establish impacts and mitigation needed.

Minerals and Waste: Not assessed separately.

The comment for the larger site CRO003 is - Proposed allocation is within a Minerals Safeguarding Area for Sand & Gravel. The proposed allocation is also adjacent to Croft Quarry, a dormant granite quarry. Any allocation and forthcoming application/s would need to be accompanied by an assessment of the potential mineral resource adjacent and within the allocation in line with Policy M11 of the LMWLP. The 'agent of change' principle would apply if an allocation were made in relation to the operation of the extant Croft Quarry.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site could impact connectivity of green corridors but there is potential for this to be mitigated with considerate design and offsetting. Opportunity for the site to contribute to GBI project SWV3 (Croft SS green loop). The site is within the GBI project boundary of croft quarry nature park, habitat enhancements. Dependent on GBI project and size of proposed development, the viability of the site could be affected.

Availability and Achievability Considerations

Recent Planning History: 22/1227/OUT - 8 dwellings. Withdrawn.

24/0931/FUL - 5 dwellings. Pending consideration as of 4.2.2026.

Availability: Site in single ownership. Site owner seeks to develop site.

Planning application submitted but awaiting decision.

Site Access: The site is likely to be accessed onto Hill Street which is an unclassified road within a 30mph speed limit zone. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): Site not specifically assessed however overlaps with CRO003 which has the following assessment:

The site has the potential for a high impact on either foul sewerage and / or surface water sewerage. Capacity improvements likely to be required and unlikely

Achievability (deliverability and developability): The site is mostly within the settlement boundary and progress has been made towards progressing a planning application.

The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within the settlement boundary.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Within Croft proposed as Medium Central Village

STAGE 2C SUMMARY AND CONCLUSIONS

CRO008

The site may not be suitable for development. It is located in a sustainable location. It has some environmental and physical constraints which require mitigation. Of particular significance is the site's proximity to Croft Quarry.

The site is available for development. A planning application for housing has been submitted for consideration.

The site is achievable but delivery may be delayed due to water infrastructure capacity improvements needed.

The site is within the settlement of Croft and would contribute toward meeting housing needs in the medium village.

The site is not allocated due to suitability issues.

The site is within settlement boundary where there is in principle support for development subject to policy criteria.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: CRO009, Croft Lodge Farm, Croft

Site Area (Hectares): 4.25

Proposed Use: Housing

Potential Capacity: 33 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Flood risk - flood alleviation scheme to the north west.

Environmental Services made comments on 24/0559/OUT - condition requested for ground investigation.

The site is affected by contaminated land, pollution or other environmental quality issues and will require investigation, and where relevant mitigation measures, as part of a planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. More than 5% of the site is at risk of surface water flooding. No groundwater risk is identified. Site is within 20m of a watercourse. Site is not sequentially preferable as it includes a notable area at surface water risk (around 17%). The site has planning permission and has been subject to the sequential test through this process.

LLFA note the proximity to existing sewage treatment works.

Landscape Sensitivity: The site specific assessment indicates the site has a low-moderate sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include views across agricultural landscape and areas of weak hedgerow boundaries surrounding existing settlement.

Factors decreasing sensitivity include flat landform, indistinctive skyline features, dominant agricultural land use, limited semi-natural features and human influence (proximity to settlement edge and horse pasture).

Ecology and Biodiversity: No impacts on statutory or non-statutory designated sites identified. Some loss of modified grassland, hedgerows, hedgerow trees likely.

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: Not within a Minerals Safeguarding Area. Adjacent to MSA for Sand & Gravel. Care needs to be taken in allocating housing close to an MSA as this would sterilise the MSA by proximity (no mineral could be worked due to amenity issues).

There is a sewage works to the west of the village (B18, safeguarded in Document S1/2015); one the other side of Fosse Way (B , safeguarded in Document S1/2015); Cosby Spinneys (B3, safeguarded in Document S1/2015) and care needs to be taken in allocating in proximity to these as sensitive development should not prejudice current and future operation in line with Policy W9 of the LMWLP. This will need to be addressed in any forthcoming application/s. Distance may be sufficient.

Hazards, Gas and Electricity Assets: Part of site within High Pressure Gas Pipeline Consultation Zone.

HSE Planning Advice Web App tool indicates that the central part of the site is within the outer zone and the southern part of site is within inner zone but do not advise against development. The pipeline operator (National Gas Transmission) did not raise any legal interest or pipeline standard to restrict development.

Open Space and Green Infrastructure: Development of the site could impact connectivity of green corridors but there is potential for this to be mitigated with considerate design and offsetting. Opportunity for the site to contribute to GBI project SWV3 (Sapcote Croft SS green loop).

Availability and Achievability Considerations

Recent Planning History: 24/0559/OUT - 95 dwellings. Permitted 22.07.24. 26/0038/RM submitted as of 4.2.2026.

Availability: No legal constraints declared.

Housebuilder promoting site on behalf of landowner.

Planning application for housing approved July 2024.

Site Access: Access is likely to be from Broughton Road which is a C class road with a 60mph speed limit. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Contributions to Active Modes mitigation required.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): The site has gained planning permission for housing. The site is relatively small.

The site has potential to be deliverable.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Croft is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

CRO009

The site is suitable for development. It is located in a sustainable location. It has some environmental and physical constraints but these can be mitigated or avoided.

The site is available for development. It has no known legal or ownership constraints. It is promoted by a landowner / developer who have actively promoted the site and gained outline planning consent for 95 dwellings.

The site is achievable but the developable area is affected by the High Pressure Gas Pipeline.

The site adjoins the settlement of Croft and would contribute towards meeting housing needs in the Medium Villages.

The site is designated as Countryside but there is a recognised need for housing.

The site is not allocated as it has gained planning consent and will be counted as a commitment in terms of meeting the housing requirement.

Huncote

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: HUN013, Land south of Narborough Road, Huncote

Site Area (Hectares): 12.95

Proposed Use: Housing

Potential Capacity: 182 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Noise, air and light - related to Croft quarry. Quarry has license for another 10 years. Potential to use for other landfill.

Agricultural land. Former landfill within 250m, two further landfills within 500m (one known to gas).

Environmental Services made comments on 24/0398/FUL - requesting pre-commencement condition for land contamination assessments.

The site is affected by pollution or other environmental quality issues and will require investigation, and where relevant mitigation measures, as part of a planning application.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: 98.1% of the site is located in FZ1, and around 0.5% is located in FZ3. Less than 5% of the site is at risk of surface water flooding. No groundwater risk is identified. Site is sequentially preferable. The site has planning permission subject to S106 and has been subject to the sequential test through this process.

The Environment Agency note that the site includes land within Flood Zones 3a and Flood Zone 2, associated with an ordinary watercourse.

The LLFA indicate that the site drains to the east. Croft Quarry is a factor to consider.

Landscape Sensitivity: The site specific assessment indicates the site has a moderate sensitivity where some of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include valued natural character of site and adjacent areas providing tranquillity.

Factors decreasing sensitivity include uniform landscape, hard landscaped edges around modern residential development, intervisibility to adjacent areas particularly to the east.

Protect and enhance the vegetated linear stream defining the southern boundary of the village.

Ecology and Biodiversity: Site is located around 200m of a SSSI (Croft and Huncote Quarry). Due to the geological nature of its designation this will remain unaffected by development proposal. Huncote Marshland pLWS, falls partly within the Site boundary. Review of the results of the habitat survey against the current LWS selection criteria indicate that the pLWS meets the Primary Criteria for Wetland Habitats. Thurlaston Brook pLWS and Croft Quarry Ponds LWS are located 95m and 110m from the site. The field to west of the brook, also falling within the bounds of the pLWS, comprised other neutral grassland that had been subject to some agricultural improvement, therefore being of limited conservation value boundary respectively. Built development will be pulled away from any areas subject to a non-statutory designation

Heritage Assets: The site is affected by local or national designated heritage assets and /or undesignated assets. Further consideration is required to ensure impacts acceptable.

Minerals and Waste: Appears that the site is within Minerals Safeguarding Areas for Sand & Gravel and Igneous rock. Any allocation and future applications would need to be informed by/ accompanied by an assessment of the potential mineral resource adjacent and within the allocation in line with the LMWLP Policy M11. Appears to adjoin Croft Quarry, so needs to be in line with Policy M11 and M12. Site is more distant from waste sites and separated by the village, but should also have regard to safeguarded waste sites and Policy W9. Acresford Sand & Gravel (B10, safeguarded in Document S1/2015). Greens Lodge Farm (B9, safeguarded in Document S1/2015) is more distant to the northeast.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site could impact connectivity of green corridors but there is potential for this to be mitigated with considerate design and offsetting. Footpath runs across the site north to south connecting huncote to a nature resource (OSA ANG (197)) surrounding croft quarry.

Availability and Achievability Considerations

Recent Planning History: 24/0398/FUL - 154 dwellings. Resolution to grant subject to signing of S106 at Planning Committee 30/10/2025.

Availability: No legal constraints declared.

Site owned by housebuilder.

Planning application approved subject to signing of S106.

Site Access: Proposed access through the adjoining recently developed site from Peers Way or Preston Way which are both unclassified roads with 30mph speed limit. The site

has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity and new facilities, or new facilities only.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Cadent Gas indicate that it may not be possible to connect, through a private field, to LP 255M. MP Main is 207M.

Achievability (deliverability and developability): Part of the site has approval of planning permission for housing subject to the signing of a section 106.

The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period. Update: Trajectory anticipates 154 homes during plan period

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Huncote is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

HUN013

This site is suitable for development. It is located in a sustainable location. It has some environmental and physical constraints but these can be mitigated or avoided.

The site is available for development. It has no known legal or ownership constraints. It is owned and promoted by the developer who has actively promoted and gained outline planning consent for 154 dwellings on part of the site, subject to S106 agreement.

The site is achievable but delivery may be delayed due to gas connection infrastructure.

The site adjoins the settlement of Huncote and would contribute towards meeting housing needs in the Medium Villages.

The site is within Countryside but there is a recognised need for housing.

The site is allocated for 154 dwellings (Policy H11).

It is likely that the site is developable and will be developed within 5 to 10 years of the Plan period.

The site will be required to provide contributions in line with policies of the Local Plan. Key mitigation will be required for surface water flood risk, heritage, trees and hedgerows, school places and active travel.

The site will be subject to further investigation at the planning application stage.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: HUN017, Land west of Forest Road, Huncote

Site Area (Hectares): 2.18

Proposed Use: Housing

Potential Capacity: 40 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Landfill gas issues on adjoining sites. Agricultural land adjacent several former landfill sites, one of which is known to be gassing.

Land contamination - Next to cemetery and Acresford sand and gravel pit being refilled.

The site has the potential to be significantly affected by contaminated land and is a less preferable site.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. Less than 5% of the site is at risk of surface water flooding. No groundwater risk is identified. The site is sequentially preferable.

The Environment Agency indicate that the site's red-line boundary is within 250m of the southern eastern boundary of Huncote Landfill site.

The LLFA indicate that there is no surface water flooding on site. Unclear if site has suitable surface water outfall.

Landscape Sensitivity: The site specific assessment indicates the site has a moderate sensitivity to residential development where some of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include views towards settlement edge due to weak hedgerow boundaries.

Factors decreasing sensitivity include relatively flat landform, dominant agricultural land use, limited semi-natural features and human influences (proximity to settlement, industry around Green Lodge Farm).

Ecology and Biodiversity: No impacts on statutory or non-statutory designated sites identified. Potential loss of grassland, woodland and hedgerows, and adverse effects on mature woodland trees to the west.

Heritage Assets: The site is affected by local or national designated heritage assets and /or undesignated assets. Further consideration is required to ensure impacts acceptable.

Minerals and Waste: Difficult to tell at this scale. Appears within Minerals Safeguarding Area for Igneous Rock. Any forthcoming application/s would need to include a Minerals Assessment in line with Policy M11 of the LMWLP.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site could impact connectivity of green corridors but there is potential for this to be mitigated with considerate design and offsetting. The site adjoins OSA Cemeteries.

Availability and Achievability Considerations

Recent Planning History: 25/0999/FUL - 47 dwellings. Pending consideration.

Availability: No legal constraints declared.

Site owned by housebuilder.

Planning application submitted but awaiting decision.

Site Access: Access through Forest Road which is a class C road with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Huncote is proposed as Medium Village

Within Countryside

Site is detached from settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

HUN017

The site may not be suitable for development. It has some environmental and physical constraints which can be mitigated or avoided. Of particular concern is the potential for the site to be significantly affected by contaminated land and is located close to a landfill site.

The site is available for development. It has no known legal or ownership constraints. The site is owned by a housebuilder who has submitted a planning application.

The site is achievable.

The site adjoins the settlement of Huncote and would contribute towards meeting housing needs in the Medium Villages.

It is within the Countryside.

This site has not been allocated due to suitability concerns.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: HUN019, Springfield Farm, Forest Road, Huncote

Site Area (Hectares): 10.57

Proposed Use: Housing

Potential Capacity: 198 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land contamination - Former pig farm biodigester. Agricultural land and farm buildings onsite. Two former landfills within 250m (one known to be gassing). Potential landfill gas - proximity to site.

Environmental Services made comments on 24/0770/FUL - requesting pre-commencement condition on ground investigation and remedial works.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. Less than 5% of the site is at risk of surface water flooding. No groundwater risk is identified. Site is sequentially acceptable. Site has planning permission subject to S106, and has been subject to the sequential test through that process.

The Environment Agency indicate that the site is within 250m of the southern boundary of the Green Lodge Farm Anaerobic Digestion Plant and also within 250m of the southern eastern boundary of Huncote Landfill site.

The LLFA indicate that the site drains to the east.

Landscape Sensitivity: The site specific assessment indicates the site has a moderate sensitivity to residential development where some of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include views towards settlement edge due to weak hedgerow boundaries.

Factors decreasing sensitivity include relatively flat landform, dominant agricultural land use, limited semi-natural features and human influences (proximity to settlement, industry around Green Lodge Farm and caravan storage site).

Introduce planting to restore a soft edge to eastern boundary of Huncote to align with character of village from other approaches.

Ecology and Biodiversity: The reviewed ecology survey indicates that there is no ecological connectivity between the Site and Croft Hill SSSI. There is a potential LWS adjacent to the southern boundary and Huncote, pond west of Springfield Farm within 20m of the eastern boundary. It is considered unlikely that the pLWS to the south of the Site (Huncote ridge and furrow meadow) remains of LWS value due to the recent residential development. There is no hydrological connectivity between the Site and the Flash Farm, Narborough (River Soar) LWS. Subject to design scrub and woodland and a majority of the hedgerows, mature trees and ponds can be retained through careful site design.

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: The site is partly within a Minerals Safeguarding Area for igneous rock. The site also lies across Forest Road from another MSA for Sand & Gravel. Any

allocation and future applications would need to be informed by/ accompanied by an assessment of the potential mineral resource adjacent and within the allocation in line with the LMWLP Policy M11. The site is adjacent to and potentially adjoins Acresford Sand & Gravel (B10, safeguarded in document Document S1/2015). Greens Lodge Farm (B9, safeguarded in document Document S1/2015) is more distant to the northeast.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site could impact connectivity of green corridors but there is potential for this to be mitigated with considerate design and offsetting. Footpath crosses the site north to south.

Availability and Achievability Considerations

Recent Planning History: 24/0770/FUL - 191 dwellings. Decision pending.

Availability: No legal issues declared.

Unclear about number of landowners. Intention to sell site.

Planning application submitted but awaiting decision.

Site Access: Site access via Forest Road.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements. Contributions to Active Modes mitigation required.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity and new facilities, or new facilities only.

Utility Infrastructure (water and gas): The site has the potential for a low impact on foul sewerage and surface water sewerage. Capacity improvements unlikely to be required.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period. Update: Trajectory anticipates 191 homes during plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Huncote is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

HUN019

The site is suitable for development. It has some environmental and physical constraints but these can be mitigated or avoided. Landfill sites nearby require further investigation.

The site is available for development. It has no known legal or ownership constraints, though it is unclear about the number of landowners; their intention is to sell the site. A planning application has been submitted and is approved subject to the signing of a S106 agreement.

The site is achievable.

The site adjoins the settlement of Huncote and would contribute towards meeting housing needs in the Medium villages.

It is within the Countryside but there is a recognised need for housing.

The site is allocated for 191 dwellings (Policy H1J).

The site is developable and will be fully developed within 5 to 10 years of the Plan period.

The site will be required to provide contributions in line with the policies of the Local Plan. Key mitigation will be required for surface water flood risk, heritage, trees and hedgerows, school places and active travel.

The site will still be subject to further investigation at the planning application stage.

Littlethorpe

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: LIT022, Land to the south of Warwick Road and east of Cosby Road, Littlethorpe

Site Area (Hectares): 10.39

Proposed Use: Housing

Potential Capacity: 194 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land contamination - agricultural land

Noise - related to motorway

Ball strike - due to golf course

Flood risk.

Offsite adjacent is former sewerage works, which would need to be investigated.

The site is affected by pollution or other environmental quality issues and will require investigation, and where relevant mitigation measures, as part of a planning application. The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: The site is located in FZ1. Less than 5% of the site is at risk of surface water flooding. No groundwater risk identified. The site is sequentially preferable. Potential for flood risk on site to be addressed through careful design and layout to exclude areas at higher risk.

The LLFA indicate that the north site boundary is in Flood Zone 2 and 3 and Surface flooding during 1in30 and 1in100 event. This may effect site access on to Warwick Road during flooding.

Landscape Sensitivity: The site specific assessment indicates the site has a low or low-moderate sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include weak boundaries along settlement edge to east allowing intermittent views of site.

Factors decreasing sensitivity include flat landform, limited natural features, no access or recreational activity and low levels of tranquillity.

Ecology and Biodiversity: No impacts on statutory or non-statutory designated sites identified. Some loss of hedgerow and grassland likely to facilitate site development. Potential for some impact on watercourse to sites western boundary

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: The site is located in the mineral safeguarding area for sand and gravel as identified in the LMWLP. Any forthcoming application/s would need to include a Minerals Assessment in line with Policy M11 of the LMWLP. There are no waste safeguarding concerns

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site could impact connectivity of green corridors but there is potential for this to be mitigated with considerate design and offsetting. Opportunity for the site to contribute to GBI Study Priority Project 1 Narborough to Aylestone Wetland.

Availability and Achievability Considerations

Recent Planning History: 25/0810/OUT up to 150 dwellings. Decision pending as of 4.2.2026.

Availability: Single landowner who is a developer.

Planning application submitted but decision pending.

Site Access: Access from Warwick Rd which is Class C road with a 30mph speed limit. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements. Contributions to Active Modes mitigation required.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period. Update: trajectory anticipates 150 homes during plan period

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: The site is within Green Wedge (cii).

The site is affected by existing or proposed Green Wedge or Area of Separation and would have a significant impact upon the wider contribution to the designation.

Strategic Policy Considerations: Littlethorpe is proposed as Medium Village

Within Green Wedge

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

LIT022

The site is suitable for development. It is located in a sustainable location. It has some environmental and physical constraints but these can be mitigated or avoided. Site access may be affected by flooding due to current proposed location.

The site is available for development. It has no known legal or ownership constraints. It is owned and promoted by a single landowner who is a developer, a planning application has been submitted and is pending consideration.

The site is achievable subject to site access.

The site adjoins the settlement of Littlethorpe and would contribute towards meeting housing needs in the Medium villages.

The land is currently designated as Green Wedge but would not have a significant impact upon the wider contribution to the designation. There is a recognised need for housing.

The site is allocated for 150 dwellings (Policy H1K).

The site is developable and will be fully developed within 5 to 10 years of the Period plan.

The site will be required to provide contributions in line with policies of the Local Plan. Key mitigation will be required for surface water flood risk, heritage, trees and hedgerows, school places and active travel.

The site will still be subject to further investigation at the planning application stage.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: LIT023, Land off Oak Road, Littlethorpe

Site Area (Hectares): 7.88

Proposed Use: Housing

Potential Capacity: 142 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Flood risk

Noise - related to railway noise.

Air quality.

Agricultural Land - probably minimal issues.

Environmental Services made comments on 24/0527/OUT - ground investigation requested prior to determination.

The site is affected by pollution or other environmental quality issues and will require investigation, and where relevant mitigation measures, as part of a planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: 97.0% of the site is located in FZ1 and around 1.9% of the site is located in FZ3. Less than 5% of the site is at risk of surface water flooding. Some groundwater risk identified. Site is within 20m of a watercourse. The site is not sequentially acceptable due to groundwater flood risk. The site has planning permission.

The Environment Agency say that the site appears to include a small amount of land lying within Flood Zone 3b: functional floodplain. The site includes land within Flood Zone 3a and Flood Zone 2 and which is associated with an ordinary watercourse.

The LLFA indicate that an aquifer affects infiltration. The north, south and west site boundaries are surrounded by Flood Zone 2 and 3 and surface water flooding which could effect site access depending on the location of the proposed access for the site.

Landscape Sensitivity: The site specific assessment indicates the site has a low or low-moderate sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include traditional agricultural features, areas of open field boundaries along settlement edge allowing intervisibility towards private residences / surrounding roads.

Factors decreasing sensitivity include flat landform, limited natural features and human influence (railway).

Ecology and Biodiversity: The site lies 1.2km from Narborough Bogs SSSI. There are no LWS on the site although a number are within 100m of the site boundary. These include Osier Beds located 80m north east of the scheme (wet woodland) and Thorpe Meadows & the River Soar located 100m to the north of the scheme (Mesotrophic grassland and river). Development could require the loss of individual trees, some hedgerows and semi-improved grassland and scrub and bare earth.

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: The site is located in the mineral safeguarding area for sand and gravel as identified in the LMWLP. Any forthcoming application/s would need to include a Minerals Assessment in line with Policy M11 of the LMWLP. There are no waste safeguarding concerns

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site could impact connectivity of green corridors but there is potential for this to be mitigated with considerate design and offsetting. Opportunity for the site to contribute to GBI Study Priority Project 1 Narborough to Aylestone Wetland.

Availability and Achievability Considerations

Recent Planning History: 24/0527/OUT - up to 155 dwellings. Refused 02/2025. Appeal allowed 03/11/2025.

19/0266/OUT 108 dwellings. Refused. 07/2019. 25/1069/DOC submitted.

Availability: No legal constraints declared.

Single landowner who intends the site to be developed.

Planning application approved at Appeal November 2025.

Site Access: Proposed access from Beechwood Rd or Oak Rd both unclassified roads with 30mph speed limits. Road widening may be needed to cater for the extra volume of traffic in future. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): The site has gained planning permission for housing on appeal.

The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period. Update: trajectory anticipates 155 homes during plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Littlethorpe is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

LIT023

The site is suitable for development. It is located in a sustainable location. It has some environmental and physical constraints: these can be mitigated or avoided. Fluvial and surface water flooding may be a risk.

The site is available for development. It has no known legal or ownership constraints. It is owned by a single landowner who intends for the site to be developed. A planning application for this site has been approved at Appeal.

The site is achievable.

The site adjoins the settlement boundary of Littlethorpe and would contribute towards meeting housing needs in the medium villages.

It is within the Countryside.

The site is not allocated as it has gained planning consent at Appeal and will be counted as a commitment in terms of meeting the housing requirement.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: LIT024, Land west of Cosby Road, Littlethorpe

Site Area (Hectares): 0.54

Proposed Use: Housing

Potential Capacity: *13 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Flood risk.

Severn Trent Water pumping station and associated works onsite - possible contamination.

Garden centre / nursery and evidence of made ground onsite - possible contamination.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: 97.8% of the site is located in FZ1 and around 0.1% is located in FZ3. No surface water flood risk. Some groundwater risk is identified. The site is not sequentially preferable due to groundwater risk.

Landscape Sensitivity: The site specific assessment indicates the site has a low or low-moderate sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change. Factors

increasing sensitivity include mild perception of gap the parcel creates between Littlethorpe and Bungalow Farm.

Factors decreasing sensitivity include flat landform, agricultural land use, enclosed character, limited natural features and overt human influence (plant nursery and pylons).

Retain existing boundary vegetation to west to soften edges of development.

Ecology and Biodiversity: No impacts on statutory or non-statutory designated sites identified. Some loss of hedgerow including along Cosby Road site frontage and grassland likely to facilitate site development.

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: Not assessed separately. The comments for LIT008 and LIT009 - The site is located in the mineral safeguarding area for sand and gravel as identified in the LMWLP. Any forthcoming application/s would need to include a Minerals Assessment in line with Policy M11 of the LMWLP. There are no waste safeguarding concerns.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: As long as potential design includes sensitive boundary treatments, the site has no other impacts identified.

Availability and Achievability Considerations

Recent Planning History: None

Availability: Two landowners who intend to sell site for housing.

Site Access: Access is via Cosby Road, a Class C road with a 30mph limit. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): Not specifically assessed but overlaps with LIT008 and LIT009 which have the following assessment:

The site has the potential for a high impact on either foul sewerage and / or surface water sewerage. Capacity improvements likely to be required and unlik

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Littlethorpe is proposed as Medium Village
Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

LIT024

The site may not be suitable for development. It is located in a sustainable location. It has some environmental and physical constraints, in particular surrounding flood risk.

The site is available for development. It has no known legal or ownership constraints. It has been promoted by two landowners who intend to sell the land.

The site is achievable but delivery may be delayed due to the need for water infrastructure capacity improvements.

The site adjoins the settlement of Littlethorpe and could contribute towards meeting housing needs in the Medium Villages.

It is within the Countryside.

This site has not been allocated due to suitability concerns.

There are suitable alternative sites to contribute to the housing needs of this Medium Village.

Sapcote

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: SAP013, Land north of Hinckley Road, Sapcote

Site Area (Hectares): 6.25

Proposed Use: Housing

Potential Capacity: 113 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land contamination - agricultural land.

Watercourse splitting the site. Old heap/pit within 250m, probably requires some investigation.

Note flooding at Spa Drive, Sapcote.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. More than 5% of the site is at surface water flood risk. No groundwater risk identified. Site is not sequentially preferable due to notable area of surface water flood risk (13%).

The LLFA indicate that there is an ordinary watercourse on the north boundary of site and the 1in30 and 1in100 year surface water flow path follows path of the watercourse.

Landscape Sensitivity: The site specific assessment indicates the site has a low-moderate sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include open and expansive views across agricultural landscape and role of parcel in separating Sapcote from Stoney Stanton.

Factors decreasing sensitivity include gently undulating landform, dominant agricultural land use, limited natural features and overt human influence (pylons, M69 motorway and railway).

Protect open land between villages of Sapcote and Stoney Stanton to safeguard the distinct boundaries of each settlement.

Create new community woodland between Sapcote and Stoney Stanton to secure long-term definition of village edges.

Establish gateway features to reinforce separation between the two villages.

Ecology and Biodiversity: No impacts on non-statutory designated sites identified, although a protected Garden Ash adjoins the site being located on the garden of an adjoining dwelling. Some loss of hedgerow, grassland and trees likely as well as potential adverse effects to watercourse to the north during construction.

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Historic England raises strong concerns about this site. The site forms a positive contribution to the Sapcote Castle and Moat Scheduled Monument and is also likely to be archeologically sensitive.

Minerals and Waste: The site lies within a safeguarding area for sand and gravel. Any forthcoming application/s would need to include a Minerals Assessment in line with Policy M11 of the LMWLP.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site could impact connectivity of green corridors but there is potential for this to be mitigated with considerate design and offsetting. Two footpaths cross the site heading NW and NE.

Availability and Achievability Considerations

Recent Planning History: None.

Availability: No legal constraints declared.

Sole landowner who intends to sell or develop the site.

Site Access: Access from Hinckley Road which is a Class B road with a 30mph limit. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Sapcote is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

SAP013

The may not be suitable for development. It is a sustainable location. It has some environmental and physical constraints, in particular surrounding surface water flood risk and is in an area for mineral safeguarding for sand and gravel.

The site is available for development. It has no known legal or ownership constraints. It is owned and promoted by one landowner who intends to sell or develop the site.

The site is achievable.

The site outside the settlement of Sapcote and would contribute towards meeting housing needs in the Medium Villages.

It is within the Countryside.

The site is not allocated due to suitability issues.

A strategic site and alternative sites are preferred to meet the housing need in the Medium Villages of Sapcote and Stoney Stanton.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: SAP024, Land north of Leicester Road, Sapcote

Site Area (Hectares): 6.03

Proposed Use: Housing

Potential Capacity: 149 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Flood risk - water and drainage issues. Landfill - low potential for migration from nearby landfill.

Agricultural land. 1x former landfill, 2x former quarries, 1x former telephone exchange within 250m.

Environmental Services made comments on 24/0511/OUT (approved March 2025) - condition 10 on permission requires ground investigation and any remedial works.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Part of site has planning permission.

Landscape Sensitivity: The site specific assessment indicates the site has a low or low-moderate sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

No specific factors increasing sensitivity for this site.

Factors decreasing sensitivity include dominant agricultural land use, limited natural features and human influence (proximity to settlement edge and B4469).

Ecology and Biodiversity: No impacts on non-statutory designated sites identified, although a protected Ash tree is located to the south of the site. Some loss of hedgerow likely to facilitate development

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: No issues from a minerals or waste planning perspective.

Minerals - potential permission reviewing mineral extraction (ROMP application). Also an application for infilling.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site could impact connectivity of green corridors but there is potential for this to be mitigated with considerate design and offsetting. North West boundary adjoins OSA typology AGS. Opportunity for the site to contribute to GBI project SWV3 Sapcote, Stoney, Croft Green Loop.

Availability and Achievability Considerations

Recent Planning History: 24/0511/OUT for up to 80 dwellings. Approved at Planning Committee 28/11/2024. 25/1026/RM submitted.

Availability: No legal constraints declared.

Sole landowner who intends to sell or develop the site.

Part of the site has gained planning permission. The site promoter has indicated that the rest of the site is considered for allocation.

Site Access: Access from Leicester Road which is a class B road with a 30mph changing to a 40mph speed limit. At the approach to the village, the speed limit changes to 30mph. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): Part of the site has approval of planning permission for housing.

The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Sapcote is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

SAP024

The site is a sustainable location. It has some environmental and physical constraints but these can be mitigated or avoided. The development is located close to a landfill and two former quarries which requires ground investigation and remedial works. The site may not be suitable for development and is less suitable than other options.

The site is available for development. It has no known legal or ownership constraints. It is owned by a sole landowner who intends to sell or develop the site. Part of the site has already gained planning permission.

The site is achievable.

The site is outside the settlement boundary of Sapcote but adjoins a site with planning permission for housing. It could contribute to the housing needs of the Medium Villages.

It is within the Countryside.

The site is not allocated due to suitability issues.

A strategic site and alternative sites are preferred to meet the housing need in the Medium Villages of Sapcote and Stoney Stanton.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: SAP025, Land south of Hinckley Road, Sapcote

Site Area (Hectares): 3.12

Proposed Use: Housing

Potential Capacity: 77 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land Contamination - agricultural land.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. More than 5% of the site is at risk of surface water flooding. No groundwater risk identified. Site not sequentially preferable as it includes a notable area at pluvial flood risk (7%).

Landscape Sensitivity: The site specific assessment indicates the site has a low or low-moderate sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include hard settlement edge enabling open views.

Factors decreasing sensitivity include gently sloping landform, dominant agricultural land use, indistinctive skyline features and human influence (modern residential development and ground works).

Ecology and Biodiversity: No impacts on statutory designated sites identified. Some loss of low diversity habitat on site as well as potential for impacts on a single ash tree located on the sites northern boundary and mesotrophic grassland located to the east of the site.

Heritage Assets: The site is affected by local or national designated heritage assets and /or undesignated assets including archaeology. Further consideration is required to ensure impacts acceptable.

Minerals and Waste: The site lies within a safeguarding area for sand and gravel. Any forthcoming application/s would need to include a Minerals Assessment in line with Policy M11 of the LMWLP.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site could impact connectivity of green corridors but there is potential for this to be mitigated with considerate design and offsetting. Opportunity for the site to contribute to GBI project SWV3 Sapcote, Stoney, Croft Green Loop.

Availability and Achievability Considerations

Recent Planning History: Site includes drainage measures related to 17/0247/OUT and 19/0160/RM for 125 dwellings

Availability: Sole landowner who intends to sell to a developer. Parts of the site are taken up by drainage measures for recently built site fronting Hinckley Road (19/0160/RM).

Planning application submitted but awaiting decision.

Site Access: Potential access from Aston Way or West Field Rd from the development site to the north which are both unclassified roads with 30mph speed limits. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within 5 to 10 years of the start of the plan period. Update: Trajectory anticipates 176 homes during plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Sapcote is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

SAP025

The site is suitable for development. It is located in a sustainable location. It has some environmental and physical constraints but these can be mitigated or avoided.

The site is available to development. It has no known legal or ownership constraints. It belongs to a sole landowner who intends to sell to a developer. A planning application has been submitted for a larger site (SAP035).

The site achievability is affected by drainage and biodiversity measures relating to a nearby housing site.

The site adjoins the settlement of Sapcote and would contribute towards meeting housing needs in the Medium Villages.

It is within the Countryside.

This site has not been allocated as a separate site because it is preferred to allocate this site as part of the larger site SAP035 (Policy H1L).

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: SAP029, London Leys Farm, Sharnford Road, Sapcote

Site Area (Hectares): 7.69

Proposed Use: Housing

Potential Capacity: 144 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land contamination - Agricultural land and farm buildings onsite. Two former landfill sites within 250m - site would need ground investigation.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. More than 5% of the site is at risk of surface water flooding. No groundwater risk identified. Site is not sequentially preferable as includes a notable area at surface water flood risk (9%). Level 2 SFRA required.

Environment Agency highlighted proximity of the site to historic landfill at Calver Hill Quarry and that a robust and extensive site investigation regime will need to be undertaken by any Applicant.

The LLFA indicate that there is an area of surface water ponding in the north west corner of site during 1in30 and 1in100 events

Landscape Sensitivity: The site specific assessment indicates the site has a low or low-moderate sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include abrupt existing settlement edge.

Factors decreasing sensitivity include dominant agricultural land use, limited natural features and human influence (proximity to settlement edge and B4469).

Ecology and Biodiversity: No impacts on statutory or non-statutory designated sites identified. Some loss of low diversity habitat on site as well as potential for impacts on an ash tree located on the highway (opposite side)

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: The site lies within a safeguarding area for sand and gravel. Any forthcoming application/s would need to include a Minerals Assessment in line with Policy M11 of the LMWLP.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site could impact connectivity of green corridors but there is potential for this to be mitigated with considerate design and offsetting. Opportunity for the site to contribute to GBI project SWV3 Sapcote, Stoney, Croft Green Loop. A footpath bisects the site west to east.

Availability and Achievability Considerations

Recent Planning History: None

Availability: No legal constraints declared.

Sole landowner - Leicestershire County Council - who intends to sell site on grant of outline planning permission.

Site Access: Access from either Sharnford Road which is a Class C road or Leicester Road which is a Class B road with

30mph speed limit. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements. Contributions to Active Modes mitigation identified

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Sapcote is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

SAP029

The site is located in a sustainable location. It has some environmental and physical constraints but these can be mitigated or avoided. Of particular relevance is a notable area of the site is at risk of surface water flooding. The site is suitable for development but it is less suitable than other options.

The site is available for development. It has no known legal or ownership constraints. It is owned by Leicestershire County Council who intend to sell the site.

The site is achievable.

The site adjoins the settlement boundary of Sapcote and would contribute to the housing needs of the Medium Villages.

It is within the Countryside.

The site is not allocated due to suitability issues.

A strategic site and alternative sites are preferred to meet the housing need in the Medium Villages of Sapcote and Stoney Stanton.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: SAP034, Land West of Sharnford Road, Sapcote

Site Area (Hectares): 45

Proposed Use: Housing

Potential Capacity: 145 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land contamination - agricultural land, some evidence of made ground, ground investigation recommended.

Noise - potential traffic noise

Flood risk - possible drainage issue.

The site is affected by pollution or other environmental quality issues and will require investigation, and where relevant mitigation measures, as part of a planning application. The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. More than 5% of site is at risk of surface water flooding. No groundwater risk identified. Site is not sequentially preferable as includes notable area at surface water flood risk (14%).

The LLFA indicate that there is an ordinary watercourse on southern boundary of the site and 1in30 and 1in100 year surface water run off follows the path of the watercourse.

Landscape Sensitivity: The site specific assessment indicates the site has a low or low-moderate sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include abrupt existing settlement edge and openness and expansive views across the landscape.

Factors decreasing sensitivity include dominant agricultural land use, limited natural features and human influence (proximity to settlement edge and B4469).

Ecology and Biodiversity: No impacts on any statutory wildlife sites, There is a potential LWS site comprised of a single mature tree on the eastern boundary (Sharnford Road Trackside Ash). Development would lead to the loss of grazing land and hedgerows to accommodate site access and roads and wider development. Potential for hedgerow trees to be affected.

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: No issues from a minerals or waste planning perspective.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site could impact connectivity of green corridors but there is potential for this to be mitigated with

considerate design and offsetting Opportunity for the site to contribute to GBI project SWV3 Sapcote, Stoney, Croft Green Loop.

Availability and Achievability Considerations

Recent Planning History: 25/1114/OUT - 79 dwellings. Pending decision.

Availability: Strategic land company promoting site on behalf of two landowners who want to develop the site for housing.

Site Access: Access from Sharnford Road which is a Class C Road with a 30mph speed limit on this stretch. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within 10 to 15 years of the start of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Sapcote is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

SAP034

The site is located within a sustainable location. It has some environmental and physical constraints and some of these can be mitigated or avoided. Of particular

relevance is a notable area of the site is at risk of surface water flooding. The site may not be suitable for development and it is less suitable than other options.

The site is available for development. It has no known legal or ownership constraints. It belongs to two landowners who want to develop the site for housing and is promoted by a strategic land company.

The site is achievable.

The site adjoins the settlement of Sapcote and would contribute towards meeting housing needs in the Medium Villages.

It is within Countryside.

The site is not allocated due to suitability issues.

A strategic site and alternative sites are preferred to meet the housing need in the Medium Villages of Sapcote and Stoney Stanton.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: SAP035, Land off Hinckley Road / Park Road, Sapcote

Site Area (Hectares): 10.61

Proposed Use: Housing

Potential Capacity: 198 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land contamination - agricultural land.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. Less than 5% of site is at risk of surface water flooding. No groundwater risk identified. Site is sequentially preferable. Potential for flood risk to be mitigated through careful design and layout. Level 2 SFRA required.

Landscape Sensitivity: The site specific assessment indicates the site has a low or low-moderate sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include hard settlement edge enabling open views.

Factors decreasing sensitivity include gently sloping landform, dominant agricultural land use, indistinctive skyline features and human influence (modern residential development and ground works).

Ecology and Biodiversity: No impacts on statutory designated sites identified. The eastern triangular field is identified as a candidate wildlife site (Thistle and Buttercup Meadows - Mesotrophic grassland) and priority habitat and this is likely to be lost to facilitate development. Some loss of other grassland, hedgerows and possibly hedgerow trees likely. There is a candidate LWS comprising an ash tree to the northern boundary.

Heritage Assets: The site is affected by local or national designated heritage assets and /or undesignated assets including archaeology. Further consideration is required to ensure impacts acceptable.

Minerals and Waste: The site lies within a safeguarding area for sand and gravel. Any forthcoming application/s would need to include a Minerals Assessment in line with Policy M11 of the LMWLP.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site could impact connectivity of green corridors but there is potential for this to be mitigated with considerate design and offsetting. Opportunity for the site to contribute to GBI project SWV3 Sapcote, Stoney Stanton, Croft Green Loop.

Availability and Achievability Considerations

Recent Planning History: 25/0927/FUL - 176 dwellings. Pending decision as of 5.2.2026.

Site includes drainage measures related to 17/0247/OUT and 19/0160/RM for 125 dwellings

Availability: Strategic land company promoting site on behalf of two landowners who intend to sell and develop site.

Planning application submitted but awaiting decision.

Site Access: Access from Park Road which is an unclassified road with a 30mph speed limit or alternatively access will be from the development to the north. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a low impact on foul sewerage and surface water sewerage. Capacity improvements unlikely to be required.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within 5 to 10 years of the start of the plan period. Update: trajectory anticipates 176 homes during plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Sapcote is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

SAP035

The site is suitable for development. It has some environmental and physical constraints but these can be mitigated or avoided.

The site is available for development. It has no known legal or ownership constraints. It belongs to two landowners who want to develop the site for housing and is promoted by a strategic land company. A planning application has been submitted.

The site is achievable.

The site adjoins the settlement of Sapcote and would contribute towards meeting housing needs in the Medium Villages.

It is within the Countryside but there is a recognised need for housing.

The site is allocated for 176 dwellings (Policy H1L).

The site is developable and will be fully developed within 5 to 10 years of the Plan period.

The site will be required to provide contributions in line with policies of the Local Plan. Key mitigation will be required for surface water flood risk, heritage, trees and hedgerows, school places and active travel.

The site will still be subject to further investigation at the planning application stage.

Stoney Stanton

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: STO002, Land at Boundary Farm (smaller site), Stanton Lane, Stoney Stanton

Site Area (Hectares): 9.65

Proposed Use: Housing

Potential Capacity: 180 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land contamination - agricultural land

Flood risk - Attenuation pond to north of Station Road (B581).

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. Less than 5% of the site is at risk of surface water flooding. No groundwater risk is identified. Site is sequentially preferable.

Landscape Sensitivity: The site specific assessment indicates the site has:

- low-moderate sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change; and
- moderate sensitivity to employment development where some of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include open and expansive views across agricultural landscape and role of parcel separating existing settlements of Stoney Stanton, Sapcote and Elmesthorpe.

Factors decreasing sensitivity include gently undulating landform, dominant agricultural land use, limited natural features and overt human influence (pylons, M69 motorway and railway).

Protect open land between villages of Sapcote and Stoney Stanton to safeguard the distinct boundaries of each settlement.

Create new community woodland between Sapcote and Stoney Stanton to secure long-term definition of village edges.

Establish gateway features to reinforce separation between the villages.

Ecology and Biodiversity: No impacts on statutory or non-statutory designated sites identified. Development could lead to the loss of some hedgerow and possibly hedgerow trees

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: Not assessed separately. The comments for STO026 - There is a section of land within the south east of the site allocated for sand and gravel. Any forthcoming application/s would need to include a Minerals Assessment in line with Policy M11 of the LMWLP.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: As long as potential design includes sensitive boundary treatments, the site has no other impacts identified. Opportunity for the site to contribute to GBI Study Priority Project 5 Stoney Stanton Park.

Availability and Achievability Considerations

Recent Planning History: None

Availability: No legal constraints declared.

Sole landowner who intends to sell / develop the site.

Site Access: Access to the site from Hinckley Road which is a Class C road with 30mph and 60mph speed limits. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Stoney Stanton is proposed as Medium Village
Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

STO002

The site is suitable for development. It is located in a sustainable location. It has some environmental and physical constraints but these can be mitigated or avoided.

The site is available for development. It has no known legal or ownership constraints. It belongs to a sole landowner who intends to sell or develop the site.

The site is achievable.

The site adjoins the settlement of Stoney Stanton and would contribute towards meeting housing needs in the Medium Villages.

It is within the Countryside.

This site has not been allocated as a separate site because it is preferred to allocate this site as part of the strategic site STO026 (Policy S7).

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: STO009, Land west of Huncote Road, Stoney Stanton

Site Area (Hectares): 1.54

Proposed Use: Housing

Potential Capacity: 37 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Noise pollution - railway.

Agricultural land - probably minimal issues.

The site is affected by pollution or other environmental quality issues and will require investigation, and where relevant mitigation measures, as part of a planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. More than 5% of the site is at risk of surface water flooding. No groundwater risk identified. Site is not sequentially acceptable as includes a notable area at surface water flood risk 13%). Level 2 SFRA required.

Landscape Sensitivity: The site specific assessment indicates the site has a low or low-moderate sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include open and expansive views across agricultural landscape from Huncote Road.

Factors decreasing sensitivity include flat landform, dominant agricultural land use, limited natural features, lack of historic features and recreational activity.

Ecology and Biodiversity: No impacts on statutory or non-statutory designated sites identified. Development could lead to the loss of some hedgerow and possibly hedgerow trees depending on point of access as well as arable land.

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: No comments from a minerals or waste safeguarding perspective, the allocation does not lie within any safeguarding area

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site could impact connectivity of green corridors but there is potential for this to be mitigated with considerate design and offsetting. Opportunity for the site to contribute to GBI Study Priority Project 5 Stoney Stanton Park.

Availability and Achievability Considerations

Recent Planning History: None

Availability: No legal constraints declared.

Sole landowner. Promoted on behalf of a developer.

Site Access: Access from Huncote Road which is a Class C road or Mays Farm Drive also gives access which is an unclassified road. Both with a 30mph speed limit. Alternate access from unnamed path joining Huncote Rd to the North. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements. Contributions to Active Modes mitigation identified

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within 10 to 15 years of the start of the plan period. Update: Trajectory anticipates 37 homes during plan period

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Stoney Stanton is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

STO009

The site is suitable for development. It is located in a sustainable location. It has some environmental and physical constraints, but these can be mitigated or avoided.

The site is available for development. It has no known legal or ownership constraints. It belongs to a sole landowner and promoted on behalf of a developer.

The site is achievable but site access is uncertain.

The site adjoins the settlement of Stoney Stanton and would contribute towards meeting housing needs in the Medium Villages.

It is within the Countryside but there is a recognised need for housing.

The site is allocated for 37 dwellings (Policy H1M).

It is likely that the site is developable and will be fully developed within 10 to 15 years of the Plan Period.

The site will be required to provide contributions in line with policies of the Local Plan. Key mitigation will be required for surface water flood risk, heritage, trees and hedgerows, school places and active travel.

The site will still be subject to further investigation at the planning application stage.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: STO016, Land south of Hinckley Road, Stoney Stanton

Site Area (Hectares): 2.26

Proposed Use: Housing

Potential Capacity: 42 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land contamination - agricultural land.

Old heap/pit within 250m requires investigation.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. Less than 5% of the site is at risk of surface water flooding. No groundwater risk identified. Site is sequentially acceptable.

Landscape Sensitivity: The site specific assessment indicates the site has:

- low-moderate sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change; and
- moderate sensitivity to employment development where some of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include open and expansive views across agricultural landscape and role of parcel separating existing settlements of Stoney Stanton, Sapcote and Elmesthorpe.

Factors decreasing sensitivity include gently undulating landform, dominant agricultural land use, limited natural features and overt human influence (pylons, M69 motorway and railway).

Protect open land between villages of Sapcote and Stoney Stanton to safeguard the distinct boundaries of each settlement.

Create new community woodland between Sapcote and Stoney Stanton to secure long-term definition of village edges.

Establish gateway features to reinforce separation between the villages.

Ecology and Biodiversity: No impacts on statutory or non-statutory designated sites identified. Development could lead to the loss of some hedgerow and possibly hedgerow trees depending on point of access.

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: The site lies within a safeguarding area for sand and gravel. Any forthcoming application/s would need to include a Minerals Assessment in line with Policy M11 of the LMWLP.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: As long as potential design includes sensitive boundary treatments, the site has no other impacts identified. Opportunity for the site to contribute to GBI Study Priority Project 5 Stoney Stanton Park.

Availability and Achievability Considerations

Recent Planning History: None

Availability: No legal constraints declared. Sole landowner who intends to dispose of the site when outline planning permission granted.

Site Access: Access from Hinckley Road which is a Class C road with 30mph speed limit. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Stoney Stanton is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

STO016

The site is suitable for development. It is located in a sustainable location. It has environmental and physical constraints relating to land contamination (agricultural) and mineral extraction but these can be mitigated or avoided.

The site is available for development. It has no known legal or ownership constraints. It belongs to a sole landowner and who intends to sell the site.

The site is achievable.

The site adjoins the settlement of Stoney Stanton and could contribute towards meeting housing needs in the Medium Villages.

It is within the Countryside.

This site has not been allocated as a separate site because it is preferred to allocate this site as part of the strategic site STO026 (Policy S7).

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: STO023, Land off Middleton Close, Stoney Stanton

Site Area (Hectares): 5.48

Proposed Use: Housing

Potential Capacity: 58 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Landfill - close to gassing landfill at Carey Hill

Flood risk - surface water issues.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: 74.5% of the site is located in FZ1 and 23.4% is located in FZ3. More than 5% of the site is at risk of surface water flooding. No groundwater risk is identified. Site is not sequentially acceptable due to fluvial and surface water flood risk (9%).

The LLFA indicate that there is an ordinary watercourse in north of the site.

Landscape Sensitivity: The site specific assessment indicates the site has a low or low-moderate sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include rural setting to settlement edge and natural features in field boundaries.

Factors decreasing sensitivity include flat landform, no historic features or access opportunities and proximity to settlement edge.

Ecology and Biodiversity: No impacts on statutory wildlife sites identified. The site adjoins a potential wildlife site to the north, (mesotrophic grassland), although this is likely to have been substantially lost as a result of the development on Clint Hill Drive. Development could lead to the loss of hedgerow, hedgerow trees, grassland and impact on the watercourse and riparian vegetation.

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: No issues from a minerals or waste planning perspective.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site would impact connectivity of green corridors but there is some potential for this to be mitigated with considerate design and offsetting. Opportunity for the site to contribute to GBI Study Priority Project 5 Stoney Stanton Park.

Availability and Achievability Considerations

Recent Planning History: None

Availability: No legal constraints declared.

Sole landowner who intends to develop / sell the site.

Site Access: Access from a byway or via Middleton Close / Abbot Drive which are unclassified road subject to third party land ownership. The site currently has no direct access to the highway network.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a high impact on either foul sewerage and / or surface water sewerage. Capacity improvements likely to be required and unlikely to be deliverable within 10 years.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Stoney Stanton is proposed as Medium Village
Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

STO023

The site is located in a sustainable location. There are environmental and physical constraints due to land contamination (landfill) and flooding issues (Flood zone 3 and surface water) but it is likely that these can be avoided or mitigated. Whilst the site is suitable for development it is less suitable than other options.

The site is available for development. It has no known legal or ownership constraints. It belongs to a sole landowner who intends to sell or develop the site.

The site may not be achievable due to reliance on land under third party ownership for access and delays to delivery due to water infrastructure improvements.

The site adjoins the settlement of Stoney Stanton and could contribute towards meeting housing needs in the Medium Villages.

It is within the Countryside.

The site is not allocated due to suitability and achievability concerns.

A strategic site and alternative sites are preferred to meet the housing need in the Medium Villages of Sapcote and Stoney Stanton.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: STO024, Land north of Broughton Road, Stoney Stanton

Site Area (Hectares): 5.91

Proposed Use: Housing

Potential Capacity: 110 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land contamination - agricultural land.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: 91% of the site is located in FZ1 and around 8% is located in FZ3. More than 5% of the site is at risk of surface water flooding. No groundwater risk identified. Site is within 20m of a watercourse. Site is not sequentially preferable due to fluvial and surface water flood risk (10%).

The LLFA indicate that there is an ordinary watercourse on the west boundary site with a surface water flow path in the 1 in 30 and 1 in 100.

Landscape Sensitivity: The site specific assessment indicates the site has a moderate sensitivity to residential development where some of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include separation of parcel from settlement edge of Stoney Stanton, rural character, natural features in field boundaries.

Factors decreasing sensitivity include gently undulating landform, dominant pastoral land use, limited sense of time depth and recreational activity.

Retain existing boundary vegetation containing boundary to the south to soften edges of any development.

Ecology and Biodiversity: No impacts on statutory or non-statutory wildlife sites identified. Development could lead to the loss of hedgerow, hedgerow trees, grassland and impact on the watercourse to the northern boundary.

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: No issues from a minerals or waste planning perspective.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site could impact connectivity of green corridors but there is potential for this to be mitigated with considerate design and offsetting. Opportunity for the site to contribute to GBI Study Priority Project 5 Stoney Stanton Park.

Availability and Achievability Considerations

Recent Planning History: 25/03/EIASCO - EIA Scoping Opinion Made as of 5.2.2026.

Availability: No legal constraints declared.

Land promoted by agent on behalf of sole landowner.

Site Access: Access from Broughton Road which is a class B road with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Stoney Stanton is proposed as Medium Village Within Countryside.

As a standalone site it is detached from existing settlement

STAGE 2C SUMMARY AND CONCLUSIONS

STO024

The may not be suitable for development and is less suitable than other options. It is a sustainable location. It has environmental and physical constraints relating to land contamination (agricultural), flooding although these could be mitigated or avoided. Given the site is detached from the settlement it is likely impact on the character of the settlement and landscape.

The site is available for development. It has no known legal or ownership constraints. It belongs to a sole landowner and promoted by an agent.

The site is achievable.

The site is detached from the existing settlement but could contribute to meeting housing needs in the Medium Villages.

It is within the Countryside.

The site is not allocated due to suitability concerns.

A strategic site and alternative sites are preferred to meet the housing need in the Medium Village of Stoney Stanton.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: STO025, Land south of Broughton Road, Stoney Stanton

Site Area (Hectares): 8.85

Proposed Use: Housing

Potential Capacity: 165 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land contamination - agricultural land.

Landfill - Former landfill site onsite (Coley's Hole). Other former quarrying /pits and associated industrial works in proximity. Site would need full investigation.

Stability - Steep drop towards Stoney Cove.

Road noise.

The site is affected by pollution or other environmental quality issues and will require investigation, and where relevant mitigation measures, as part of a planning application. The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. More than 10% of the site is at risk of surface water flooding. No groundwater risk is identified. Site is within 20m of a watercourse. Site is not sequentially preferable due to surface water flood risk. Level 2 SFRA required. (Site being considered as part of STO026).

The Environment Agency state that the site is underlain by a historic (closed) landfill (Coley's Hole). Any planning application submitted must demonstrate that the development of the site will not pose a risk to controlled waters.

The LLFA indicate that there is a surface water flow path and ponding in the north of the site in the 1in30 and 1in100 year events. An ordinary watercourse transects the site in the north of the site. Both will need mitigating for in any development of

Landscape Sensitivity: The site specific assessment indicates the site has a moderate sensitivity to residential development where some of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include separation of parcel from settlement edge of Stoney Stanton, rural character, natural features in field boundaries.

Factors decreasing sensitivity include gently undulating landform, dominant pastoral land use, limited sense of time depth and recreational activity.

Retain existing boundary vegetation containing boundary to the south to soften edges of any development.

Ecology and Biodiversity: No impacts on statutory wildlife sites identified. The site is located around 10 metres from a potential wildlife site to the north, (Stoney Stanton Field with Ponds and Ash (mesotrophic grassland with standing water and trees). Development could lead to the loss of hedgerow, hedgerow trees, grassland and impact on the watercourse and riparian vegetation.

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: No comments from a minerals safeguarding perspective, the allocation does not lie upon a minerals safeguarding area. However, the site is situated within the vicinity of Stoney Stanton STW. Therefore, the future use of this site and associated infrastructure could be constrained if sensitive developments such as the proposed allocation are permitted nearby as it may prejudice the sites' ability to comply with their permitted planning controls, for example with set noise and odour limits. Having regard to the particular characteristics of the existing waste operations the LPA should be satisfied that it can be demonstrated that there would be no impacts to the amenity of development in this location or that the proposed development would prejudice continued operations at these waste facilities.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site would impact connectivity of green corridors but there is potential for this to be mitigated with considerate design and offsetting. Site adjoins OSA typology AGS to the North West. Opportunity for the site to contribute to GBI Study Priority Project 5 Stoney Stanton Park.

Availability and Achievability Considerations

Recent Planning History: 25/03/EIASCO - EIA Scoping Opinion Made as of 5.2.2026.

Availability: No legal constraints declared.

Site promoted by agent on behalf of sole landowner who intends to sell or develop the site. Held discussions with developers.

Site Access: Access from Broughton Road which is a class B road with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements. Contributions to Active Modes mitigation identified

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within 10 to 15 years of the start of the plan period. Update: Trajectory anticipates 165 homes during plan period as part of the strategic site STO026.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: The site is not affected by existing or proposed Green Wedge or Area of Separation designations.

Strategic Policy Considerations: Stoney Stanton is proposed as Medium Village Within Countryside.

As a standalone site it is detached from existing settlement due to flood risk.

STAGE 2C SUMMARY AND CONCLUSIONS

STO025

The site is suitable for development. It is in a sustainable location. Environmental and physical constraints are present but can be avoided or mitigated. Of particular concern is land contamination/landfill issues.

The site is available for development. It has no known legal or ownership constraints. It belongs to a sole landowner who intends to sell or develop the site. Involvement of a developer.

The site is achievable but linked to the delivery of a link road for the strategic site STO026.

The site is close to but detached from the settlement of Stoney Stanton due to flood risk. It could contribute towards meeting housing needs in the Medium Villages.

It is within the Countryside.

This site has not been allocated as a separate site because it is preferred to allocate this site as part of the strategic site STO026 (Policy S7). The site helps to provide strategic infrastructure for the larger site.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: STO026, Land West of Stoney Stanton, Stoney Stanton

Site Area (Hectares): 280

Proposed Use: Mixed Use

Potential Capacity: 5000-6000 dwellings and/or 31200 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land Contamination - Railway. Predominantly agricultural land, with sporadic farm buildings. Multiple areas of made ground onsite. Several historic landfill sites within 500m. Former brick and cement works adjacent site. Requires full investigation as part of any development proposals.

Air quality and noise - Diffusion tubes along road, industrial processes.

The site is affected by pollution or other environmental quality issues and will require investigation, and where relevant mitigation measures, as part of a planning application. The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. More than 5% of the site is at risk of surface water flooding. Some groundwater risk is identified. Site is within 20m of a watercourse. Site is not sequentially preferable due to surface water flood risk (10%) and potential for groundwater flooding. Level 2 SFRA required.

The LLFA requires drainage improvements at the culvert under Foxbank Industrial Estate as this is currently a bottleneck. The shape of the catchment is also an issue. The policy for this site should include drainage mitigation.

Landscape Sensitivity: The site specific assessment indicates the site has:

- low-moderate sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change; and

- moderate sensitivity to employment development where some of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include open and expansive views across agricultural landscape and role of parcel separating existing settlements of Stoney Stanton, Sapcote and Elmesthorpe.

Factors decreasing sensitivity include gently undulating landform, dominant agricultural land use, limited natural features and overt human influence (pylons, M69 motorway and railway).

Protect open land between villages of Sapcote and Stoney Stanton to safeguard the distinct boundaries of each settlement.

Create new community woodland between Sapcote and Stoney Stanton to secure long-term definition of village edges.

Establish gateway features to reinforce separation between the villages.

Ecology and Biodiversity: No impacts on statutory wildlife sites identified. The site includes a number of LWS sites including Oaklands Hedgerow potential LWS, Homestead Hedgerows and Ash potential LWS, Hinckley Road Hedgerow potential LWS and Stanton Road Verges potential LWS. Development could lead to the loss of grassland, hedgerows and hedgerow trees as well as field trees and copses within the site. It could also impact on waterbodies on site.

Heritage Assets: The site is affected by local or national designated heritage assets and /or undesignated assets and is likely to have a significant impact. Detailed assessment required to establish impacts and mitigation needed.

Minerals and Waste: There is a section of land within the south east of the site safeguarded for sand and gravel. Any forthcoming application/s would need to include a Minerals Assessment in line with Policy M11 of the LMWLP.

Hazards, Gas and Electricity Assets: Part of site within Calor Gas Hazard Consultation Zone.

The HSE Planning Advice Web App tool indicates that the north east part of site is within outer zone but do not advise against development. The pipeline operator (National Gas Transmission) did not raise any legal interest or pipeline standard to restrict development.

High Voltage Electricity Transmission Lines cross the site from south west corner to north east corner.

National Grid Electricity Transmission plc indicates that the site is crossed / in close proximity to assets - 4WP ROUTE TWR (002 - 053A): 400Kv Overhead Transmission Line route: COVENTRY - RATCLIFFE ON SOAR affects the site. NGET advocates high standards of design, sustainable development forms and a creative approach to new development around high voltage overhead lines and other NGET assets. National Grid Design Guidelines for development near high voltage overhead lines will need to be adhered to.

Open Space and Green Infrastructure: Development of the site would impact connectivity of green corridors but there is potential for this to be mitigated with considerate design and offsetting. 3 footpaths run across the site. Opportunity for the site to contribute to GBI Study Priority Project 5 Stoney Stanton Park.

Mitigation for the site in the form of a link road has the potential to have an impact on the land designated as Local Green Space in the Fosse Villages Local Plan (LGS SS2). Development on land in Local Green Space is guided by national policy on Green Belt. This states that “Development in the Green Belt is inappropriate unless one of the following exceptions applies: ... h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are: iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location”.

Availability and Achievability Considerations

Recent Planning History: 25/03/EIASCO - EIA Scoping Opinion Made as of 5.2.2026.

Availability: No legal constraints declared.

The site has multiple ownerships. Promoted by two strategic land promoters and Leicestershire County Council. The intention is to sell the land.

Site Access: Access from Hinckley Road and Station Road which are both class B roads with a 50 and 60mph speed limits. Also Stanton Lane which is a road with a 60mph speedlimit. Safety, junction capacity and future highway network upgrades would need to be involved and this is to be reflected / considered in any transport assessment. The site has access but there will be significant improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to strategic road network, local road network, bus and active travel infrastructure improvements. Contributions to Active Modes mitigation identified

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity and new facilities, or new facilities only.

The site is large enough to provide new primary and secondary schools and healthcare provision.

Utility Infrastructure (water and gas): The site has the potential for a high impact on either foul sewerage and / or surface water sewerage. Capacity improvements likely to be required and unlikely to be deliverable within 10 years.

Cadent Gas indicate that the commercial element of the site will cause pressure failure.

Achievability (deliverability and developability): The site is strategic in scale and may require strategic transport infrastructure which will impact on delivery timescales.

The site has the potential to be partly developable. It could commence within the Plan period and continue to deliver beyond.

Delivery Timeframes: The site will start to deliver within 15 years of the start of the plan period but not fully deliver within the plan period. Update: Trajectory anticipates 965 homes during plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: The site is within the Area of Separation between Stoney Stanton and Sapcote.

The site is affected by existing or proposed Green Wedge or Area of Separation and would have a significant impact upon the wider contribution to the designation.

Strategic Policy Considerations: Stoney Stanton is proposed as Medium Village Site is detached from settlement but proposed as a strategic standalone site.

Mostly within Countryside but also Area of Separation between Sapcote and Stoney Stanton.

Local Green Space (Fosse Villages Neighbourhood Plan)

STAGE 2C SUMMARY AND CONCLUSIONS

STO026

The site is suitable for development. It is a sustainable location. It has environmental and physical constraints relating to land contamination, heritage, air quality, noise, flooding mineral extraction and landscape sensitivity but these can be mitigated or avoided.

The site is available for development. It has no known legal or ownership constraints. It is owned by multiple landowners and promoted by two strategic site promoters and Leicestershire County Council.

The site is achievable but delays to delivery are likely due to the scale of the site, strategic transport, gas and water infrastructure improvements.

The site adjoins the settlement of Stoney Stanton but would form a distinct standalone settlement with three neighbourhoods . It would contribute to the housing needs of the District.

The majority of the site is within the Countryside however part of the southeast section extends over the Area of Separation (also Local Green Space) between Stoney Stanton and Sapcote. There is a recognised need for housing. National policy includes local transport infrastructure as an exemption to Green Belt policy (as applies to to Local

Green Space) but the form of development must preserve its openness and not conflict with the purposes of including land within it.

The site is allocated for as a mixed use strategic site for around 5165 dwellings, 15 hectares of local employment land and supporting infrastructure. Land for 36 hectares for Strategic B8 warehousing will also be safeguarded subject to the provision of strategic transport infrastructure. **(Policy S7)**

It is likely that the site is partly developable. Around 965 dwellings and 8 hectares of local employment land will be developed during the Plan period.

The site will be required to provide contributions in line with policies of the Local Plan. Key mitigation will be required for land contamination, air quality, noise, flood risk, heritage, green infrastructure, school places, active travel, public transport, improvements to the strategic and local road network and landscaping to preserve the Local Green Space.

The site will still be subject to further investigation at the planning application stage.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: STO028, Boundary Farm, Stanton Lane, Stoney Stanton

Site Area (Hectares): 41.25

Proposed Use: Housing

Potential Capacity: 618 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land contamination - agricultural land

Flood risk - Attenuation pond to north of Station Road (B581).

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. Less than 5% of the site is at risk of surface water flooding. No groundwater risk is identified. Site is sequentially preferable.

Landscape Sensitivity: The site specific assessment indicates the site has:

- low-moderate sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change; and

- moderate sensitivity to employment development where some of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include open and expansive views across agricultural landscape and role of parcel separating existing settlements of Stoney Stanton, Sapcote and Elmesthorpe.

Factors decreasing sensitivity include gently undulating landform, dominant agricultural land use, limited natural features and overt human influence (pylons, M69 motorway and railway).

Protect open land between villages of Sapcote and Stoney Stanton to safeguard the distinct boundaries of each settlement.

Create new community woodland between Sapcote and Stoney Stanton to secure long-term definition of village edges.

Establish gateway features to reinforce separation between the villages.

Ecology and Biodiversity: No impacts on statutory or non-statutory wildlife sites identified. Development could lead to the loss of hedgerow, hedgerow trees, the tree belt located centrally grassland and impact on the ditch to the east of the site.

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: Not assessed separately. The comments for STO026 - There is a section of land within the south east of the site allocated for sand and gravel. Any forthcoming application/s would need to include a Minerals Assessment in line with Policy M11 of the LMWLP.

Hazards, Gas and Electricity Assets: High Voltage Electricity Transmission Lines cross the eastern boundary of the site. National Grid Design Guidelines for development near high voltage overhead lines will need to be adhered to.

Open Space and Green Infrastructure: Development of the site would impact connectivity of green corridors but there is potential for this to be mitigated with considerate design and offsetting. Footpath runs North East to North West across the site. Opportunity for the site to contribute to GBI Study Priority Project 5 Stoney Stanton Park.

Availability and Achievability Considerations

Recent Planning History: None

Availability: No legal constraints declared.

Sole landowner.

Site Access: Access from Stanton Lane is a class C road with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within 10 to 15 years of the start of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Stoney Stanton is proposed as Medium Village
Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

STO028

The site is suitable for development. It is a sustainable location. It has environmental and physical constraints relating to land contamination (agricultural) and mineral extraction but these can be mitigated or avoided.

The site is available for development. It has no known legal or ownership constraints. It belongs to a sole landowner.

The site is achievable.

The site adjoins the settlement of Stoney Stanton and would contribute towards meeting housing needs in the Medium Villages.

It is within the Countryside.

This site has not been allocated as a separate site because it is preferred to allocate this site as part of the strategic site STO026 (Policy S7).

Elmesthorpe

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: ELM011, Church Farm, 44 Station Road,, Elmesthorpe

Site Area (Hectares): 0.9

Proposed Use: Housing

Potential Capacity: 22 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land Contamination - agricultural land, industrial estate and evidence of made ground - may need investigation.

Flood risk.

Air pollution.

The site is affected by pollution or other environmental quality issues and will require investigation, and where relevant mitigation measures, as part of a planning application. The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. Less than 5% of the site is at risk of surface water flooding. No groundwater risk is identified. Site is sequentially acceptable. Flood risk on site is limited and potential for flood risk on site to be addressed through careful design and layout.

Landscape Sensitivity: The site specific assessment indicates the site has a low or low-moderate sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include mature hedgerows and trees in field boundaries and transport corridor.

Factors decreasing sensitivity include flat landform, limited historic features, limited recreational activity and settled character.

Retain mature hedgerow boundaries screening transport corridors to avoid creating a hard edge.

Ecology and Biodiversity: No impacts on statutory or non-statutory designated sites identified. Some potential for the loss of modified grassland, areas of scrub and boundary trees.

Heritage Assets: The site is affected by local or national designated heritage assets and /or undesignated assets and is likely to have a significant impact. Detailed assessment required to establish impacts and mitigation needed.

Minerals and Waste: The site lies within a safeguarding area for sand and gravel. Any forthcoming application/s would need to include a Minerals Assessment in line with Policy M11 of the LMWLP.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site could impact connectivity of green corridors but there is potential for this to be mitigated with considerate design and offsetting.

Availability and Achievability Considerations

Recent Planning History: 13/0443/1/OX - 7 dwellings. Approved.

23/0610/OUT - 3 dwellings - Approved 27/09/2024. This reduces the site area.

Availability: No legal constraints declared.

Sole landowner who intends to sell or develop the site. Held discussions with developers.

Part of the site has planning consent for 3 dwellings.

Site Access: Access from Station Road/Elmesthorpe Lane which is a Class B Road with a speed limit of 40 mph. Entrance to the site is near the junction with the A47 and requires careful consideration. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements. Contributions to Local Road Network and Active Modes mitigation identified

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a low impact on foul sewerage and surface water sewerage. Capacity improvements unlikely to be required.

Cadent Gas indicate that this is a commercial site and likely pressure failure for employment.

Achievability (deliverability and developability): The adjoining site (s) are being developed but some existing uses need to be relocated.

The site has the potential to be developable within the Plan period.

Delivery Timeframes: Remaining site has potential for 13 dwellings (0.53 ha).

The site is likely to fully deliver within 10 years of the start of the plan period. Update: Trajectory anticipates 10 dwellings within plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Elmesthorpe is proposed as a Smaller Village.

Site is detached from settlement boundary but proximity to Earl Shilton noted.

Within Countryside

STAGE 2C SUMMARY AND CONCLUSIONS

ELM011

The site is suitable for development. It is located in a less sustainable location. It has environmental and physical constraints relating to land contamination, heritage and air quality but these can be mitigated or avoided.

The site is available for development. It has no known legal or ownership constraints. It belongs to a sole landowner and developer involvement. Part of a larger site that has been developed in parcels.

The site is achievable although employment development on this site is likely to cause gas pressure failure.

The site is detached from the settlement boundary of Elmesthorpe but close to Earl Shilton. It would contribute towards the housing needs of Smaller Villages.

It is within the Countryside but there is a recognised need for housing.

The site is allocated for around 10 dwellings (Policy H1N).

It is likely that the site is developable and will be developed within in years 6-10 of the Plan Period.

The site will be required to provide contributions in line with policies of the Local Plan. Key mitigation will be required for land contamination, air quality and mineral extraction.

The site will still be subject to further investigation at the planning application stage.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: KIL002, Steeple Chase Farm, Main Street, Kilby

Site Area (Hectares): 1.25

Proposed Use: Housing

Potential Capacity: 30 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Flood risk issues across Parish, if not site, then at access points to the settlement.

Land contamination - historic industrial uses e.g. Blacksmith/ Forge and agricultural land.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. Less than 5% of the site is at risk of surface water flooding. No groundwater risk is identified. Site is sequentially preferable. Potential for flood risk on site to be addressed through careful design and layout.

The LLFA indicate the potential for highway flooding rather than properties.

Landscape Sensitivity: The site specific assessment indicates the site has a low or low-moderate sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include historic linear pattern and small scale settlement pattern, limited modern development, well integrated edge from mature trees and hegerows, rural perceptual qualities of oen and expansive views across agricultural landscape.

factors drecreasing sensitvity include gently undulating landform, mixed land use (including large agricultural buildings), limited natural fetaures and overt human influence (close proximity to settlement and electricity pylons).

Preserve the rural characteristics and carefully design new buildings to retain linear settlement patterns and layouts.

Ecology and Biodiversity: No impacts on statutory or non-statutory designated sites identified. Potential loss of grassland, hedgerows and trees.

Heritage Assets: The site is affected by local or national designated heritage assets and /or undesignated assets. Further consideration is required to ensure impacts acceptable.

Minerals and Waste: The site lies within a safeguarding area for sand and gravel. Any forthcoming application/s would need to include a Minerals Assessment in line with Policy M11 of the LMWLP.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: As long as potential design includes sensitive boundary treatments, the site has no other impacts identified. Opportunity for site to contribute to country park GBI project RH3. The broad location and extent of proposed park makes it difficult to assess whether the site would be included or not. GBI project may or may not influence viability of site.

Availability and Achievability Considerations

Recent Planning History: None

Availability: No legal constraints declared.

Sole landowner who intends to sell or develop the site.

Site Access: Access from either Wistow Rd or Main St which are both Class C roads with a restricted 20mph speed limit. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a low impact on foul sewerage and surface water sewerage. Capacity improvements unlikely to be required.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within 10 to 15 years of the start of the plan period. Update: Trajectory anticipates 25 dwellings within the plan period

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Kilby is proposed as a Smaller Village.

Within Countryside

Site adjoins settlement boundary

Kilby

STAGE 2C SUMMARY AND CONCLUSIONS

KIL002

The site is suitable for development. It is a less sustainable location for development. It has environmental and physical constraints relating to land contamination, heritage, and mineral extraction, but these can be mitigated or avoided.

The site is available for development. It has no known legal or ownership constraints. It belongs to a sole landowner who intends to sell or develop the site.

The site is achievable.

The site adjoins the settlement of Kilby and would contribute towards meeting housing needs in the Smaller Villages.

It is within the Countryside but there is a recognised need for housing.

The site is allocated for around 25 dwellings (Policy H10).

It is likely that the site is developable and will be developed within years 6-10 of the Plan Period.

The site will be required to provide contributions in line with policies of the Local Plan. Key mitigation will be required for land contamination, heritage and mineral extraction.

The site will still be subject to further investigation at the planning application stage.

Sharnford

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: SHA008, Land west of Coventry Road, Sharnford

Site Area (Hectares): 0.87

Proposed Use: Housing

Potential Capacity: 21 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Landfill and Land contamination.

Agricultural land, some evidence of made ground - would probably recommend ground investigation. Former landfill within 250m offsite.

Flood risk - Surface water and drainages issues.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. Less than 5% of the site is at risk of surface water flooding. No groundwater risk is identified. The site is sequentially preferable. Site has been subject to the sequential test through planning application process.

The LLFA indicate that there are no flood issues within the site. There is an ordinary watercourse on the south boundary of the site.

Landscape Sensitivity: The site specific assessment indicates the site has a low sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include natural features forming mature field boundaries.

Factors decreasing sensitivity include flat landform, strong relationship to existing settlement, limited natural and heritage value.

Retain existing boundary vegetation containing parcels to north and west to soften edges of development.

Ecology and Biodiversity: No impacts on statutory or non-statutory designated sites identified. Development could lead to the loss of grassland, hedgerows and scrub

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: The site lies within a safeguarding area for sand and gravel. Any forthcoming application/s would need to include a Minerals Assessment in line with Policy M11 of the LMWLP.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: The site includes LWS. Development of the site could impact connectivity of green corridors but there is potential for this to be mitigated with considerate design and offsetting. Due to the size of the site, mitigation may affect viability.

Availability and Achievability Considerations

Recent Planning History: 24/0957/FUL - 19 dwellings. Planning permission approved by Planning Committee subject to signing of S106 (May 2026).

Availability: Sole landowner is a housebuilder.

Planning application submitted but awaiting decision.

Site Access: Proposed access through the new-build residential development to the east from Butler Close, unclassified road. The site has access but there will be

improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements. Contributions to Active Modes mitigation identified

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a high impact on either foul sewerage and / or surface water sewerage. Capacity improvements likely to be required and unlikely to be deliverable within 10 years.

Achievability (deliverability and developability): An adjoining site has recently been developed by the site promoter, a developer. The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 years of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Sharnford is proposed as a Smaller Village.

Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

SHA008

The site is suitable for development. It has environmental and physical constraints relating to land contamination, ecology and mineral extraction, but these can be mitigated or avoided.

The site is available for development. It has no known legal or ownership constraints. It belongs to a sole landowner and promoted on behalf of a developer. Planning application has been approved subject to the signing of a section 106 agreement.

The site is achievable although has the potential for a high impact on water infrastructure capacity may affect timescales for delivery.

The site adjoins the settlement of Sharnford and would contribute towards meeting housing needs in the Smaller Villages.

It is within the Countryside but there is a recognised need for housing.

The site is allocated for around 19 dwellings (Policy H1P).

It is likely that the site is deliverable and will be developed within in years 1-5 of the Plan Period.

The site will be required to provide contributions in line with policies of the Local Plan. Key mitigation will be required for land contamination, air quality and mineral extraction.

The site will still be subject to further investigation at the planning application stage.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: SHA009, Leicester Road, Sharnford

Site Area (Hectares): 0.79

Proposed Use: Housing

Potential Capacity: 19 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Flood risk - surface water and drainage. issues.

Agricultural land and farm buildings onsite. Former landfill site onsite. Evidence of made ground and possible filled pond - would require investigation.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: 97.9% of the site is located in FZ1 and around 0.6% is located in FZ3. Less than 5% of the site is at risk of surface water flooding. No groundwater risk identified. The site is sequentially preferable.

The LLFA indicate that the watercourse is a flood risk. The site's north boundary is in Flood Zone 2 but the site sits outside Flood Zone 2 and 3. There is a known flood issue in Sharnford which may effect site outfall and access to and from the site.

Landscape Sensitivity: The site specific assessment indicates the site has a low sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include natural features forming mature field boundaries.

Factors decreasing sensitivity include flat landform, strong relationship to existing settlement, limited natural and heritage value.

Retain existing boundary vegetation containing parcels to north and west to soften edges of development.

Ecology and Biodiversity: No impacts on statutory or non-statutory designated sites identified. Development is likely to lead to the loss of trees, grassland, and farm buildings some of which may accommodate protected or priority species.

Heritage Assets: The site is affected by local or national designated heritage assets and /or undesignated assets. Further consideration is required to ensure impacts acceptable.

Minerals and Waste: The site lies within a safeguarding area for sand and gravel. Any forthcoming application/s would need to include a Minerals Assessment in line with Policy M11 of the LMWLP.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site could impact connectivity of green corridors. Due to the size of the site, this may affect viability. The Site is included within GBI Project SWV5 (retrofit SuDS and Natural Flood Management to reduce flood risk) and therefore the site's viability may be affected by this project.

Availability and Achievability Considerations

Recent Planning History: None.

Availability: Single ownership. Discussions held with developers.

Site Access: Primary access onto Leicester Road B4114 which is Class B road with 30mph speed limit. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Sharnford is proposed as a Smaller Village.

Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

SHA009

The site is suitable for development. It is located in a less sustainable location. It has environmental and physical constraints relating to land contamination, ecology and mineral extraction, but these can be mitigated or avoided.

The site is available for development. It has no known legal or ownership constraints. It belongs to a sole landowner and developer involvement.

The site is achievable.

The site adjoins the settlement of Sharnford and would contribute towards meeting housing needs in the Smaller Villages.

It is within the Countryside.

This site has not been allocated due to Local Plan strategy reasons. An alternative site is preferred to meet the housing need for Sharnford.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: SHA010, Land off Mill Lane, Sharnford

Site Area (Hectares): 12.12

Proposed Use: Housing

Potential Capacity: 227 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land contamination - Agricultural land. Flood risk - Watercourse on the north part of site that may not have been modelled.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: The site is located in FZ1. Less than 5% of the site is at risk of surface water flooding. No groundwater risk identified. The site is sequentially preferable.

The LLFA indicate there is an ordinary watercourse on the north east boundary of site. No surface water flooding pond or flow paths within the site.

Landscape Sensitivity: The site specific assessment indicates the site has a low or low-moderate sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include rural setting provided for settlement by the parcel, perceptual qualities, existing small scale settlement and potential for development to create a more prominent settlement edge in the landscape.

Factors decreasing sensitivity include gently undulating landform, limited natural features, human influence (proximity to settlement edge and electricity transmission line).

Ecology and Biodiversity: No impacts on statutory or non-statutory designated sites identified. Development could lead to the loss of hedgerow, hedgerows trees (depending on the location of the access) and grassland. Aerial photos of the southern field indicate ridge and furrow.

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: The site lies within a safeguarding area for sand and gravel. Any forthcoming application/s would need to include a Minerals Assessment in line with Policy M11 of the LMWLP.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site may impact connectivity of green corridors but this could be mitigated by considerate design and offsetting. The site Adjoins two OSA typologies (cemeteries and school playing field). Opportunity for the site to contribute to GBI project SWV3 (enhancement and signage along existing PRow and Road network).

Availability and Achievability Considerations

Recent Planning History: None

Availability: Sole landowner.

Site Access: Access onto Mill Lane which has a 30mph speed limit. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within 10 to 15 years of the start of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Sharnford is proposed as a Smaller Village.

The scale of development proposed is disproportionate to the role and scale of the existing settlement

Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

SHA010

The site is suitable for development. It is located in a less sustainable location. It has environmental and physical constraints relating to land contamination, ecology and mineral extraction, but these can be mitigated or avoided.

The site is available for development. It has no known legal or ownership constraints. It belongs to a sole landowner.

The site is achievable.

The site adjoins the settlement of Sharnford and would contribute towards meeting housing needs in the Smaller Villages. However, the scale of the site is disproportionate for the settlement and its place in the hierarchy.

It is within the Countryside.

This site has not been allocated due to Local Plan strategy reasons.

Thurlaston

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: THU003, Land at Croft Road, Thurlaston

Site Area (Hectares): 0.3 hectares

Proposed Use: Housing

Potential Capacity: 7 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Flood risk - Flooding at outskirts of the village.

The site is not affected by contaminated land, pollution or other environmental quality issues.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. Less than 5% of the site is at risk of surface water flooding. No groundwater risk is identified. Site is sequentially preferable.

Landscape Sensitivity: Not assessed

Ecology and Biodiversity: No impacts on statutory or non-statutory wildlife sites identified. Development could lead to the loss of hedgerow, trees and areas of scrub.

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: Not assessed.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site may impact connectivity of green corridors but this could be mitigated by considerate design and offsetting.

Availability and Achievability Considerations

Recent Planning History: None

Availability: No legal constraints declared.

Single landowner.

Site Access: Access from Croft Rd which is a Class C road with a 60mph speed limit. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): No specific assessment however THU004, THU005 and THU008 nearby have the following assessment: The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to b

Achievability (deliverability and developability): The site has a narrow access and it is uncertain whether the site is achievable. The site may not be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Thurlaston is proposed as a Smaller Village.

Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

THU003

The site is suitable for development. The site is in a less sustainable location.

The site is available for development. It has no known legal or ownership constraints. It belongs to a sole landowner.

The site may not be achievable due to a narrow access.

The site adjoins the settlement of Thurlaston and would contribute towards meeting housing needs in the Smaller Villages but the capacity is limited.

It is within the Countryside.

The site is not allocated due to achievability concerns. Alternative sites are preferred to meet housing needs in Thurlaston.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: THU004, Nursery, Hill View Nurseries, Thurlaston

Site Area (Hectares): 0.61

Proposed Use: Housing

Potential Capacity: 15 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land contamination - current nursery use /garden centre - possible contamination.

Pond (possibly infilled) 200m east of site. Probably needs investigation.

Flood risk - Flooding at outskirts of the village.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. Less than 5% of the site is at risk of surface water flooding. No groundwater risk is identified. Site is sequentially preferable.

The LLFA indicate that there is a small area of surface water flow path on north west boundary of site during 1in100 event.

Landscape Sensitivity: The site specific assessment indicates the site has a low or low-moderate sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include natural features in field boundaries along Croft Road.

Factors which decrease sensitivity include limited natural features, lack of recreational and historical features and human influence (garden centre and associated human activity).

Ecology and Biodiversity: No impacts on statutory or non-statutory wildlife sites identified. Development could lead to the loss of hedgerows and trees, although these will be unaffected by site access

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: Potential allocation is not within but adjacent to a Mineral Safeguarding Area for Sand & Gravel. Whilst not within an MSA, care needs to be taken with allocation of housing close to MSAs. It appears the MSA is separated from the potential allocation by a road. No waste safeguarding issues.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site may impact connectivity of green corridors but this could be mitigated by considerate design and offsetting.

Availability and Achievability Considerations

Recent Planning History: None

Availability: Sole landowner who intends to sell or develop the site.

Site Access: Access from Croft Road which is a class C road with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements. Contributions to Active Modes mitigation identified

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within 15 years of the start of the plan period. Update: Trajectory anticipates 15 units on site within plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Thurlaston is proposed as a Smaller Village.

Within Countryside

Site adjoins settlement boundary

FVNP identifies the site as a commercial facility whose loss is not supported (Policy FV9)

STAGE 2C SUMMARY AND CONCLUSIONS

THU004

The site is suitable for development. It is located in a less sustainable location.

The site is available for development. It has no known legal or ownership constraints. It belongs to a sole landowner who intends to sell or develop the site.

The site is achievable but delivery may be delayed due to closure and removal of the nursery / garden centre.

The site adjoins the settlement of Thurlaston and will contribute towards meeting housing needs in the Smaller Villages.

It is within the Countryside but there is a recognised need for housing.

The site is allocated for around 15 dwellings (Policy H1Q).

It is likely that the site is developable and will be fully developed within years 11-15 of the Plan Period.

The site will be required to provide contributions in line with policies of the Local Plan. Key mitigation will be required for land contamination.

The site will still be subject to further investigation at the planning application stage.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: THU005, Land east of Croft Road, Thurlaston

Site Area (Hectares): 1.81

Proposed Use: Housing

Potential Capacity: 44 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land contamination - agricultural land with evidence of made ground onsite. Adjacent the possibly infilled pond mentioned at THU004 requires investigation.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. Less than 5% of the site is at risk of surface water flooding. No groundwater risk identified. Site is sequentially preferable.

The LLFA indicate that there is no surface water flow path through the site.

Landscape Sensitivity: The site specific assessment indicates the site has a low or low-moderate sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include natural features in field boundaries along Croft Road.

Factors which decrease sensitivity include limited natural features, lack of recreational and historical features.

Ecology and Biodiversity: No impacts on statutory or non-statutory wildlife sites identified. Development could lead to the loss of hedgerows and trees, grassland and scrub.

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: Potential allocation is not within but adjacent to a Mineral Safeguarding Area for Sand & Gravel. Care needs to be taken with allocation of housing close to MSAs. It appears the proposed allocation could even be partially within the MSA. Difficult to see at this scale. Any allocation and future applications would need to be informed by/ accompanied by an assessment of the potential mineral resource adjacent and within the allocation in line with the LMWLP Policy M11. No waste safeguarding issues.

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site may impact connectivity of green corridors but this could be mitigated by considerate design and offsetting. Footpath crosses SE corner of the site.

Availability and Achievability Considerations

Recent Planning History: None

Availability: Single landowner who intends to sell or develop the site.

Site Access: Access from Croft Road which is a class C road with a 60mph speed limit. Public footpath V74 also crosses part of the site in the south-western corner. At the approach to the village, the speed limit changes to 30mph. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Contributions to Active Modes mitigation identified

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within 10 to 15 years of the start of the plan period. Update: Trajectory anticipates 30 dwellings within plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Thurlaston is proposed as a Smaller Village.

Within Countryside

Site adjoins settlement boundary

Southern part of site is designated as a within Local Green Space (Fosse Villages Neighbourhood Plan)

STAGE 2C SUMMARY AND CONCLUSIONS

THU005

The site is suitable for development. The site is within a less sustainable location. It has environmental and physical constraints relating to land contamination and minerals, but these can be mitigated or avoided.

The site is available for development. It has no known legal or ownership constraints. It belongs to a sole landowner who intends to sell or develop the site.

The site is achievable but the developable area is affected by the area designated for Local Green Space.

The site adjoins the settlement of Thurlaston and would contribute towards meeting housing needs in the Smaller Villages.

It is within the Countryside but there is a recognised need. The southern part of the site that is designated as Local Green Space should not be developed.

The site is allocated for around 30 dwellings (Policy H1R).

It is likely that the site is developable and with first delivery in years 6-10 and completion within years 11-15 of the Plan Period.

The site will be required to provide contributions in line with policies of the Local Plan. Key mitigation will be required for land contamination.

The site will still be subject to further investigation at the planning application stage.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: THU008, Land south of Earl Shilton Road, Thurlaston

Site Area (Hectares): 0.4

Proposed Use: Housing

Potential Capacity: 9 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land contamination - agricultural land with farm buildings.

Flood risk - Flooding at outskirts of the village.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. More than 5% of the site is at risk of surface water flooding. No groundwater risk is identified. Site is not sequentially preferable due to notable surface water flood risk (8%).

Landscape Sensitivity: The site specific assessment indicates the site has a low or low-moderate sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include open nature of views from settlement edge due to weak hedgerow boundaries.

Factors decreasing sensitivity include flat landform and dominant agricultural land use with semi-natural features limited to field boundaries and lack of public access. Proximity to settlement edge reduces tranquillity along with human influence.

Ecology and Biodiversity: No impacts on statutory or non-statutory wildlife sites identified. Development could lead to the loss of hedgerows and grassland

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: Difficult to tell at this scale. Not within but possibly adjacent to Mineral Safeguarding Area for Sand & Gravel

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site would impact connectivity of green corridors but this may be mitigated by considerate design and offsetting.

Availability and Achievability Considerations

Recent Planning History: 22/1161/OUT planning permission for 3 dwellings. Refused.

Availability: No legal issues declared.

Sole landowner who intends to sell or develop the site.

Site Access: Access from Earl Shilton Road which is an unclassified road with 60 mph limit however near edge of settlement and 30 mph zone. Consider extending the 30 mph limit. Road is relatively narrow and unsuitable for HGVs. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a medium impact on either foul sewerage and / or surface water sewerage. Capacity improvements may be required and unlikely to be deliverable within 5 years.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within the first 5 to 10 years of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Thurlaston is proposed as a Smaller Village.

Within Countryside

Site adjoins settlement boundary

STAGE 2C SUMMARY AND CONCLUSIONS

THU008

The site is within a less sustainable location. It has environmental and physical constraints relating to land contamination, ecology and surface water flood risk, but these can be mitigated or avoided. The site is more open than alternative sites. Whilst the site is suitable for development it is less suitable than other options.

The site is available for development. It has no known legal or ownership constraints. It belongs to a sole landowner.

The site is achievable.

The site adjoins the settlement of Thurlaston and could contribute towards meeting housing needs in the Smaller Villages.

It is within the Countryside.

This site has not been allocated due to suitability and Local Plan strategy concerns.

Alternative sites are preferred to meet the housing needs in Thurlaston.

STAGE 2A DETAILED ASSESSMENTS

Site Reference and Address: THU009, Land north of Thurlaston Lane, Thurlaston

Site Area (Hectares): 10.2

Proposed Use: Housing

Potential Capacity: 191 dwellings and/or 0 floorspace (square metres)

Suitability - Environmental and Physical Constraints

Land Contamination and Pollution: Land contamination - agricultural land.

The site is affected by contaminated land and will require investigation, and where relevant mitigation measures, as part of planning application.

The Site is not located in an area flagged as a possible area of concern for future air quality. Standard approach to AQ assessment advised.

Flood Risk: Site is located in FZ1. Less than 5% of the site is at risk of surface water flooding. Some groundwater risk identified. Site is within 20m of a watercourse. Site is not sequentially acceptable due to potential for groundwater flooding.

Landscape Sensitivity: The site specific assessment indicates the site has a low or low-moderate sensitivity to residential development where few of the key characteristics and qualities of the landscape are sensitive to change.

Factors increasing sensitivity include rural characteristics, location in relation to settlement edge and semi enclosed character due to mature hedgerow boundaries.

Factors decreasing sensitivity include gently undulating landform, dominant agricultural land use and human influence (pylons and A47).

Ecology and Biodiversity: No impacts on statutory or non-statutory wildlife sites identified. Development could lead to the loss of hedgerows, and impact on site watercourses.

Heritage Assets: The site is not affected by and has no local or national designated heritage assets and would not be significantly affected by undesignated assets.

Minerals and Waste: Within Mineral Safeguarding Area for Sand & Gravel. Any allocation and future applications would need to be informed by/ accompanied by an assessment of the potential mineral resource adjacent and within the allocation in line with the LMWLP Policy M11. Near to Bracknell Farm potential waste site which has had enforcement action etc

Hazards, Gas and Electricity Assets: N/A

Open Space and Green Infrastructure: Development of the site may impact connectivity of green corridors but this could be mitigated by considerate design and offsetting.

The site adjoins OSA Typology AGS (247) and LWS to the South East.

Availability and Achievability Considerations

Recent Planning History: None

Availability: No legal issues declared.

Sole landowner who intends to sell or develop the site.

Site Access: Access onto Thurlaston Lane, a Class C Road with a 60mph limit. The site is near edge of settlement with a 30mph zone. The site has access but there will be improvements required to ensure access to the site meets Leicestershire Highways Design Guidelines.

Transport: Potential for contributions to local road network, bus and active travel infrastructure improvements.

Local Service Infrastructure (schools and health care): The site will generate the need for new school places and/ or additional primary healthcare provision which can be accommodated through planning obligations which are likely to require increased capacity at existing facilities.

Utility Infrastructure (water and gas): The site has the potential for a low impact on foul sewerage and surface water sewerage. Capacity improvements unlikely to be required.

Achievability (deliverability and developability): The site has the potential to be developable within the Plan period.

Delivery Timeframes: The site is likely to fully deliver within 10 to 15 years of the start of the plan period.

STAGE 2B LOCAL PLAN STRATEGY CONSIDERATIONS

Green Wedge / Area of Separation Assessment: Within Countryside.

The site is not affected by existing or proposed Green Wedge or Area of Separation.

Strategic Policy Considerations: Thurlaston is proposed as a Smaller Village.

The site is detached from Thurlaston but close to the settlement boundary for Earl Shilton

Within Countryside

STAGE 2C SUMMARY AND CONCLUSIONS

THU009

The site is suitable for development. It is close to a sustainable location. It has environmental and physical constraints relating to land contamination, mineral extraction and surface/ground water, but these can be mitigated or avoided.

The site is available for development. It has no known legal or ownership constraints. It belongs to a sole landowner and promoted on behalf of a developer.

The site is achievable.

The site is detached from the settlement of Thurlaston by a significant distance and is associated more with Earl Shilton. The site is detached from Earl Shilton and is unlikely to form a coherent extension to the settlement during the Plan period.

It is within the Countryside.

This site has not been allocated due to Local Plan strategy issues. Alternative smaller scale sites are preferred to meet the housing needs in Thurlaston.