

**Blaby District Council
Strategic Housing and
Economic Land
Availability Assessment
(SHELAA)
2024**

Strategic Housing and Economic Land Availability Assessment 2024

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1. Introduction

- 1.1 This Strategic Housing and Economic Land Availability Assessment (SHELAA) report provides evidence on the potential supply of both housing and economic development land in the District of Blaby.
- 1.2 This document updates the previous Blaby District SHELAA last published in 2019. The document includes new sites submitted since 2019 and updates site information where circumstances have changed.
- 1.3 The Blaby District SHELAA has been undertaken in accordance with the Leicester and Leicestershire Housing Market Area Strategic Housing and Economic Land Availability Assessment Joint Methodology Paper 2019 (referred to for the remainder of this report as the 'Joint Methodology Paper') and follows the requirements set out in the NPPF (December 2024) and National Planning Practice Guidance.
- 1.4 The SHELAA is not a decision-making document and does not allocate land for development. It forms part of the evidence base for the Local Plan and is the starting point for considering sites for potential housing and employment allocations in the new Local Plan.
- 1.5 In line with national guidance there is a requirement to assign a timeframe to each site capable of being developed at some point in the future. The inclusion of a site in a particular timeframe is indicative and may change if new information becomes available.
- 1.6 Due to the strategic and broad nature of this assessment, the inclusion of a site within any of the timeframes does not guarantee the grant of planning permission should an application be made. Developers seeking a planning permission will need to do so through the normal planning application process.

2. Policy Context

National Planning Policy Framework

- 2.1 In accordance with the National Planning Policy Framework, Local Planning Authorities (LPAs) should have a clear understanding of the land available in their area through the preparation of a strategic housing and economic land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking account of their availability, suitability and likely economic viability.

Planning Practice Guidance

- 2.2 The Planning Practice Guidance on 'Housing and economic land availability assessment' sets out the method for an assessment of housing and economic land availability.
- 2.3 The method indicates that an assessment of land availability identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The assessment is an important source of evidence to inform plan-making and decision-taking, and the identification of a 5-year supply of housing land. It is clear in stating that the assessment does not in itself determine whether a site should be allocated for development. It is the role of the assessment to provide information on the range of sites which are available to meet the local authority's requirements, but it is for the development plan itself to determine which of those sites are the most suitable to meet those requirements.
- 2.4 The assessment of housing and economic land availability may be carried as part of the same exercise to identify the most appropriate use for sites.

Local Policy Context

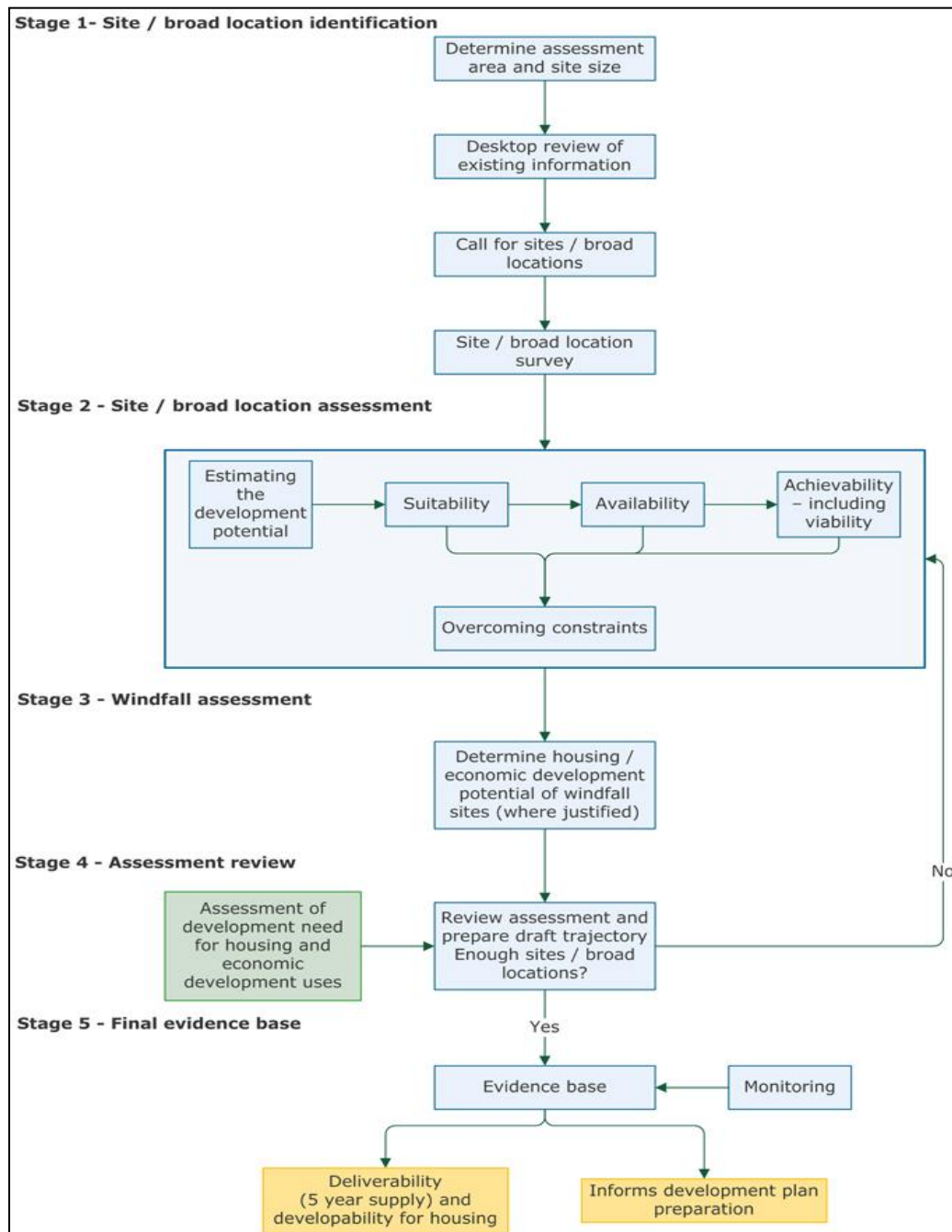
- 2.5 The development plan for the Blaby District consists of:
- Blaby District Local Plan (Core Strategy) Development Plan Document (2013);
 - Blaby District Local Plan (Delivery) Development Plan Document (2019);
 - The following 'made' Neighbourhood Plans:
 - Blaby Neighbourhood Plan (2018)
 - Leicester Forest East Neighbourhood Plan (2022)
 - Cosby Neighbourhood Plan (2023)
 - Glenfield Neighbourhood Plan (2023)
 - Fosse Villages Neighbourhood Plan (2024); and
 - Leicestershire Minerals and Waste Local Plan (2019).
- 2.6 Several policies in the existing development plan have been used to identify current planning policy constraints in the SHELAA. It will be appropriate to review planning constraints through the Local Plan update. Therefore, where planning policy constraints apply, these have not caused any sites to be categorised as non-developable.

3. Methodology

Background

3.1 The Planning Practice Guidance sets out the five main stages for the land availability assessment as shown by Figure 1.

Figure 1: Land Availability Assessment Methodology



Source: Planning Practice Guidance - Housing and economic land availability assessment (Paragraph: 005 Reference ID: 3-005-20190722)

3.2 The methodology used for the Blaby District Council SHELAA is guided by the Planning Practice Guidance and the Joint Methodology Paper. The Joint

Methodology Paper was produced in partnership with all participating local authorities taking account of the views of stakeholders. The Joint Methodology is reviewed on a regular basis to ensure it is kept up to date with the latest changes in national policy and guidance.

- 3.3 There are some deviations between local planning authorities regarding the methodology to allow local circumstances to be considered. Further details regarding how sites were appraised are explained in this covering SHELAA report.

Site / Broad Location Identification

- 3.4 Planning Practice Guidance advises that plan-makers should assess a range of different site sizes from small-scale sites to opportunities for large-scale developments such as village and town extensions and new settlements.
- 3.5 In line with national guidance and the Joint Methodology Paper this assessment considers all sites and broad locations capable of delivering:
- five or more dwellings, or
 - economic development on sites of 0.25ha (or 500m² of floor space) and above.

Site Sources

- 3.6 Sites for inclusion in the SHELAA have come forward in a variety of different ways, including:
- Sites carried forward from a previous SHELAA document where there is still a demonstrable development interest.
 - Call for sites exercise and other expressions of interest where a site suggestion form has been completed.
 - Public sector bodies, including the District Council, were contacted about potential sites.
 - Existing housing and economic development allocations that do not yet have planning permission.
 - Existing allocations from Neighbourhood Plans that do not yet have planning permission.
 - Planning applications that have been refused or withdrawn.
 - Sites with outstanding planning permissions (outline and detail) that are unimplemented.
 - Sites currently under construction.
 - Brownfield land register.
- 3.7 Commitments including local plan allocations, sites with unimplemented planning permission (outline and detailed) and those sites that are currently under construction at the base date of 1st April 2024 are included within the SHELAA and are listed at Appendix 1. However, sites that were completed by 31st March 2024 are not included.

- 3.8 A specific 'Call for Sites' exercise was undertaken between March and May 2019. The Council invited landowners, developers and agents to a well attended launch event held in March 2019 and published details on how to submit a site on its website. Sites for all uses were requested. A large number of new sites were submitted for consideration for inclusion in the Local Plan, mainly for residential or employment uses. Two further exercises to gain further information on submitted SHELAA sites were made in 2020 and 2021. These exercises, alongside the Issues and Options Consultation 2019 and Options Consultation 2021, resulted in additional sites being submitted to the Council. The Call for Sites site suggestion form remained on the Council's website until February 2024 and interested parties were encouraged to submit sites to be considered for inclusion in the Local Plan.
- 3.9 It is important to note that the complete site that was submitted is what has been assessed to its full size and extent. No smaller parts of larger individual sites have been appraised separately unless they have been submitted as a separate site.
- 3.10 Sites have been assessed on an individual basis on their own merits. Where several sites have been submitted for land relating to one settlement, the SHELAA appraisal does not consider the cumulative effects of all the potential development sites around the settlement.
- 3.11 After a sieving process, duplicates were removed along with those sites that did not meet the minimum threshold (5 dwellings for housing and or 500m² floorspace or 0.25ha for economic growth) as submitted or after developable site areas were reduced to take account of significant constraints (including 'red constraints'). In total, some 160 sites have been taken forward for inclusion in the SHELAA.

Carrying out the Assessment

- 3.12 The assessment of sites involves: a desktop review, and where necessary, a site visit. Each submitted site was mapped in the Council's Geographical Information System (GIS software). This allowed a desktop review to record general site characteristics and an examination of the constraints affecting each site, including planning policy constraints.

4. Estimating the Development Potential

Housing Sites

- 4.1 In line with the Joint Methodology Paper, gross to net development ratios have been agreed based on site size. These are shown below in Table 1. These ratios allow for items such as roads, green infrastructure and sustainable drainage systems to be considered when identifying the developable land available on a site. They have been drawn up in discussion with stakeholders at Developer Panels and were applied to past SHELAAAs (including 2017 and 2019 versions). Specific site information may result in a deviation from the ratios below and where this has occurred, it will be clearly stated.

Table 1: Housing Site Development Ratios

Site Size	Gross to Net Development Ratio
Up to 0.4 hectares	100%
0.4 – 2ha	82.5%
2 – 35ha	62.5%
Over 35ha	50%

- 4.2 Density is also used to calculate the housing potential of a site. Sites within and adjoining the Principal Urban Area will generally have a density of 40 dwellings per hectare, and all other sites will generally have a density of 30 dwellings per hectare. The District Council has considered using higher density figures but ruled this out until the implications of Biodiversity Net Gain requirements on developable areas and/or density are known.

Table 2: Housing Densities to be used in the SHELAA

Location	Density
Within and adjoining the Principal Urban Area of Leicester. For Blaby District, this includes the parishes of Braunstone Town, Glen Parva, Glenfield, Kirby Muxloe, Leicester Forest East and Lubbesthorpe.	Minimum of 40 dwellings per hectare
Other locations	Minimum of 30 dwellings per hectare

- 4.3 The estimated dwelling numbers are designed as a guide to how many dwellings a site could yield if it is found to be 'developable'. It is understood that dwelling numbers are subject to change depending on site specific circumstances. To keep the appraisals consistent, the dwelling numbers have been estimated using the same formula throughout unless a site is promoted for more than one land use and, in these instances, the site promoter's estimated yield is considered. Where a site promoter's yield is used, this will be clearly stated. Where part of a site is subject to a red constraint, the estimated dwelling yield has been proportionately reduced to reflect this.

Economic Development Sites

- 4.4 Economic development sites to be assessed include sites promoted for retail, leisure, cultural, office, industrial or warehousing uses (or any combination of the above).

Plot Ratios for Employment Uses

- 4.5 The potential amount of development an employment site can deliver is dependent on the density of development. Calculations of employment potential are based upon plot ratios of gross floorspace to site area for different classes of employment use as outlined below:

- 0.35 for Use Class E(g)(i) and E(g)(ii) (previously B1(a) / B1(b)) offices.
- 0.42 for Use Class E(g)(iii) (previously B1(c)) and B2 industrial uses.
- 0.40 for Use Class B8 storage and distribution uses.

These are the figures set out in the Joint SHELAA methodology. It is noted that in the Housing and Economic Needs Assessment (HENA 2022) indicates figures of 0.5 for offices and 0.4 for industrial and distribution.

- 4.6 An estimate of employment potential will be calculated for each site using the following formula:

Developable site area x plot ratio = employment potential (m²)

- 4.7 In cases where a mix of B uses are assessed as potentially appropriate on a single site, an average of the densities for the appropriate uses will be taken and multiplied by the site area, i.e. 0.39 for B1 / B2 / B8 uses. For some sites, the site promoter may have provided additional information where they have estimated their own yield for employment floorspace. Where there is a mix of uses proposed the site yield will take account of the site promoter's information, and this will be clearly stated.

Plot Ratios for Other Economic Development Uses

- 4.8 There is no national policy that sets out a national indicative minimum floorspace density for other economic development uses. Guidance on floorspace densities for Use Classes B2, B8 and E(g)(i, ii and iii) development, as above, is used to assess the development potential of a site. Go guidance exists on floorspace density for non-employment uses, for example retail and leisure floorspace. Where such development is proposed the yield will take account of the site promoter's information, and this will be clearly stated.

5. Assessing a Site's Developability

- 5.1 Assessing the suitability, availability, and achievability of a site will provide the information necessary to determine whether a site can be considered deliverable within the first five years of the plan period or developable over a longer period.
- 5.2 The assessment of suitability, availability, and achievability is based on what is known about the site at the time of the assessment.

Assessing Suitability

- 5.3 Paragraph 018 of the Planning Practice Guidance states that “A site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated.
- 5.4 When considering constraints, plan-makers may wish to consider the information collected as part of the initial site survey, as well as other relevant information, such as:
 - National policy;
 - Appropriateness and likely market attractiveness for the type of development proposed;
 - Contribution to regeneration priority areas; and
 - Potential impacts including the effect upon landscapes including landscape features, nature, and heritage conservation.”
- 5.5 As part of the initial site survey, information should also be collected on current Local Plan policies affecting the site. While regard has been had to how up to date the policies are, and the extent to which policy constraints can be overcome, sites may be considered unsuitable for development when assessed against the current Local Plan policies. However, the suitability of a site may change in the future when the Local Plan policies are reviewed.
- 5.6 In addition to the above, if a site has planning permission or is allocated in an existing development plan then it will be considered suitable for development. Details of these sites are set out in Appendix 1.
- 5.7 In carrying out suitability assessments, each site has been screened against a range of social, environmental and economic factors, including:
 - Proximity services and facilities
 - Environmental designations and natural features
 - Access and connectivity
- 5.8 These suitability factors address key elements of sustainability and are set out in greater depth in the template site assessment proforma (see paragraph 3.45 below). The detailed suitability assessment is followed by a suitability conclusion, which will be reflected by one of the following options:

- Suitable – Taking account of any red constraints and an overall assessment of the site against suitability factors, including policy designations the site is considered suitable and can be developed for at least 5 homes or 500sqm of employment floorspace.
- Potentially suitable – Taking account of any red constraints and an overall assessment of the site against suitability factors, including policy designations, the site is considered potentially suitable for development of at least 5 homes or 500sqm of employment floorspace.

5.9 Sites with a developable area, after accounting for red constraints, of less than 5 homes or 500sqm of employment floorspace have been discounted from the SHELAA and therefore do not appear in the below site assessments. Had such sites been assessed they would be found 'not suitable'.

Assessing Availability

- 5.10 The Planning Practice Guidance considers a site to be available for development when, on the best information available (confirmed by the "Call for Sites" and information from landowners and legal searches where appropriate), there is confidence that there are no legal or ownership problems. For the purposes of the above, legal / ownership problems can include unresolved multiple ownerships, ransom strip tenancies and operational requirements of landowners.
- 5.11 The template proforma (see paragraph 5.22) sets out an availability and achievability criterion where the site's availability assessment is recorded. This assessment reflects the best information available through the call for sites and any other correspondence with site promoters in considering whether there is confidence that there are no legal or ownership impediments to development. Sites in multiple ownership or currently occupied by an alternative land-use (e.g. industrial land) may affect the availability of the site and this is recorded. This availability assessment is followed by an availability conclusion, which reflects the detailed assessment and outlines whether the site is available, using the conclusion: "Yes"; or isn't available, using the conclusion "No".

Assessing Achievability

- 5.12 According to the Planning Practice Guidance: "A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the site over a certain period."
- 5.13 Achievability has been considered through discussions with external stakeholders such as through correspondence with the parties that have submitted sites and/or through developer panels.

- 5.14 The template proforma (see paragraph 5.22) includes an achievability criterion, within which any known legal, market, cost or delivery implications are recorded. The achievability assessment is followed by an achievability conclusion, which reflects the detailed assessment and outlines whether the site is achievable using the conclusion: “Yes”; or isn’t achievable, using the conclusion “No”.
- 5.15 A further ‘timeframe for development’ criterion notes the time within which development of the site is expected to be completed. This criterion aligns with the achievability criteria in that deliverable sites must be delivered within 1-5 years, and developable sites within later years.

Identifying Deliverable and Developable Sites

- 5.16 The NPPF states that planning policies should identify a supply of:
- (a) specific, deliverable sites for five years following the intended date of adoption; and
 - (b) specific, developable sites or broad locations for growth, for the subsequent years 6 – 10 and, where possible, for years 11 – 15 of the remaining plan period.
- 5.17 The NPPF also states, at paragraph 22, that plans should look beyond 15 years where developments of a significant scale are proposed to take account of likely delivery timescales.
- 5.18 The definition of ‘deliverable’ is set out in the Glossary of the NPPF. To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:
- (a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
 - (b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
- 5.19 To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.
- 5.20 In some instances, sites with planning permission or sites allocated for development will take many years to deliver in full. Consequently, to reflect likely delivery timescales the whole site will not be included in the 0 – 5-year

timeframe. Instead, the site's development trajectory will be taken from the Five-Year Housing Land Supply calculations to more accurately reflect the anticipated level of development on the site within years 0 – 5. The remaining yield of these sites will then be assessed as developable.

- 5.21 Where a site is subject to a severe constraint to development in its entirety, such as a red constraint, then it will be classed as non-developable. No such sites have been identified in this SHELAA. Sites identified as non-developable for other reasons are presented in Appendix 4. Where a site is partially subject to a red constraint, the developable area will be proportionately adjusted, and the yield calculated accordingly.

Timeframe for Development

5.22 Each site will be classified based on their ability to come forward:

- Within 0 – 5 years (2024 – 2029): Deliverable. Sites will fall into this timeframe if:
 - They are under construction or have detailed planning permission and the developer intends to develop (see Appendix 1); or
 - They are suitable and available now and achievable within five years.
- Within 6 – 10 years (2029 – 2034): Developable. Sites will fall into this timeframe if:
 - The site has planning permission, but, after discussion with the applicant, it is no longer their intention to develop the site within 5 years; or
 - The site may only be available in this slightly longer time period or is more likely to be achievable or suitable later in the plan period due to existing policy or site restrictions, for example.
- Within 11 – 15 years (2034 – 2039): Developable. Sites will fall into this timeframe if:
 - The site may only be available in a longer timeframe or is more likely to be achievable or suitable later in the plan period due to existing policy or site restrictions, greater than those placed in the 6–10 years category as above.
- Within 16+ years (2040+): Developable. Sites will fall into this timeframe if:
 - Sites may be in a potentially suitable location, but not available or achievable within the Local Plan period and it may be possible to overcome constraints in the longer term enabling them to form part of a longer-term vision for the area.

5.23 The development timeframes are not definitive and reflect the individual characteristics of a site. Assigning a timeframe for development to a site does

not indicate that it will be built out in its entirety within that timeframe but that it is likely to start in that timeframe. Sites will be assessed in more detail through the site selection work for the new Local Plan.

5.24 A template of the pro forma is illustrated below with a description of each factor:

Factors considered	Description of factor
Site Reference	Unique site reference. Site solely promoted for employment use are prefixed with an 'E'.
Site Name (Parish)	The site name commonly reflects the site's location. This is followed by the Parish where the site is located.
Proposed Use	A description of the proposed use, e.g. housing or employment or mixed use
Size in Hectares (developable area and reason)	Developable area of the site in hectares, taking account of any land that is affected by a significant constraint including red constraint.
Size in Dwellings (density, dwelling per hectare) or Size (floorspace)	Number of dwellings and density or amount of floorspace in m ² .
Grid Ref	Eastings and northings
Current Use (previously developed?)	Description of the site's current use.
SOCIAL Factors	
Proximity to large convenience store	Distance to the nearest services and amenities is measured as if someone was walking from the centre of the proposed site to the service or amenity. In some instances, the services or amenities are in different villages or towns or possibly outside of the District.
Proximity to GP surgery	As above.
Proximity to primary school	As above.
Proximity to secondary school	As above.
Proximity to local employment	Distance to Key Employment Sites identified in the Local Plan Delivery DPD (2019) and/or the Motorways Retail Area at junction 21 of the M1 that includes Fosse Park and Grove Farm Triangle.
Access to public transport	Distance to bus service or train station has been measured as if someone was walking from the centre of the proposed site to the service or amenity.
Proximity to open space	Distance to open spaces are over 1 hectare in size (includes: parks and recreation grounds, outdoor sports space, children and young people's play space, informal open space, and natural green space).
ENVIRONMENTAL Factors	
Biodiversity and geodiversity	All sites have been screened as a minimum to identify designated assets (including Sites of Special Scientific

Factors considered	Description of factor
	Interest, Local Wildlife Sites, Local Nature Reserves and Regionally Important Geological Sites) and known locations of protected species.
Townscape and landscape	The Blaby District Council Landscape and Settlement Character Assessment (2020) is used to identify the character area in which submitted sites are located.
Heritage assets	All sites have been screened as a minimum to identify designated assets (including Scheduled Monuments, Listed Buildings and Conservation Areas), Local Heritage Assets (identified in Neighbourhood Plans) and potential archaeology from the Historic Environment Record.
Soil resources	All sites have been assessed in terms of their soil quality. There is no Grade 1 agricultural land in the District (the highest quality soil), and there are only a couple of pockets of Grade 2. Most of the soil is Grade 3 and Grade 4 (Blaby District Council Landscape and Settlement Character Assessment, 2020)
Previously developed land	Identify whether the site is previously developed land (brownfield) or greenfield, or a mix of both.
Flood risk	Each site is checked against the flood risk maps from the Environment Agency and/or the Council's Strategic Flood Risk Assessments (2020 and 2021). The percentage of the total site area at risk is recorded. Flood Zone 3b is a red constraint, which is why the developable area is reduced to reflect the area outside Flood Zone 3b.
Land contamination, pollution, and hazards	For all contaminated or unstable land, an area within 250m from the source is identified as potentially at risk (information supplied by the Council's Environmental Services). Sites are checked to see whether they are located within the 'cordon sanitaire' of sewage treatment works, are close to known sources of air and noise pollution, contain electricity pylons / overhead power lines, or are within hazard consultation zones.
Minerals and waste	Sites are checked to establish if they are in a minerals consultation zone or are protected for a waste facility.
ECONOMIC Factors	
Available and Achievable	A site is considered available for development, when, on the best information available, it has been made available for development through submission to the Council and/or there is confidence that there are no legal or ownership impediments to development. Legal / ownership problems can include unresolved multiple ownerships, ransom strip tenancies and operational requirements of landowners. Sites in multiple ownership or currently occupied by an alternative land-use (e.g. industrial land) may affect the availability of the site and this is recorded.

Factors considered	Description of factor
	<p>A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the particular site at a particular point in time. Of particular relevance is whether there are any known legal, market, cost or delivery factors that could impact a site's economic viability and prevent it coming forward for development within a particular timeframe.</p>
<p>Site access and impact on road network</p>	<p>All sites have been reviewed:</p> <ul style="list-style-type: none"> - To identify a potential sites access, class and speed limit of access road. - For any specific matters which may require further transport assessment. - To note that detailed consideration will be required as part of the usual development management process.
<p>OVERALL Assessment</p>	
<p>Identified Red Constraints</p>	<p>Constraints that are considered 'red' are constraints making a site undevelopable and unworthy of further assessment. In some instances, only part of a site is affected by a red constraint. Where this is the case, this will be clearly stated, and the developable area of the site reduced accordingly. Sites will only be excluded where the whole site is affected by the red constraint. The red constraints are:</p> <ul style="list-style-type: none"> • The functional flood plain (Flood Zone 3b) (as set out in the relevant Strategic Flood Risk Assessment). • Scheduled Monuments (nationally important sites as listed by Historic England). • Internationally and Nationally Designated Sites of Biodiversity and Geological Interest (SSSI, SPA) as designated by Natural England or the European Commission. • Major hazardous facilities (as defined by the Health and Safety Executive).
<p>Policy Designations</p>	<p>Identify relevant Local or Neighbourhood Plan policy designations, e.g. Countryside or Green Wedge.</p>
<p>Suitable</p>	<p>Taking account of suitability factors above including policy designations, sites are assessed as 'suitable' or 'potentially suitable'. See paragraphs 5.3 to 5.9 for further detail.</p>
<p>Available</p>	<p>Sites are identified as either available (yes) or not available (no) based on the description of the 'available and achievable' factor above and the criteria set out in paragraphs 5.10 to 5.11.</p>
<p>Achievable</p>	<p>Sites are identified as either achievable (yes) or not achievable (no) based on the description of the</p>

Factors considered	Description of factor
	'available and achievable' factor above and the criteria set out in paragraphs 5.12 to 5.15.
Conclusion	The conclusion brings together the three main SHELAA outputs (suitability, availability, and achievability) and identifies each site as either 'Deliverable', or 'Developable'. See paragraphs 5.16 to 5.23 above.
Estimated number of dwellings (density) / floorspace	Number of dwellings (density) or amount of floorspace in m ²
Timeframe for development (Years)	Either: 1 – 5 years; 6 – 10 years; 11 – 15 years or; 16+ years
Additional information	Any additional information that may be relevant.

6. Summary of Findings

6.1 A total of some 160 sites were assessed in the SHELAA. In summary:

- Two sites were found to be non-developable due to the presence of red and other constraints.
- 140 sites were assessed for housing development.
- 7 sites were assessed for a mix of housing and employment development.
- 13 sites were assessed for employment and retail development.
- The dwelling yield of 9 sites is removed to avoid double-counting with other sites that overlap when calculating the total yield.

Housing Development Potential

Deliverable (0 – 5 years)	Developable (6 – 10 years)	Developable (11 – 15 years)	TOTAL dwellings
1839	7933	27643	37415

Employment Development Potential (Use Class B development)

Deliverable (0 – 5 years)	Developable (6 – 10 years)	Developable (11 – 15 years)	TOTAL square metres
145,814	110,538	1,421,810	167,8162

Retail Development Potential (Use Class A development)

Deliverable (0 – 5 years)	Developable (6 – 10 years)	Developable (11 – 15 years)	TOTAL square metres
0	5,400	5,000	10,400

6.2 Appendix 2 provides a completed pro forma for every site included within the SHELAA with accompanying map to show the location of the sites for each settlement. Appendix 5 shows the estimated housing numbers by each parish.

Appendix 1 – Sites with planning permission, under construction or allocated for development (at 1 April 2024)

Site Address	Parish	Planning Application Reference	Housing Yield 0-5 years Dwellings	Housing Yield 6-10 years Dwellings	Housing Yield 11-15 years Dwellings	Employment Yield 0-5 years Floorspace (sqm)	Employment Yield 6-10 years Floorspace (sqm)	Employment Yield 11-15 years Floorspace (sqm)	Progress on Delivery
Large Sites (Over 10 dwellings)									
Land Off Grove Road	Blaby	22/0606/FUL	15						Under construction
Land Rear of 43 New Street	Blaby	22/0464/FUL	12						Discharge of conditions and Non-material applications submitted
5 and 7 Groby Road	Glenfield	23/0091/FUL	39						Initial construction works started
Land Off Cork Lane	Glen Parva	15/0176/OUT 19/0813/RM	165						Under construction
Land north of A47 Hinckley Road	Kirby Muxloe	19/1610/OUT	15	500	370				Outline planning permission approved June 2023 subject to signing of S106
Land at Ratby Lane / Desford Road	Kirby Muxloe	19/0751/FUL	4						Under construction
Land at Grange Farm (Land off Wardens Walk)	Leicester Forest East	22/0248/OUT	58						Reserved matters application submitted
Kathleen Rutland Home, 117 Hinckley Road	Leicester Forest East	21/0512/FUL	15						Demolition of existing. Initial construction works started.

Site Address	Parish	Planning Application Reference	Housing Yield 0-5 years Dwellings	Housing Yield 6-10 years Dwellings	Housing Yield 11-15 years Dwellings	Employment Yield 0-5 years Floorspace (sqm)	Employment Yield 6-10 years Floorspace (sqm)	Employment Yield 11-15 years Floorspace (sqm)	Progress on Delivery
Lubbesthorpe SUE (Remaining Outline - 2656 dwellings)	Lubbesthorpe	11/0100/1/OX	900	900	856				Current annual completion rate of 184 (based on 3 year average) with 4 further reserved matters applications for 378 homes submitted 2024
Lubbesthorpe Parcels R1, R3(2+3), R4, R8(2)	Lubbesthorpe	15/0799/RM	8						Under construction
Lubbesthorpe Parcels R6(1) and R6(2)	Lubbesthorpe	20/0117/RM	70						Under construction
Lubbesthorpe Parcels R2(2) and (3)	Lubbesthorpe	21/0686/RM	40						Under construction
Lubbesthorpe Parcel R5(1)	Lubbesthorpe	21/0129/RM	1						Under construction
Lubbesthorpe Parcel R10	Lubbesthorpe	21/0157/RM	76						Under construction
Lubbesthorpe David Wilson (R9 Phase 2)	Lubbesthorpe	N/A	57						Reserved matters application 24/1091/RM awaiting decision
Lubbesthorpe Parcels R6(4) & R6(6)	Lubbesthorpe	23/0136/RM	163						Under construction
Lubbesthorpe Barretts R6 Phases 3 & 5	Lubbesthorpe	N/A	121						Reserved matters application 24/0871/RM approved January 2025

Site Address	Parish	Planning Application Reference	Housing Yield 0-5 years Dwellings	Housing Yield 6-10 years Dwellings	Housing Yield 11-15 years Dwellings	Employment Yield 0-5 years Floorspace (sqm)	Employment Yield 6-10 years Floorspace (sqm)	Employment Yield 11-15 years Floorspace (sqm)	Progress on Delivery
Lubbesthorpe Care Home (66 Bed)	Lubbesthorpe	22/0827/RM	37						Under construction
Adj Elms Farm Bungalow, Springwell Lane	Whetstone	12/0619/1/PX	1						Final plot. New planning application 24/0105/FUL awaiting decision
Small Sites (Over 5 dwellings)									
Land at The Depot, Church Farm, Station Road	Elmesthorpe	20/0309/VAR	6						Under construction
Land rear of 83, 85 and 87 Sports Road	Glenfield	20/0730/FUL	6						Under construction
Land at 5 and 7 Groby Road	Glenfield	21/0052/OUT	8						Outline planning permission
166-172 Little Glen Road	Glen Parva	21/0739/OUT	7						Outline planning permission
Abbey Farm, Lubbesthorpe Bridle Road	Lubbesthorpe	21/1497/FUL	6						Full planning permission
Strawberry Cottage, Hinckley Road	Sapcote	23/0845/OUT	8						Discharge of conditions applications submitted

Site Address	Parish	Planning Application Reference	Housing Yield 0-5 years Dwellings	Housing Yield 6-10 years Dwellings	Housing Yield 11-15 years Dwellings	Employment Yield 0-5 years Floorspace (sqm)	Employment Yield 6-10 years Floorspace (sqm)	Employment Yield 11-15 years Floorspace (sqm)	Progress on Delivery
Land between 11 and 15 King Street	Whetstone	21/1326/FUL 23/0235/VAR	9						Variation application 23/0235/VAR approved
Employment Sites (over 500 sqm)									
Land West of St Johns	Enderby	Delivery DPD SA3 19/0164/OUT, 23/1066/OUT				101,915			Planning permission 23/1066/OUT approved July 2024 and Appeal allowed for 19/0164/OUT September 2024
New Lubbesthorpe - South of M69 motorway and west of M1 motorway	Enderby	11/0100/1/OX , 17/0431/FUL					5,382		Part site built. This is outstanding area.
New Lubbesthorpe - North of M69, west of M1 and east of Beggars Lane	Lubbesthorpe	11/0100/1/OX					4,600		Outline planning permission includes gateway business centre.
Land At Everards Meadows, Cooper Way	Enderby	22/0110/OUT				9,290			Outline planning permission
Land at Junction of Ratby Lane (Oak Spinney Park)	Kirby Muxloe	07/0600/1/PX				1,586			Full planning permission. Remaining to be built

Site Address	Parish	Planning Application Reference	Housing Yield 0-5 years Dwellings	Housing Yield 6-10 years Dwellings	Housing Yield 11-15 years Dwellings	Employment Yield 0-5 years Floorspace (sqm)	Employment Yield 6-10 years Floorspace (sqm)	Employment Yield 11-15 years Floorspace (sqm)	Progress on Delivery
John Brindley Transport, The Close, Aston Lane	Sharnford	20/1081/FUL				1,856			Under construction
Land southwest of Junction with Stanton Lane and Pingle Lane	Potters Marston	22/0595/FUL					(0.15ha ELPS)		Full planning permission
Airmans Rest Business Park, Ratby Lane	Kirby Muxloe	21/0303/FUL				1,586			Discharge of conditions application submitted 2025
Cobley Transport, Coventry Road	Stoney Stanton	13/0335/1/PX					1,964		Full planning permission. Access constructed
Rose Business Park, Rose Way	Blaby	22/0848/FUL				5,295			Under construction
River Sidings industrial Estate, Archer Way	Narborough	92/1358/1/MX				2,588			This is outstanding area
Unit B Optimus Way	Glenfield	23/0546/FUL				8,825.70			Under construction
Land to West of Autoglass Ltd Meridian North	Braunstone Town	23/0234/FUL				1,956			Discharge of conditions application submitted 2024
Next Plc, Desford Road	Enderby	23/1040/FUL				2,113.50			Full planning permission

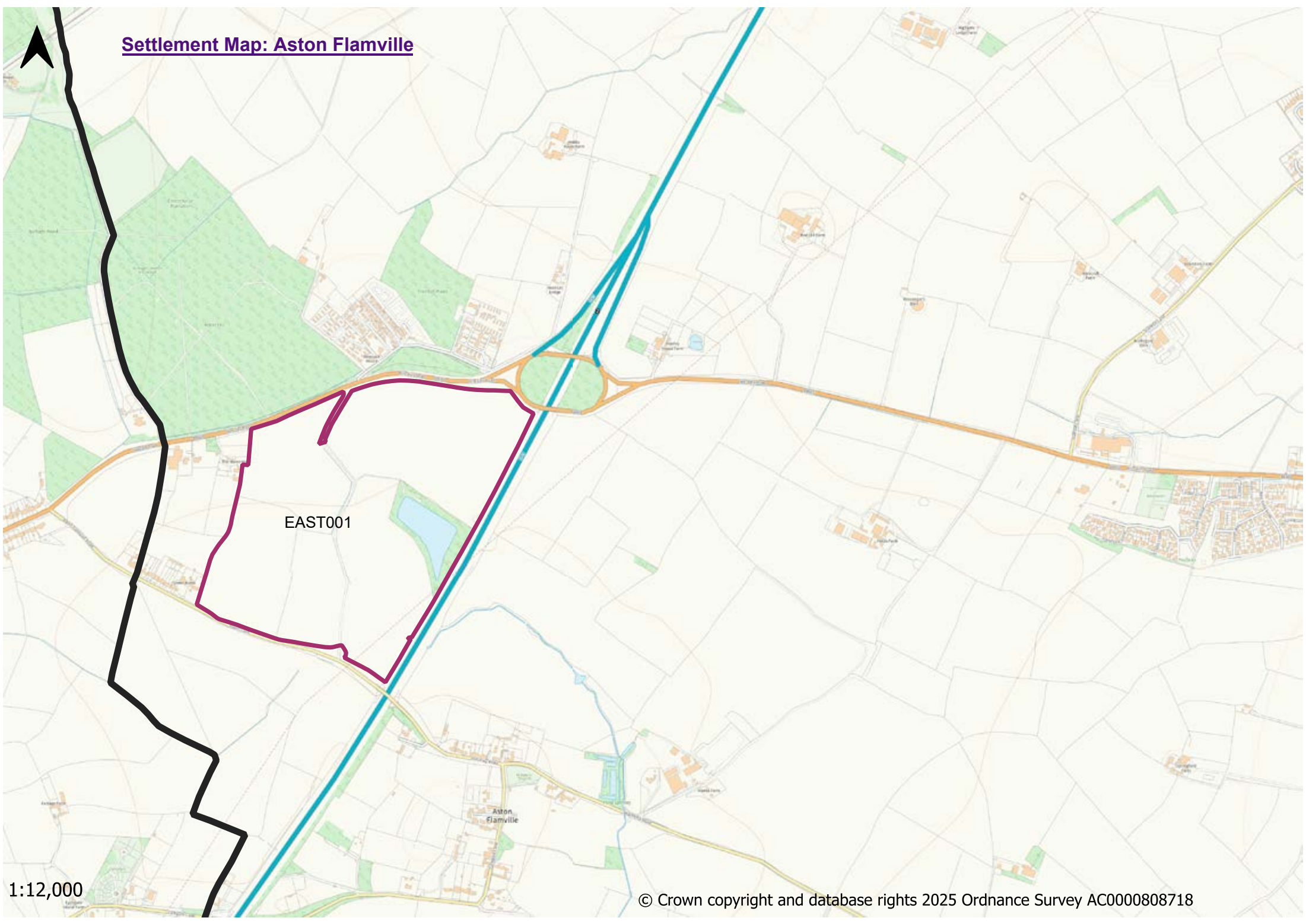
Site Address	Parish	Planning Application Reference	Housing Yield 0-5 years Dwellings	Housing Yield 6-10 years Dwellings	Housing Yield 11-15 years Dwellings	Employment Yield 0-5 years Floorspace (sqm)	Employment Yield 6-10 years Floorspace (sqm)	Employment Yield 11-15 years Floorspace (sqm)	Progress on Delivery
Former Works, Hazel Drive	Braunstone Town	22/1074/FUL				580			Discharge of conditions application submitted 2024. Complete
Unit 9 Centre Court Meridian Business Park	Braunstone Town	23/0599/FUL				535			Under construction
Land at Highfields Farm	Stoney Stanton	23/0740/FUL				7,687			Full planning permission approved July 2024

Appendix 2 – SHELAA Sites Assessed for Housing, Mixed use or Employment Development

Settlement Map: Aston Flamville

EAST001

1:12,000

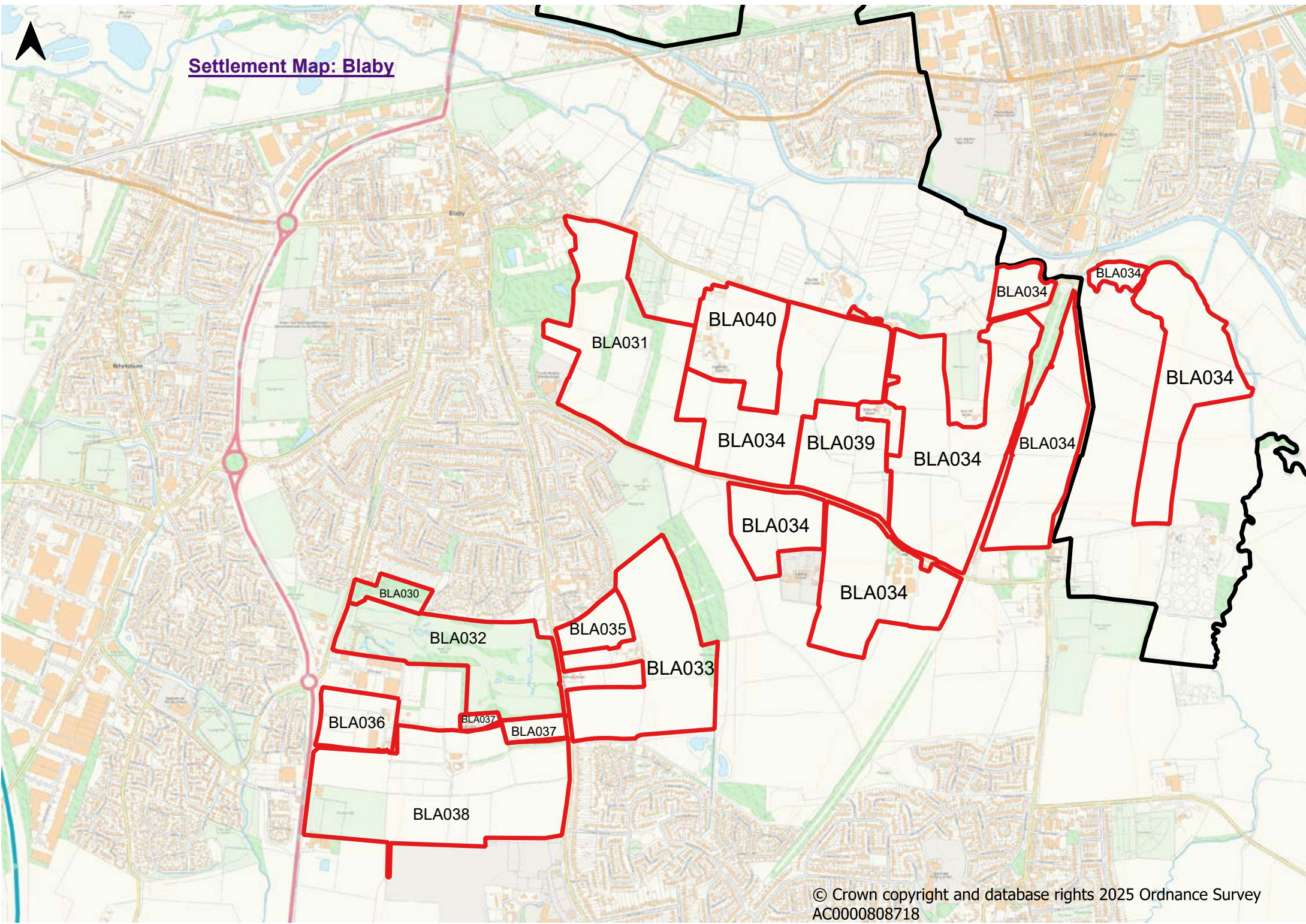


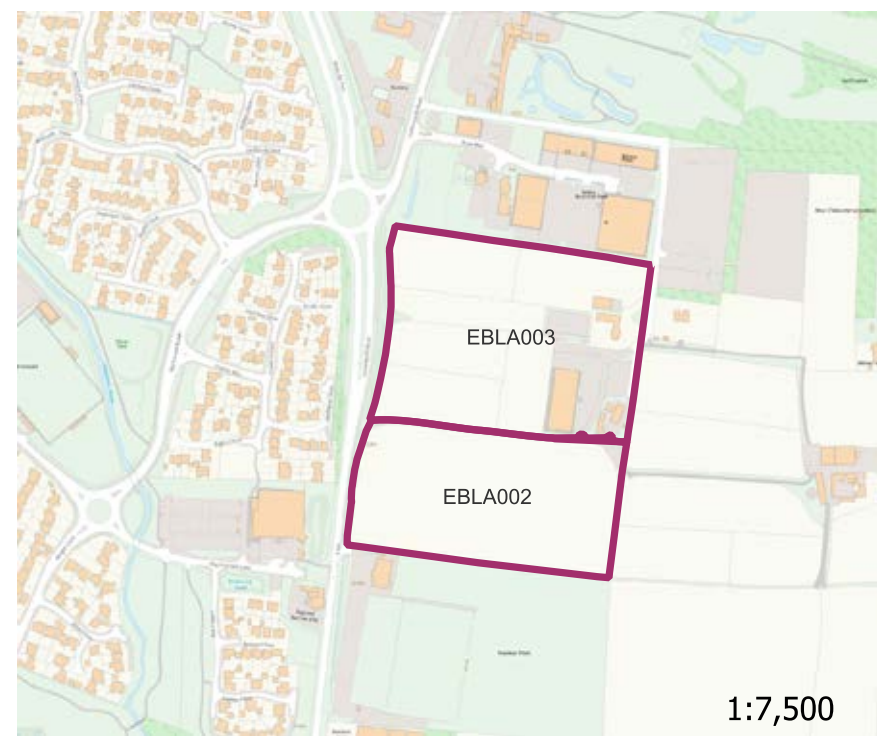
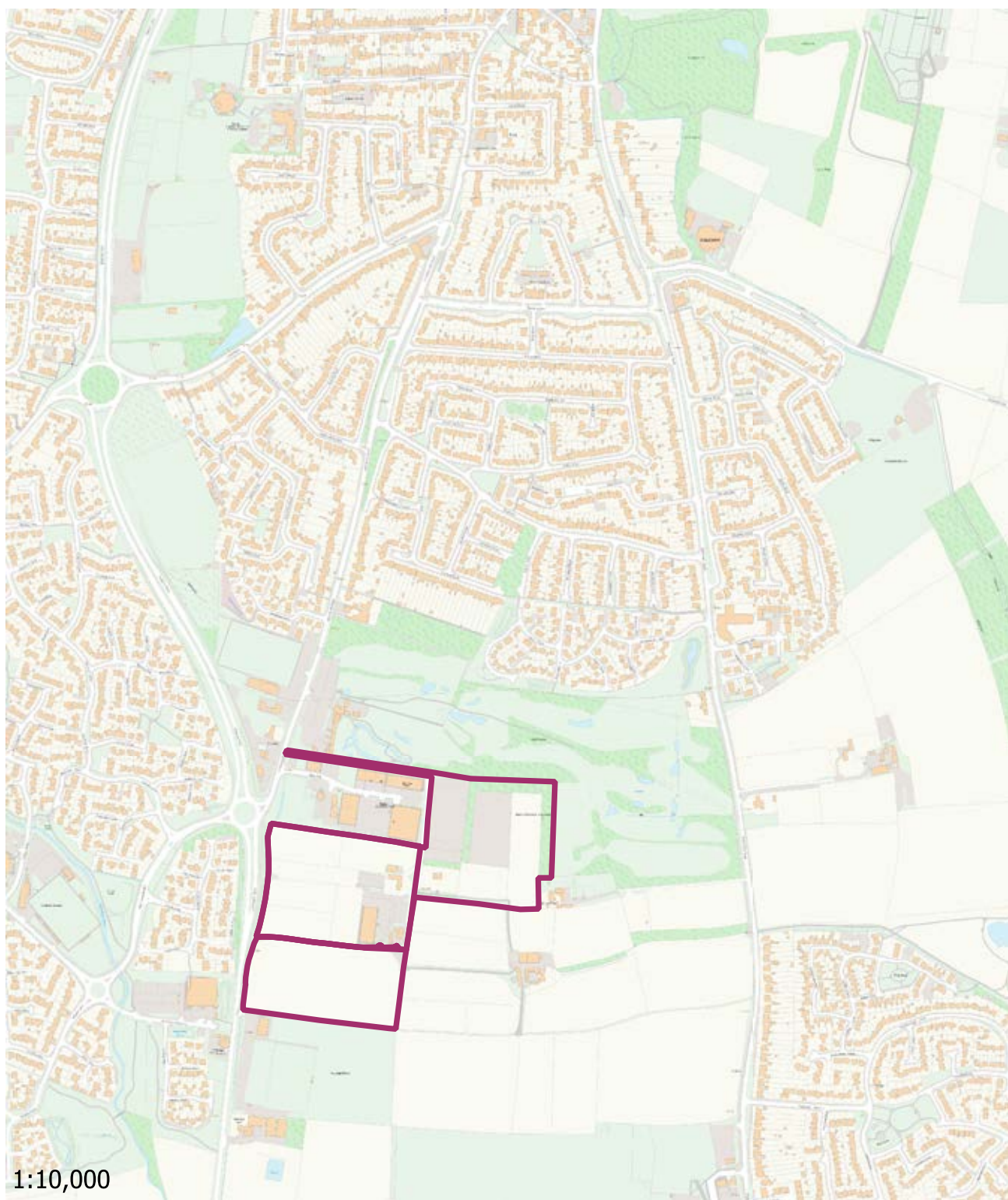
Aston Flamville

Site Reference	EAST001
Site Name (Parish)	Land west of Junction 2, M69 (Aston Flamville)
Proposed use	Employment
Size in hectares (developable area and reason)	44.1ha (42.5ha - flood risk)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	Site promoter estimates approx. 100,000m ² of employment floorspace, motorway services area and hotel
Grid Reference	E:445871 N:293411
Current use (previously developed?)	Agricultural Land (No)
Social Factors	
Access to public transport	The site is within 500m of a bus stop for X6 (Leicester to Coventry) infrequent once every 2 hours, within 2100m from no 8 (Lutterworth to Hinckley (Sapcote Road) hourly service and Aston Flamville is served by the demand responsive Fox Connect bus.
Environmental Factors	ENVIRONMENTAL Factors
Biodiversity and geodiversity	The site is south of Burbage Common and Woods SSSI. LCC ecology: OK with mitigation. Mostly arable, so OK with mitigation and retention of hedges, wetland, species-rich grassland verges and edge habitats, ponds and any veteran trees. LWS must be retained and protected. Retained hedges and ponds need buffer zones at least 5m of natural open space. Depending on results of badger / bat and GCN surveys, may need to retain larger buffer zones / corridors.
Townscape and landscape	The site is within the Aston Flamville Wooded Farmland Character Area. The site has irregular field patterns and is visible from the M69 and Aston Lane. Heavily vegetated northern site boundary and wooded area around the fishing pond.
Heritage assets	The site is north-west of the Aston Flamville conservation area (the centre of the proposed site is approximately 550m from the edge of the conservation area). LCC archaeology: ring ditch cropmark south-east of Aston Firs (MLE4) on-site; Iron Age or Roman quern-stone from Church Farm (MLE6552) off-site. Heritage potential is medium risk.
Soil resources	The site is grade 3 agricultural land and has a moderate likelihood of being best and most versatile land.
Previously developed land	The site is greenfield.

Site Reference	EAST001
Flood risk	There is a fishing pond in the eastern part of the site. South east corner of site within Flood Zone 2 and 3. The site affected by areas of 1 in 30, 1 in 100 and 1 in 1,000 year extent surface water flooding.
Land contamination, pollution, and hazards	An overhead power line crosses part of the site in the south-east corner; however, this should not affect the developable area of the site. There are no other known sources of land contamination or pollution.
Minerals and waste	The site is not within a Minerals Consultation Zone and is not protected for a waste facility.
Economic Factors	ECONOMIC Factors
Available and achievable	The land is subject to a promotional agreement and there are no known legal covenants or ransom strips.
Site access and impact on road network	Access from Aston Lane which is a class C road or via the B4669 which is a B class road with a 60mph limit. Any proposal to upgrade M69 Junction 2 would have strategic impact. This would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Approx 1.6 ha affected by Flood Zone 3.
Policy Designations	The site is within an area designated as Countryside.
Suitable	Potentially suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated Floorspace	100,000m ² employment floorspace, one motorway services area and a hotel
Timeframe for development	11 – 15 years
Additional information	Some land required for slip road.

Settlement Map: Blaby





Blaby

Site Reference	BLA030
Site Name (Parish)	Land off Lutterworth Road (Blaby)
Proposed use	Housing
Size in hectares (developable area and reason)	2.02 ha (2.02 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	51 (25dph)
Grid Reference	E: 456593, N: 296613
Current use (previously developed?)	Former allotments and golf course land (No)
Social Factors	
Proximity to large convenience store	The site is within 1060m of Co-op at Whetstone (Dog and Gun).
Proximity to GP surgery	The site is within 990m of Hazelmere Medical Centre.
Proximity to primary school	The site is within 796m of Badgerbrook Primary School.
Proximity to secondary school	The site is within 1170m of Countesthorpe Academy.
Proximity to local employment	The site is within 550m of the Rose Business Park, Blaby.
Access to public transport	The site is within 730m of a bus stop with a regular frequency service.
Proximity to open space	The site is within 700m of open space over 1 hectare at Cranmer Close, Blaby.
Environmental Factors	
Biodiversity and geodiversity	Potential protected species; surveys needed.
Townscape and landscape	The site is located in the Blaby, Countesthorpe and Whetstone Fringe Landscape Character Area. The sensitivity for residential development is low-moderate.
Heritage assets	LCC archaeology comments that heritage potential on the site is high. There are no designated heritage assets on site.
Soil resources	The site is Grade 3 agricultural land and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile.
Previously developed land	The site was formerly used as allotments and so is greenfield.

Site Reference	BLA030
Flood risk	The site is located in Flood Zone 1 and parts of the site is affected by 1 in 30, 1 in 100 and 1 in 1,000 year risk surface water flooding. >=50% <75% area susceptible to groundwater flooding.
Land contamination, pollution, and hazards	The site is unlikely to be affected by land contamination, landfill or to cause groundwater pollution. The site is not close to sources of pollution or other environmental quality issues.
Minerals and waste	The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.
Economic Factors	
Available and achievable	Site promoted by a housebuilder.
Site access and impact on road network	A suitable access needs to be created on to Lutterworth Road which is a Class C road with a 30mph speed limit. This would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Green Wedge (Policy CS16 and defined on Policies Map). Reserve Housing Site BNP6 (b) in the Blaby Neighbourhood Plan.
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	51 (25dph)
Timeframe for development	6 – 10 years
Additional information	Blaby Neighbourhood Plan reserve housing site (BNP6) allocated for up to 51 dwellings. 23/0968/OUT (53 dwellings). Approved at planning committee 31/10/2024 subject to signing of S106.

Site Reference	BLA031
Site Name (Parish)	Land north of Hospital Lane (Blaby)
Proposed use	Housing
Size in hectares (developable area and reason)	23 ha (5.58 ha excluding land designated as Local Green Space, which the site promoter indicates would be landscaped for open space).
Size in dwellings (density, dwelling per hectare) Size (floorspace)	104 (30 dph)
Grid Reference	E: 457472, N: 297203
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 1130m of Aldi in Blaby town centre.
Proximity to GP surgery	The site is within 1400m of Hazelmere Medical Centre.
Proximity to primary school	The site is within 490m of Thistly Meadow Community Primary School.
Proximity to secondary school	The site is within 2390m of Countesthorpe Academy.
Proximity to local employment	The site is within 1300m of Blaby town centre.
Access to public transport	The site is within 1000m of a bus stop with a regular frequency service.
Proximity to open space	The site is within 100m of open space over 1 hectare at Oakfield Park / Blaby Oaks, Blaby.
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology: Retention of hedges and new plantation woodland with 5m buffer zones natural open space; 5m buffer also to woodland along western edge. OK with mitigation.
Townscape and landscape	The site is located in the Blaby, Countesthorpe and Whetstone Fringe Landscape Character Area. The sensitivity for residential development is low-moderate.
Heritage assets	There are no designated heritage assets on the site. LCC Archaeology: medium risk. Prehistoric enclosures in the vicinity and ridge and furrow across the area.
Soil resources	The site is Grade 3 agricultural land and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile.
Previously developed land	The site is agricultural land and so is greenfield

Site Reference	BLA031
Flood risk	The site is within Flood Zone 1 (Note this is different to information recorded by SFRA 2 2014). Large parts of the site are affected by 1 in 30, 1 in 100 and 1 in 1000 year risk of surface water flooding. >=25% <50% area susceptible to groundwater flooding.
Land contamination, pollution, and hazards	The site is unlikely to be affected by land contamination, landfill, pollution or other environmental quality issues.
Minerals and waste	The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.
Economic Factors	
Available and achievable	Site promoted on behalf of a single landowner who is willing to sell / develop the site. There are no known legal issues.
Site access and impact on road network	Access to the site is likely to be from Hospital Lane, which is an unclassified road with a 60mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No.
Policy Designations	Policy CS18 – Countryside. Western part of site is designated as Local Green Space in the Blaby Neighbourhood Plan (Policy BNP4).
Suitable	Potentially Suitable
Available	Yes.
Achievable	Yes.
Conclusion	Developable.
Estimated number of Dwellings (density)	104 (30 dph).
Timeframe for development	6 – 10 years.
Additional information	The developable area excludes the land designated as Local Green Space. The site promoter indicates that this land would be landscaped for open space.

Site Reference	BLA032
Site Name (Parish)	Land at Glebe Farm (Blaby)
Proposed use	Housing (with community facilities)
Size in hectares (developable area and reason)	16.34 ha (16.34 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	306 (30 dph)
Grid Reference	E: 456776, N: 296462
Current use (previously developed?)	Golf course (mixed, mostly greenfield)
Social Factors	
Proximity to large convenience store	The site is within 1100m of Co-op at Whetstone (Dog and Gun).
Proximity to GP surgery	The site is within 1360m of Hazelmere Medical Centre.
Proximity to primary school	The site is within 1320m of Thistly Meadow Community Primary School.
Proximity to secondary school	The site is within 1280m of Countesthorpe Academy.
Proximity to local employment	The site is within 590m of Rose Business Park and 1810m to Blaby town centre.
Access to public transport	The site is within 450m of a bus stop with a regular frequency service.
Proximity to open space	The site is within 1510m of open space over 1 hectare at Oakfield Park / Blaby Oaks, Blaby and a similar distance to Bouskell Park
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology: golf-course may have species-rich grassland and further ponds may meet LWS criteria. Ponds need to be retained and Phase 1 habitat survey needed. Includes 5 locations that meet the criteria for Local Wildlife Sites. Further surveys needed before deciding on the site.
Townscape and landscape	The site is located in the Blaby, Countesthorpe and Whetstone Fringe Landscape Character. The sensitivity for residential development is low-moderate.
Heritage assets	There are no designated heritage assets on site. LCC archaeology: medium risk. No known archaeological remains on site but Iron Age roundhouse (MLE22906), early Bronze Age burial (MLE22907) 130m to NW, Roman Road (MLE1902) and possible palaeochannel at west end of site (MLE21823) in the vicinity.

Site Reference	BLA032
Soil resources	The site is Grade 3 agricultural land and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile.
Previously developed land	Most of the site is a golf course and so greenfield but includes several buildings to western part of the site.
Flood risk	The site is within Flood Zone 1. Small areas of 1 in 30, 1 in 100 and 1 in 1000 year risk of surface water flooding throughout site. >=50% <75% area susceptible to groundwater flooding.
Land contamination, pollution, and hazards	The site is unlikely to be affected by land contamination, landfill or pollution. Electricity pylons cross the site east to west across the northern part of the site.
Minerals and waste	The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.
Economic Factors	
Available and achievable	Site promoted on behalf of single landowner who intends to sell / develop the land. There are no known legal constraints.
Site access and impact on road network	Access could be either via Lutterworth Road or Winchester Road both C class Roads with a 40mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Green Wedge (Policy CS16 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	306 (30 dph)
Timeframe for development	11 – 15 years

Site Reference	BLA032
Additional information	Planning application 24/0574/OUT - Up to 200 dwellings. Pending decision.

Site Reference	BLA033
Site Name (Parish)	Land at Keepers Farm (Blaby)
Proposed use	Housing (and country park)
Size in hectares (developable area and reason)	22.63 ha (10.73 ha as site promoter states that 11.9 ha will be a country park)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	300 (30 dph)
Grid Reference	E: 457452, N: 296443
Current use (previously developed?)	Agricultural land and related farm buildings (no)
Social Factors	
Proximity to large convenience store	The site is within 1660m of Aldi at Blaby Town Centre.
Proximity to GP surgery	The site is within 1770m of Hazelmere Medical Centre.
Proximity to primary school	The site is within 1280m of Thistly Meadow Community Primary School.
Proximity to secondary school	The site is within 1190m of Countesthorpe Academy.
Proximity to local employment	The site is within 1770m of Rose Business Park and 1,850m to Blaby town centre.
Access to public transport	The site is within 350m of a bus stop with a regular frequency service.
Proximity to open space	The site is within 1,490m of open space over 1 hectare at Oakfield Park / Blaby Oaks, Blaby and a similar distance to Bouskell Park by road (but the site adjoins Oakfield Park).
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology: Mostly arable, but some woodland, wetland; also hedges, trees, and possibly some species-rich grassland. Avoidance of these habitats needed; retention hedges with 5m buffer; 10m buffer to off-site woodland plantation along E edge and 10m buffer to watercourse; buffer zones to be natural open space. Presence of GCN to south would affect layout. OK with mitigation.

Site Reference	BLA033
Townscape and landscape	The site is located in the Blaby, Countesthorpe and Whetstone Fringe Landscape Character Area. The sensitivity for residential development is low-moderate.
Heritage assets	There are no designated heritage assets on site. LCC Archaeology: medium risk. No known archaeological remains on site, ridge and furrow to the south.
Soil resources	The site is Grade 3 agricultural land and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile.
Previously developed land	The site is agricultural land and so is greenfield. It includes some farm buildings and farm house.
Flood risk	The site is in Flood Zone 1 but includes areas of 1 in 30, 1 in 100 year and 1 in 1000 year risk of surface water flooding along eastern and northern boundaries. >=50% <75% area susceptible to groundwater flooding.
Land contamination, pollution, and hazards	The site is unlikely to be affected by land contamination, landfill or pollution.
Minerals and waste	The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.
Economic Factors	
Available and achievable	Site promoted on behalf of a single landowner who intends to sell / develop the land. There are no known legal issues.
Site access and impact on road network	Access is likely to be via Winchester Road which is a C class Road with a 40mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	None
Policy Designations	Green Wedge (Policy CS16) and part of the site is a reserve housing site in the Blaby Neighbourhood Plan 2018.
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	300 (30 dph)

Site Reference	BLA033
Timeframe for development	11 – 15 years
Additional information	The site promoter indicates that 11.9 hectares of the site will be a Country Park and that the remainder of the site will accommodate 300 dwellings.

Site Reference	BLA034
Site Name (Parish)	Land at Hospital Lane, Blaby
Proposed use	New village including housing, employment and retail uses
Size in hectares (developable area and reason)	98.78ha (81.88ha within Blaby District. Remainder in Oadby and Wigston Borough) (Whole site: 80.99ha. Area within Blaby District: 76.43ha – flood risk)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	Whole site: Up to 1,214 dwellings (30dph) depending on scale of other uses proposed. Blaby District: Up to 1,146 dwellings (30dph) Employment and retail uses (size unknown)
Grid Reference	E: 458508 N: 297068
Current use (previously developed?)	Agriculture and associated farm buildings (No)
Social Factors	
Proximity to large convenience store	The site is within 1.5km of Aldi at Blaby Town Centre.
Proximity to GP surgery	The site is within 1.9km of Hazelmere Medical Centre.
Proximity to primary school	The site is within 1km of Thistly Meadow Community Primary School (but potential to provide new primary school due to scale of development)
Proximity to secondary school	The site is within 2.9km of Countesthorpe Leysland Community College.
Proximity to local employment	The site is within 1.3km of employment opportunities at Blaby town centre.
Access to public transport	The site is within 1.7km of a bus stop with a regular frequency service.
Proximity to open space	The site is within 600m of open space over 1 hectare at Oakfield Park / Blaby Oaks, Blaby (and potential to provide new open space due to scale of development)
Environmental Factors	

Site Reference	BLA034
Biodiversity and geodiversity	LCC Ecology: very large site, part arable and part grassland, including some to north east, designated as LWS; more has historic designation. Numerous ponds, and hedges. Potential for significant net-gain, but also possible loss of habitats cannot be assessed at the moment. Retain and buffer (at least 10m) watercourse, hedgerows, LWS and other habitats will need to be retained and buffered. Requires a wide range of surveys before a decision can be made.
Townscape and landscape	The site lies within two landscape character areas. The northern part of the site is located the Sence and Soar Floodplain LCA where the landscape sensitivity is Moderate for residential. The rest is within the Blaby, Countesthorpe and Whetstone Fringe LCA where the landscape sensitivity is Low-moderate for residential, Moderate for small scale commercial and Moderate-high for large scale commercial development. Key sensitivities include: Distinctive floodplain landscape; woodland landscape along rivers; strong linear woodland following disused railway line and well established hedgerow boundaries; role of landscape as an undeveloped rural buffer.
Heritage assets	There are no designated heritage assets. LCC Archaeology: medium risk. South Wigston COA (DLE665) borders the northern edge of the area. Possible ridge and furrow centred on SP585973. Enclosure cropmarks immediately west of the area; roman site to the south-east; old clay pit to immediate south, sand pit to south east, additional possible ridge and furrow in vicinity.
Soil resources	The site is Grade 3 agricultural land with mix of a low (north) and moderate (south) likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile.
Previously developed land	The land is agricultural land and so is greenfield.
Flood risk	Northern parts of the site affected by fluvial flood risk related to River Sence. Less than 1% is Flood Zone 3b, 17% is Flood Zone 3a and 18% Flood Zone 2. Surface water flood risk affects the above areas associated with River Sence and to an unnamed watercourse running across the of site. Parts of site susceptible to groundwater flood risk.
Land contamination, pollution, and hazards	Electricity pylons cross the north eastern part of the site. The south western part of the site is within 250m of a source of potentially contaminated land / former landfill. There are no known pollution or hazards.

Site Reference	BLA034
Minerals and waste	The northern part of the site falls within the mineral consultation zone for sand and gravel. Safeguarded waste sites (sewage treatment works) at Foston Road, Countesthorpe) adjoin the site boundary.
Economic Factors	
Available and achievable	Site promoted on behalf of a single landowner who intends to sell / develop the land. There are no known legal issues. However, the site consists of several separate parcels not all of which adjoin. This may make a less achievable comprehensive development.
Site access and impact on road network	Access to the site is likely to be from Hospital Lane (unclassified road with a 60mph speed limit), Countesthorpe Road (C class road with a 60mph speed limit), Leicester Road (C class road with a 40mph speed limit) and/or Mill Lane (unclassified road). LCC Highways advise that Hospital Lane signals / Leicester Road junction may need to be improved. This would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Yes. 17% of the site is in Flood Zone 3.
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	No
Conclusion	Developable
Estimated number of Dwellings (density) floorspace	Up to 1,146 dwellings (30dph) Employment (10,000 sqm) and retail floorspace (5000 sqm)
Timeframe for development	11 – 15 years

Site Reference	BLA034
Additional information	The site promoter indicates a mixed use scheme of 1,500 – 2,000 dwellings, 10,000sqm employment floorspace and 5,000sqm retail floorspace but this seems unrealistic given the size of the site. The number of separate parcels also brings a level of uncertainty about the deliverability of the site.

Site Reference	BLA035
Site Name (Parish)	Land at Keepers Farm (small) (Blaby)
Proposed use	Housing
Size in hectares (developable area and reason)	3.14 ha (3.14ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	58 (30 dph)
Grid Reference	E: 457254, N: 296506
Current use (previously developed?)	Agricultural land (no).
Social Factors	
Proximity to large convenience store	The site is within 1660m of Aldi at Blaby Town Centre.
Proximity to GP surgery	The site is within 1770m of Hazelmere Medical Centre.
Proximity to primary school	The site is within 1280m of Thistly Meadow Community Primary School.
Proximity to secondary school	The site is within 1190m of Countesthorpe Academy.
Proximity to local employment	The site is within 1770m of Rose Business Park and 1850m to Blaby town centre.
Access to public transport	The site is within 350m of a bus stop with a regular frequency service.
Proximity to open space	The site is within 1,490m of open space over 1 hectare at Oakfield Park / Blaby Oaks, Blaby and a similar distance to Bouskell Park by road (but the site adjoins Oakfield Park).
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology: Mostly arable, but also hedges and trees. Avoidance of these habitats needed; retention hedges with 5m buffer; buffer zones to be natural open space.
Townscape and landscape	The site is located in the Blaby, Countesthorpe and Whetstone Fringe Landscape Character Area. The sensitivity for residential development is low-moderate.

Site Reference	BLA035
Heritage assets	There are no designated heritage assets on site. LCC Archaeology: medium risk. No known archaeological remains on site, ridge and furrow to the south.
Soil resources	The site is Grade 3 agricultural land with a moderate likelihood of being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile.
Previously developed land	The site is agricultural land and so is greenfield.
Flood risk	The site is in Flood Zone 1. Northern parts of site affected by 1 in 30, 1 in 100 and 1 in 1000 year risk of surface water flooding. >=50% <75% area susceptible to groundwater flooding.
Land contamination, pollution, and hazards	The site is unlikely to be affected by land contamination, landfill or pollution.
Minerals and waste	The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.
Economic Factors	
Available and achievable	Site promoted on behalf of a single landowner who intends to sell / develop the land. There are no known legal issues.
Site access and impact on road network	Access is likely to be via Winchester Road which is a C class Road with a 40mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No.
Policy Designations	Green Wedge (Policy CS16). Part of the site is a reserve housing site in Blaby Neighbourhood Plan.
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	58 (30 dph)
Timeframe for development	11 – 15 years
Additional information	Part of larger site BLA033.

Site Reference	BLA036
Site Name (Parish)	Land off the A426 (Blaby)
Proposed use	Housing
Size in hectares (developable area and reason)	4.70 ha (4.70 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	88 (30 dph)
Grid Reference	E: 456459, N: 296190
Current use (previously developed?)	Mix of agricultural land and industrial buildings (mix of greenfield and previously developed)
Social Factors	
Proximity to large convenience store	The site is within 400m of Co-op at Whetstone (Dog and Gun).
Proximity to GP surgery	The site is within 1300m of Hazelmere Medical Centre.
Proximity to primary school	The site is within 1620m of Thistly Meadow Community Primary School.
Proximity to secondary school	The site is within 1990m of Countesthorpe Academy.
Proximity to local employment	The site is within 250m of Rose Business Park and 1650m from Blaby town centre.
Access to public transport	The site is within 320m of a bus stop with a regular frequency service.
Proximity to open space	The site is within 1980m of open space over 1 hectare at Oakfield Park / Blaby Oaks, Blaby and a similar distance to Bouskell Park
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology: needs habitat survey and bat/badger surveys. There may be species-rich grassland, so the habitat survey is needed before making decisions. BNG requirements likely to be high unless hedges/some grassland retained
Townscape and landscape	The site is located in the Blaby, Countesthorpe and Whetstone Fringe Landscape Character Area. The sensitivity for residential development is low-moderate.
Heritage assets	There are no designated heritage assets on or adjacent to the site. LCC archaeology: heritage – uncertain. Further information required prior to determination to ascertain potential presence of significant archaeological remains.
Soil resources	The site is Grade 3 agricultural land and there is a moderate likelihood of the land being best and most versatile.

Site Reference	BLA036
Previously developed land	Most of the site is greenfield but includes industrial buildings to the eastern part of the site.
Flood risk	The site is within Flood Zone 1. Significant areas of 1 in 30, 1 in 100 and 1 in 1000 year risk of surface water flooding. >=50% <75% area susceptible to groundwater flooding.
Land contamination, pollution, and hazards	The site is unlikely to be affected by land contamination, landfill or pollution. Electricity pylons cross the site southeast to northwest across the middle of the site and northeast to the middle of the site.
Minerals and waste	The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.
Economic Factors	
Available and achievable	Site promoted on behalf of single landowner who intends to sell / develop the land. There are no known legal constraints.
Site access and impact on road network	Potential access through restricted local road or the A426 Lutterworth Road which has a 50mph speed limit. Detailed consideration would be required as part of the usual development management process
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Green Wedge (Policy CS16).
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	88 (30 dph)
Timeframe for development	11 – 15 years
Additional information	The site has also been submitted for consideration as an employment allocation (EBLA003).

Site Reference	BLA037
Site Name (Parish)	Willow Farm (Blaby)
Proposed use	Housing
Size in hectares (developable area and reason)	2.34 ha (2.34 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	50 (30 dph)
Grid Reference	E:456966, N: 296095
Current use (previously developed?)	Agricultural land (partially previous developed due to the farmhouse and associated outbuildings).
Social Factors	
Proximity to large convenience store	The site is within 1550m of Aldi at Blaby Town Centre.
Proximity to GP surgery	The site is within 1700m of Hazelmere Medical Centre.
Proximity to primary school	The site is within 1210m of Thistly Meadow Community Primary School.
Proximity to secondary school	The site is within 450m of Countesthorpe Academy.
Proximity to local employment	The site is within 1240m of Rose Business Park (via footpath) and 1610m of Blaby town centre.
Access to public transport	The site is within 160m of a bus stop with a regular frequency service.
Proximity to open space	The site is within 1450m of open space over 1 hectare at Oakfield Park / Blaby Oaks, Blaby and a similar distance to Bouskell Park.
Environmental Factors	
Biodiversity and geodiversity	No designations identified. Protected species and habitat surveys may be required.
Townscape and landscape	The site is in the Blaby, Countesthorpe and Whetstone Fringe Landscape Character Area. The sensitivity for residential development is low-moderate.
Heritage assets	Historic Environment Record (MLE27981) for historic farm buildings (non-designated) on the site. Medium heritage risk.
Soil resources	The site is Grade 3 agricultural land and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile.
Previously developed land	The site is agricultural land with some previously developed land due to the farmhouse and associated outbuildings.

Site Reference	BLA037
Flood risk	The site is in Flood Zone 1. Significant part of site is affected by 1 in 30, 1 in 100 and 1 in 1000-year risk of surface water flooding and flow route. >=50% <75% area susceptible to groundwater flooding.
Land contamination, pollution, and hazards	The site is unlikely to be affected by land contamination, landfill or pollution.
Minerals and waste	The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.
Economic Factors	
Available and achievable	Site promoted on behalf of a single landowner who intends to sell / develop the land. There are no known legal issues.
Site access and impact on road network	Access is likely to be via Winchester Road, a C class Road with a 40mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No.
Policy Designations	Green Wedge (Policy CS16).
Suitable	Potentially Suitable
Available	Yes.
Achievable	Yes.
Conclusion	Developable.
Estimated number of Dwellings (density)	50 (30 dph)
Timeframe for development	11 – 15 years.
Additional information	The site promoter indicates that the site could deliver up to 54 dwellings. Planning application 23/0013/OUT (6 dwellings) withdrawn during consideration. Consultee responses refer to heritage loss, ball strike risk and that the existing access is unsuitable for intensification in its current form.

Site Reference	BLA038
Site Name (Parish)	Land East of Lutterworth Road (A426) (Blaby)
Proposed use	Housing
Size in hectares (developable area and reason)	28ha (28 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	525 (30dph)
Grid Reference	E 456723, N 295971
Current use (previously developed?)	Agricultural Land and Ancillary Farm uses, small section of the site is a private recreation ground.
Social Factors	
Proximity to large convenience store	The site is within 600m of Co-op at Whetstone (Dog and Gun).
Proximity to GP surgery	The site is within 2180m of Hazelmere Medical Centre.
Proximity to primary school	The site is within 1006m of Badger brook primary school, whetstone.
Proximity to secondary school	The site is within 680m of Countesthorpe Academy.
Proximity to local employment	The site is within 1070m of Rose Business Park and 1650m from Blaby town centre.
Access to public transport	The site is within 500m of a bus stop with a regular frequency service.
Proximity to open space	The site is within 1650m of open space over 1 hectare at Oakfield Park / Blaby
Environmental Factors	
Biodiversity and geodiversity	Local Wildlife Site to east of site. Protected species and habitat surveys required.
Townscape and landscape	The site is in the Blaby, Countesthorpe and Whetstone Fringe Landscape Character Area. The sensitivity for residential development is low-moderate.
Heritage assets	There are no designated heritage assets within immediate proximity of the site. The Leicestershire and Rutland HER lists a few entries on the site but none are formally designated.
Soil resources	The land is Grade 3; there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land
Previously developed land	Most of the site is in agricultural use and so is greenfield.
Flood risk	The site is in Flood Zone 1 but some risk from 1 in 30, 1 in 100 and 1 in 1000 year surface water flooding. The majority of the has a low susceptibility to ground water flooding: the site has a > 25% but <50% risk.

Site Reference	BLA038
Land contamination, pollution, and hazards	The site has no known land contamination issue. The site is within proximity of the A426 and Winchester Road.
Minerals and waste	The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.
Economic Factors	
Available and achievable	The Site is in multiple ownership but is considered to be both available and achievable.
Site access and impact on road network	Site access via Winchester Road with 30mph speed limit and or Lutterworth Road with a 50mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No Identified Red Constraints.
Policy Designations	Green Wedge CS16
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	525 (30dph)
Timeframe for development	6-10 years.
Additional information	

Site Reference	BLA039
Site Name (Parish)	Land north of Hospital Lane (Blaby)
Proposed use	Housing
Size in hectares (developable area and reason)	9.18 ha (9.18 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	172 (30 dph)

Site Reference	BLA039
Grid Reference	E: 458110, N: 297083
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 1080m of Aldi in Blaby town centre.
Proximity to GP surgery	The site is within 1340m of Hazelmere Medical Centre.
Proximity to primary school	The site is within 1120m of Thistly Meadow Community Primary School via a bridleway.
Proximity to secondary school	The site is within 2780m of Countesthorpe Academy.
Proximity to local employment	The site is within 1020m of Blaby town centre.
Access to public transport	The site is within 1090m of a bus stop with a regular frequency service.
Proximity to open space	The site is within 1000m of open space over 1 hectare at Oakfield Park, Blaby, via a bridleway.
Environmental Factors	
Biodiversity and geodiversity	As per comments from LCC Ecology regarding surrounding land, retention and buffer existing features such as hedgerows and watercourse.
Townscape and landscape	The site is located in the Blaby, Countesthorpe and Whetstone Fringe Landscape Character Area. The sensitivity for residential development is low-moderate.
Heritage assets	There are no designated heritage assets. LCC Archaeology: medium risk for adjacent site BLA034. Prehistoric cropmarks (MLE024 nearby to the West of the site and prehistoric cropmarks (MLE024 nearby to the East of the site). LCC Archaeology: medium risk for adjacent site BLA034.
Soil resources	The site is Grade 3 agricultural land and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile.
Previously developed land	The site is agricultural land and so is greenfield
Flood risk	The site is within Flood Zone 1 but affected by 1 in 30, 1 in 100 and 1 in 1000 year surface water along an unnamed watercourse crossing the site.
Land contamination, pollution, and hazards	The site is unlikely to be affected by land contamination, landfill, pollution or other environmental quality issues.
Minerals and waste	Part of the site is located in a Minerals Consultation Zone for sand and gravel.

Site Reference	BLA039
Economic Factors	
Available and achievable	Site promoted on behalf of a single landowner who is willing to sell / develop the site. There are no known legal issues.
Site access and impact on road network	Access to the site is likely to be from Hospital Lane, which is an unclassified road with a 60mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No.
Policy Designations	Policy CS18 – Countryside
Suitable	Potentially Suitable
Available	Yes.
Achievable	Yes.
Conclusion	Developable.
Estimated number of Dwellings (density)	172 (30 dph).
Timeframe for development	11 – 15 years.
Additional information	Promoter uses density of 35dph, which would deliver around 200 dwellings. Site adjoins BLA034 with potential to develop alongside.

Site Reference	BLA040
Site Name (Parish)	Land at Highfields Farm, Hospital Lane (Blaby)
Proposed use	Housing
Size in hectares (developable area and reason)	9.80 ha (6.13 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	183 (30 dph)
Grid Reference	E: 457759, N: 297461
Current use (previously developed?)	Agricultural and equestrian land (partially previously developed land due to farm buildings).
Social Factors	

Site Reference	BLA040
Proximity to large convenience store	The site is within 1170m of Aldi in Blaby town centre.
Proximity to GP surgery	The site is within 1910m of Hazelmere Medical Centre.
Proximity to primary school	The site is within 1000m of Thistly Meadow Community Primary School.
Proximity to secondary school	The site is within 2500m of Countesthorpe Academy.
Proximity to local employment	The site is within 1760m of Blaby town centre.
Access to public transport	The site is within 780m of a bus stop with a regular frequency service.
Proximity to open space	The site is within 640m of open space over 1 hectare at Oakfield Park / Blaby Oaks, Blaby.
Environmental Factors	
Biodiversity and geodiversity	As per comments from LCC Ecology regarding surrounding land, retention and buffer existing features such as hedgerows.
Townscape and landscape	The site is located in the Blaby, Countesthorpe and Whetstone Fringe Landscape Character Area. The sensitivity for residential development is low-moderate.
Heritage assets	There are no designated heritage assets. C19th cemetery nearby to the west (MLE 22177) and prehistoric cropmarks nearby to the east of the site (MLE024): LCC Archaeology: medium risk for adjacent sites BLA031 and BLA034 so similar assessment may apply.
Soil resources	The site is Grade 3 agricultural land and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile.
Previously developed land	The site is agricultural land (greenfield) but partially developed with farm buildings.
Flood risk	The site is within Flood Zone 1.
Land contamination, pollution, and hazards	The site is unlikely to be affected by land contamination, landfill, pollution or other environmental quality issues.
Minerals and waste	Part of the site is located in a Minerals Consultation Zone for sand and gravel.
Economic Factors	
Available and achievable	Site promoted on behalf of a single landowner who is willing to sell / develop the site. There are no known legal issues.

Site Reference	BLA040
Site access and impact on road network	Potential site access from Mill Lane, an unclassified single track road, lacking footways, that also forms a bridleway further to the East. Substantial improvements needed to make suitable as an access. If access would be onto Hospital Lane this would be reliant on comprehensive development with other site(s). Hospital Lane is an unclassified road with a 60mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No.
Policy Designations	Policy CS18 – Countryside.
Suitable	Potentially Suitable
Available	Yes.
Achievable	No.
Conclusion	Developable.
Estimated number of Dwellings (density)	183 (30 dph).
Timeframe for development	11 – 15 years.
Additional information	Promoter uses density of 35dph, which would deliver around 214 dwellings. Site adjoins BLA031 / BLA034 with potential to develop alongside.

Site Reference	EBLA002
Site Name (Parish)	Land off Lutterworth Road
Proposed use	Employment
Size in hectares (developable area and reason)	3.43 ha (3.43 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	Site promoter estimates 13,200sqm of use class B employment floorspace
Grid Reference	E:456437, N:296037
Current use (previously developed?)	Agricultural land (No)

Site Reference	EBLA002
Social Factors	
Proximity to large convenience store	The site is within 200m of Co-op at Whetstone (Dog and Gun).
Proximity to GP surgery	The site is within 1450m of Hazelmere Medical Centre.
Access to public transport	The site is within 400m of a bus stop served by a regular frequency bus service 84/85 – every 15-20 mins or 30 mins. Blaby is also served by the demand responsive Fox Connect bus service.
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology: OK with mitigation. Possible protected species; protected species surveys needed. Retain boundary hedges with 5m buffer; hedge / buffer strip to be managed as continuous corridor of natural vegetation.
Townscape and landscape	The site is in the Blaby, Countesthorpe and Whetstone Fringe landscape character area which has strong urban fringe characteristics and small-to-medium sized fields with well-maintained tall hedgerows. The sensitivity for small-scale commercial development is moderate and for large-scale commercial development the sensitivity is moderate-high.
Heritage assets	There are no designated heritage assets on or adjacent to the site. LCC archaeology: heritage – uncertain. Further information required prior to determination to ascertain potential presence of significant archaeological remains.
Soil resources	The site is Grade 3 agricultural land and has a moderate likelihood of being best and most versatile.
Previously developed land	The site is greenfield.
Flood risk	The site is in Flood Zone 1 and significant area is affected by 1 in 30, 1 in 100 and 1 in 1,000 year extent surface water flooding.
Land contamination, pollution, and hazards	No known sources of land contamination or pollution.
Minerals and waste	The site is not located in a Minerals Consultation Zone and the site is not protected for a waste facility.
Economic Factors	
Available and achievable	The site is in single ownership and there is an intention to sell or develop the site for development. There are no known legal issues or covenants.

Site Reference	EBLA002
Site access and impact on road network	Site access would be off Lutterworth Road which is A class road with a 50mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	The site is located in Green Wedge.
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated floorspace	13,200m ²
Timeframe for development	11 – 15 years
Additional information	

Site Reference	EBLA003
Site Name (Parish)	Land off the A426 Lutterworth Road (Blaby)
Proposed use	Employment
Size in hectares (developable area and reason)	4.70 ha (4.70 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	18,330 sqm (mixed employment uses)
Grid Reference	E:456559 N:296071
Current use (previously developed?)	Light Industrial uses/warehousing and agricultural land (Yes)
Social Factors	
Proximity to large convenience store	The site is within 310m of Co-op at Whetstone (Dog and Gun).
Proximity to GP surgery	The site is within 1600m of Hazelmere Medical Centre.
Proximity to primary school	The site is within 1730m of Thistly Meadow Community Primary School.

Site Reference	EBLA003
Proximity to secondary school	The site is within 1600m of Countesthorpe Leysland Community College.
Proximity to local employment	The site is within 200m of Rose Business Park and is with 1260m of Blaby town centre.
Access to public transport	The site is within 800m of a bus stop served by a regular frequency bus service 84/85 – every 15-20 mins or 30 mins. Blaby is also served by the demand responsive Fox Connect bus service.
Proximity to open space	The site is within 2250m of open space over 1 hectare at Oakfield Park / Blaby Oaks, Blaby and a similar distance to Bouskell Park.
Environmental Factors	
Biodiversity and geodiversity	No designated assets. Within SSSI IRZ consultation zone for employment proposals over 1000sqm. Surveys may be required.
Townscape and landscape	The site is in the Blaby, Countesthorpe and Whetstone Fringe landscape character area which has strong urban fringe characteristics and small-to-medium sized fields with well-maintained tall hedgerows. The sensitivity for small-scale commercial development is moderate and for large-scale commercial development the sensitivity is moderate-high.
Heritage assets	There are no designated heritage assets on or adjacent to the site. LCC archaeology: heritage – uncertain. Further information required prior to determination to ascertain potential presence of significant archaeological remains.
Soil resources	The site is Grade 3 agricultural land and has a moderate likelihood of being best and most versatile.
Previously developed land	The site is mixed use: 75% of the site is greenfield and 25% of the site is developed and has light industrial uses.
Flood risk	The site is in Flood Zone 1 but significant area affected by surface water flood risk (1 in 30, 1 in 100 and 1 in 1000). The site is likely to be affected by ground water flooding (>50% <75%).
Land contamination, pollution, and hazards	The site is within 500m of a Landfill Consultation Zone. There are no other known sources of land contamination or pollution.
Minerals and waste	The site is not in a mineral consultation zone or part of a protected waste facility.
Economic Factors	
Available and achievable	Sole landowner intends to sell or develop the site. Relocation or demolition of existing uses required. No known legal issues.

Site Reference	EBLA003
Site access and impact on road network	Site access would be off Lutterworth Road which is A class road with a 50 mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Green Wedge (CS16)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density) / Floorspace	18,330 sqm
Timeframe for development	11-15 years
Additional information	The site adjoins Rose Business Park.

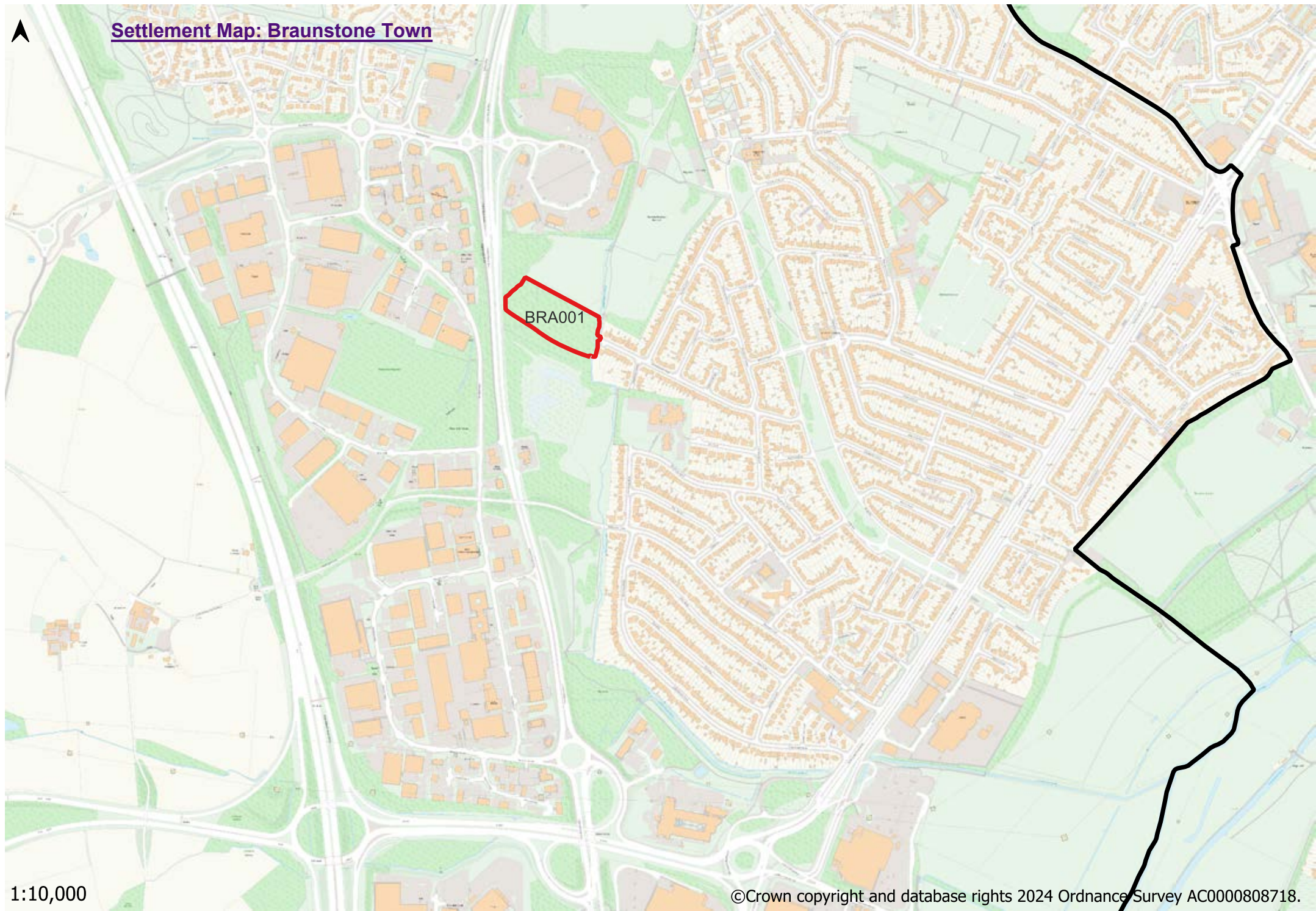
Site Reference	EBLA004
Site Name (Parish)	Parsons Spinnery, Glebe Farm, Lutterworth Road
Proposed use	Employment
Size in hectares (developable area and reason)	9.5 ha (9.5 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	23,300 sqm
Grid Reference	E:456676 N:296235
Current use (previously developed?)	Equestrian stabling and paddocks; residential dwellinghouses (x2); caravan storage; and general industrial (Yes, part)
Social Factors	
Proximity to large convenience store	The site is within 310m of Co-op at Whetstone (Dog and Gun).
Proximity to GP surgery	The site is within 1600m of Hazelmere Medical Centre.
Proximity to primary school	The site is within 1730m of Thistly Meadow Community Primary School.

Site Reference	EBLA004
Proximity to secondary school	The site is within 1600m of Countesthorpe Leysland Community College.
Proximity to local employment	The site is within 200m of Rose Business Park and is with 1260m of Blaby town centre.
Access to public transport	The site is within 800m of a bus stop served by a regular frequency bus service 84/85 – every 15-20 mins or 30 mins. Blaby is also served by the demand responsive Fox Connect bus service.
Proximity to open space	The site is within 2250m of open space over 1 hectare at Oakfield Park / Blaby Oaks, Blaby and a similar distance to Bouskell Park.
Environmental Factors	
Biodiversity and geodiversity	Local Wildlife Sites on land to the north of the site. Surveys may be required.
Townscape and landscape	The site is in the Blaby, Countesthorpe and Whetstone Fringe landscape character area which has strong urban fringe characteristics and small-to-medium sized fields with well-maintained tall hedgerows. The sensitivity for small-scale commercial development is moderate and for large-scale commercial development the sensitivity is moderate-high.
Heritage assets	There are no designated heritage assets on or adjacent to the site. LCC archaeology: heritage – uncertain. Further information required prior to determination to ascertain potential presence of significant archaeological remains. Southeastern part of site adjacent to Historic Environment Record (HER) site MLE27981 Willow Farm.
Soil resources	The site is Grade 3 agricultural land and has a moderate likelihood of being best and most versatile.
Previously developed land	Part Green / Part Brown
Flood risk	The site is in Flood Zone 1 but the site is affected by a 1 in 30, 1 in 100 and 1 in 1000 year risk of Surface Water Flooding. The site is likely to be affected by ground water flooding (>50% <75%).
Land contamination, pollution, and hazards	The site is within 500m of a Landfill Consultation Zone. There are no other known sources of land contamination or pollution.
Minerals and waste	The site is not in a mineral consultation zone or part of a protected waste facility.
Economic Factors	
Available and achievable	Sole landowner who intends to sell or develop. Some demolition required to ensure a comprehensive development.

Site Reference	EBLA004
Site access and impact on road network	Site access would be off Lutterworth Road which is Class A road with 50mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	There are no identified red constraints.
Policy Designations	Green Wedge (CS16)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density) / Employment floorspace (sqm)	23,300 sqm
Timeframe for development	6-10 years
Additional information	The site is within 200m of Rose Business Park.



Settlement Map: Braunstone Town



1:10,000

Braunstone Town

Site Reference	BRA001
Site Name (Parish)	Land off Brockenhurst Drive, Braunstone Town
Proposed use	Residential
Size in hectares (developable area and reason)	1.86 ha (1.67 ha, Flood Zone 3)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	55 dwellings (40 dph)
Grid Reference	E: 455118, N: 301717
Current use (previously developed?)	Woodland (No)
Social Factors	
Proximity to large convenience store	740m to Co-operative Food, Edward Avenue / Turnbull Drive
Proximity to GP surgery	1060m to Kingsway Surgery
Proximity to primary school	480m to Millfield LEAD Academy
Proximity to secondary school	990m to The Winstanley School
Proximity to local employment	Approximately 250m walking distance to Meridian East, Meridian Business Park, but this involves an uncontrolled crossing at the A563 Lubbethorpe Way dual carriageway (50mph speed limit). Alternatively, 1200m to Meridian Business Park via Footpaths W9, W108, Watergate Lane and W5.
Access to public transport	580m to Hay Road / Kingsway, regular bus service (no 104 bus)
Proximity to open space	The site is bound by The Osiers (North) to the south and Mossdale Meadows to the north.
Environmental Factors	
Biodiversity and geodiversity	Reject: Reject - loss of woodland. Apart from the high biodiversity value of woodlands, this is against all climate adaption advice - we should be retaining woodlands as carbon stores, not felling them. Because of the habitat value, this would require extensive biodiversity net-gain offsetting - but it may also breach BNG trading rules regarding compensatory habitat.
Townscape and landscape	The site is located in the Braunstone Town Settlement Landscape Character Area and is a woodland area that encloses the settlement and separates Mossdale Meadows and The Osiers.
Heritage assets	No listed buildings nearby. Low heritage risk.

Site Reference	BRA001
Soil resources	Natural England Agricultural Land Classification maps indicate that the land is urban / industrial.
Previously developed land	No, the site is greenfield.
Flood risk	Affected by areas of within Flood Zones 2 and 3 associated with Lubbesthorpe Brook along eastern edge of site. Site promoter indicates that access over the brook has already been culverted. Small areas of 1 in 30, 1 in 100 and 1 in 1000 year risk of surface water and Main River buffer also affect the site. Further investigation required. >=50% <75% area susceptible to groundwater flooding.
Land contamination, pollution, and hazards	The site is likely to be impacted by noise and air quality from the A563 to the west of the site. Further assessment and mitigation measures will be required. The site has no known contamination constraints.
Minerals and waste	The site is not protected for a waste facility and is not in a mineral safeguarding area.
Economic Factors	
Available and achievable	The site is owned by a housebuilder and there are no known legal issues.
Site access and impact on road network	The site is likely to be accessed onto Brockenhurst Drive which within a 30mph speed limit zone. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Yes. Flood Zone 3 affects the site.
Policy Designations	Within the settlement boundary for the Principal Urban Area
Suitable	Yes
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	55 dwellings (40 dph)
Timeframe for development	6 – 10 years
Additional information	Site promoter estimates 55 dwellings. Site owned by a housebuilder.

Settlement Map: Cosby



COS011

COS
016

COS013

COS009

COS012

COS015

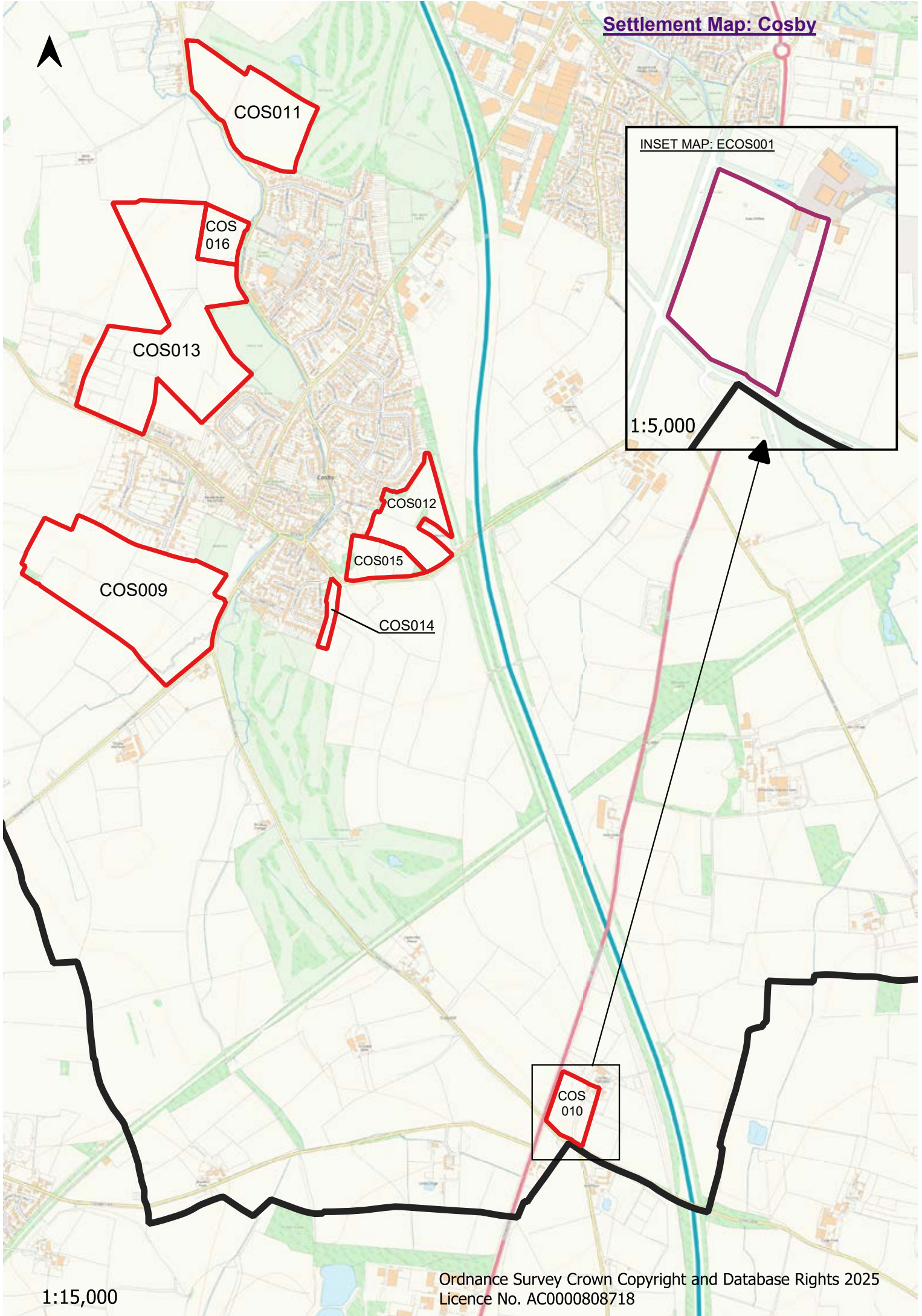
COS014

INSET MAP: ECOS001

1:5,000

COS
010

1:15,000



Cosby

MAP

Site Reference	COS009
Site Name (Parish)	Land West of Broughton Road (Cosby)
Proposed use	Housing
Size in hectares (developable area and reason)	19.85 ha (19.65 ha as site is within Flood Zones 2&3)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	368 (30dph)
Grid Reference	E: 454164, N: 294549
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 600m of a Sainsbury's Simply Local via PROW and 700m by road.
Proximity to GP surgery	The site is within 2800m via PROW or 2900m via a second site access onto Broughton Road (no footway) of the Orchard Medical Practice, Broughton Astley.
Proximity to primary school	The site is within 1800m of Cosby Primary School.
Proximity to secondary school	The site is within 3260m of Thomas Estley CC, Broughton Astley and 3300m of Countesthorpe Academy.
Proximity to local employment	The site is within 2620m of employment opportunities at Cambridge Road Industrial Estates, Whetstone.
Access to public transport	The site is within 350m of a bus stop with a regular frequency service. Cosby is also served by the Fox Connect service.
Proximity to open space	The site is within 1150m of open space over 1 hectare at Victory Park, Cosby.
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology: Site appears to be grassland; that to SE along watercourse appears potentially species-rich. Further survey needed before decision.
Townscape and landscape	The site is within Cosby Agricultural Parkland Landscape Character Area.
Heritage assets	There are no designated heritage assets on site, but a Conservation Area and Listed Buildings are within 150m of the northern boundary of the site. LCC Archaeology: medium risk. Both probably and certain ridge and furrow on the site. Northern boundary of the site adjoins the Cosby Land Settlement estate (MLE24344).

Site Reference	COS009
Soil resources	The site is Grade 3 agricultural land and there is a high to moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile.
Previously developed land	The site is agricultural land and so greenfield.
Flood risk	A small part of the site on the eastern boundary is within Flood Zones 2 and 3 (EA maps). Small areas of 1 in 30, 1 in 100 and 1 in 1000 year risk of surface water flooding by Eastern edge >=25% <50% area susceptible to groundwater flooding (75% of site) <25% area susceptible to groundwater flooding (25% of site).
Land contamination, pollution, and hazards	The site is 960m (northeast) from a former landfill. The site is within 450 metres of the Blaby / Alrewas gas pipeline and within 120 metres of the consultation area. There are no other known pollution, hazards or other environmental quality issues affecting the site.
Minerals and waste	The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.
Economic Factors	
Available and achievable	The site is promoted by a housebuilder who intends to develop the site. There are no known legal issues.
Site access and impact on road network	Access to the site is likely to be from Broughton Road, an unclassified road with a 60mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Yes, a small part of the site is in Flood Zone 3.
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	368 (30dph)

Site Reference	COS009
Timeframe for development	11 - 15 years
Additional information	The site promoter indicates a scheme of 200 dwellings with public open space and other green infrastructure. A small part of the site is Flood Zone 3 which may affect the developable area.

Site Reference	COS010
Site Name (Parish)	Land at Cosby Hill (Cosby)
Proposed use	1 st choice: Housing, 2 nd choice: Employment
Size in hectares (developable area and reason)	2.59 ha (1.62ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	48 (30dph)
Grid Reference	E: 455615, N: 292846
Current use (previously developed?)	Agricultural land and related farm buildings (No)
Social Factors	
Proximity to large convenience store	The site is within 2700m via PROW and 2850m by unpaved road of Co-op and local centre, Cosby.
Proximity to GP surgery	The site is within 3800m of the Orchard Medical Practice, Broughton Astley (route partly unpaved A roads)
Proximity to primary school	The site is within 3200m of Old Mill Primary School, Broughton Astley and 3550 m of Cosby Primary School (route partly unpaved, A roads).
Proximity to secondary school	The site is within 3200m of Thomas Estley Community College, Broughton Astley and 3700m of Countesthorpe Academy Community College (route partly unpaved A Roads).
Proximity to local employment	The site is within 4200m of employment opportunities at Cambridge Road Industrial Estates, Whetstone.
Access to public transport	The site is within 2200m of a bus stop with a regular frequency service (route 84). Cosby is also served by the Fox Connect service.
Proximity to open space	The site is within 3km of open space over 1 hectare at Victory Park, Cosby (route partly unpaved roads).
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology: Site appears to be grassland; potentially species-rich. Further survey needed before decision.

Site Reference	COS010
Townscape and landscape	The site is located in the Cosby and Whetstone Rolling Farmland Landscape Character Area. Type: Gently Rolling Farmland. Medium sensitivity to residential development.
Heritage assets	There are no designated heritage assets on site. LCC Archaeology: medium risk. Earthwork mound (MLE45) seen from aerial photograph. Farm complex (MLE23478) on north-east corner of site.
Soil resources	The site is Grade 3 agricultural land and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile.
Previously developed land	The site is agricultural land and so greenfield.
Flood risk	The site is within Flood Zone 1 (EA Maps). Areas of surface water flood risk along frontage (1 in 30, 1 in 100 and 1 in 1000 year extents).
Land contamination, pollution, and hazards	The site is within 200m of potentially contaminated land/ a former landfill site (waste Category A and B). The site is close to the M1 (within 250m) and so there is potential for noise and air pollution. There is no known land contamination or hazards.
Minerals and waste	The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.
Economic Factors	
Available and achievable	The site is promoted by a single landowner who intends to sell / develop the site. There are no known legal issues.
Site access and impact on road network	Access to the site would be from either Lutterworth Road, which is an A Class road with a 60-mph speed limit, or Cosby Lane, which is an unclassified road with a 60mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes

Site Reference	COS010
Conclusion	Developable
Estimated number of Dwellings (density) or floorspace	48 (30dph) or 10,100 floorspace for employment uses
Timeframe for development	11 – 15 years
Additional information	The site alone is not a sustainable location and not suitable for development. The site promoter also seeks employment use and the site could accommodate 10,100 sqm employment floorspace (mix of B uses). Overlaps with WHE027 and potential to develop alongside. Do not count towards final housing numbers to avoid double-counting with WHE027

Site Reference	COS011
Site Name (Parish)	Land off Narborough Road Cosby
Proposed use	Housing
Size in hectares (developable area and reason)	9.45 ha (9.45ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	177(30dph)
Grid Reference	E: 454572, N: 296107
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 1400m of a Co-op and local centre, Cosby
Proximity to GP surgery	The site is within 2000m of the Limes Medical Centre, Narborough.
Proximity to primary school	The site is within 800 m of Cosby Primary School.
Proximity to secondary school	The site is within 3600m of Brockington College using PROW.
Proximity to local employment	The site is within 1700m Cambridge Road Industrial Estates, Whetstone.
Access to public transport	The site is within 1000m of a bus stop with a regular frequency service and 1500m of Narborough railway station. Cosby is also served by the Fox Connect service.
Proximity to open space	The site is within 1000m of open space over 1 hectare at Victory Park, Cosby.
Environmental Factors	

Site Reference	COS011
Biodiversity and geodiversity	LCC Ecology: Previously identified as arable (although eastern field now looks like hay meadow). OK with mitigation and retention hedges with 5m buffer natural open space - but presence of GCNs in off-site ponds to north might affect layout.
Townscape and landscape	The site is located in the Blaby, Countesthorpe and Whetstone Fringe Landscape Character Area.
Heritage assets	There are no designated heritage assets on site. LCC Archaeology: medium risk. Ring ditch crop mark within possible barrow cemetery. Continuation of barrow cemetery to the southwest.
Soil resources	The site is Grade 3 agricultural land and there is a high and moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile.
Previously developed land	The site is agricultural land and so greenfield.
Flood risk	The site is within Flood Zone 1 (EA Maps) but the site adjoins areas of Flood Zone 2 and 3. Areas of 1 in 30, 1 in 100 and 1 in 1000 year risk of surface water flooding along Western edge of the site.
Land contamination, pollution, and hazards	A small part of the site to the south is within a 250m consultation zone of potentially contaminated land / former landfill site. There is no known pollution or hazards.
Minerals and waste	The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.
Economic Factors	
Available and achievable	The site is promoted on behalf of a developer who intends to sell / develop the site. It is in single ownership and there are no known legal issues.
Site access and impact on road network	Access is likely to be via Narborough Road, which is an unclassified road with a 40mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Green Wedge (Policy CS16 and Policies Map)
Suitable	Potentially Suitable
Available	Yes

Site Reference	COS011
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	177 (30dph)
Timeframe for development	6 – 10 years
Additional information	Developer's resubmission promotes 6.57ha and an updated yield of 123 (30dph).

Site Reference	COS012
Site Name (Parish)	Land north of Countesthorpe Road
Proposed use	Housing
Size in hectares (developable area and reason)	5.3 ha (5.3 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	99 (30dph)
Grid Reference	E:455058, N:294792
Current use (previously developed?)	Agricultural land and related farm buildings (No)
Social Factors	
Proximity to large convenience store	The site is within 400 m of Co-op and local centre, Cosby.
Proximity to GP surgery	The site is within 3550 m of the Limes Medical Centre, Narborough.
Proximity to primary school	The site is within 1300 m of Cosby Primary School.
Proximity to secondary school	The site is within 2300 m of Countesthorpe Academy.
Proximity to local employment	The site is within 1900 of employment opportunities at Cambridge Road Industrial Estates, Whetstone.
Access to public transport	The site is within 400m of a bus stop with an hourly bus service (no. 84 bus). Cosby is also served by the Fox Connect service.
Proximity to open space	The site is within 700m of open space over 1 hectare at Victory Park, Cosby.
Environmental Factors	

Site Reference	COS012
Biodiversity and geodiversity	LCC Ecology: Possibly reject, subject to survey results. Grassland appears to be old (ridge and furrow) and therefore may be species-rich. Good hedges and wooded belt to NW and eastern edge (railway); needs 10m buffer. Retention of hedge to south with buffer.
Townscape and landscape	The site is located in the Blaby, Countesthorpe and Whetstone Fringe Landscape Character Area.
Heritage assets	There are no designated heritage assets on site but Cosby Conservation Area and Listed Buildings are within 150m of the eastern boundary of the site. LCC Archaeology: medium risk. Ridge and furrow over southern half of area. Western edge bounded by Cosby Historic Settlement Core.
Soil resources	The site is Grade 3 agricultural land and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile.
Previously developed land	The site is agricultural land and so greenfield.
Flood risk	The site is within Flood Zone 1 (EA Maps). Small areas of 1 in 1000 year risk of surface water flooding. >=25% <50% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site is close to the M1 (150m) and so there is potential for noise and air pollution. The site is within 500m from the Alrewas consultation area. The site is within 650m of the Alrewas gas pipeline. The site is within 580m (N/W) of a landfill consultation zone. The site is within 815m a former landfill. There is no known land contamination or hazards.
Minerals and waste	The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.
Economic Factors	
Available and achievable	The site is promoted on behalf of a single landowner who intends to sell / develop the site. There are no known legal issues.
Site access and impact on road network	Access from Countesthorpe Road which is a C class road with a 60mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Countryside (Policy CS18 and Policies Map)

Site Reference	COS012
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	99 (30dph)
Timeframe for development	6 – 10 years
Additional information	The site promoter suggests an estimated yield of 125 dwellings including self-build plots.

Site Reference	COS013
Site Name (Parish)	Land west of Cosby (Cosby)
Proposed use	Housing
Size in hectares (developable area and reason)	23.20 ha (21.6ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	405(30dph)
Grid Reference	E:454357, N:295482
Current use (previously developed?)	Agricultural (No)
Social Factors	
Proximity to large convenience store	The site is within 800 (PROW) m of Co-op and local centre, Cosby. The site is within 700m of a Sainsbury's Local.
Proximity to GP surgery	The site is within 2600m (PROW) of the Limes Medical Centre, Narborough.
Proximity to primary school	The site is within 600m of Cosby Primary School.
Proximity to secondary school	The site is within 4000 m of Countesthorpe Academy
Proximity to local employment	The site is within 1930 of employment opportunities at Cambridge Road Industrial Estates, Whetstone.
Access to public transport	The site is within 610m of a bus stop with a regular frequency service. Cosby is also served by the Fox Connect service.
Proximity to open space	The site is within 400m of open space over 1 hectare at Victory Park, Cosby (and adjoins site).

Site Reference	COS013
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology: OK with mitigation. Mostly arable; part to SW is small paddocks, and may be species-rich - but overall this is OK with mitigation. Retention hedges and any other features, with buffer zones; 10m buffer zone to short section of watercourse.
Townscape and landscape	The site is within both the Cosby Parkland and Blaby, Countesthorpe and Whetstone Fringe Landscape Character Areas. Key pressures include: continuing pressures to expand the urban edges increasing the urban influence and expanding urban fringe issues.
Heritage assets	There are no designated heritage assets on site. LCC Archaeology: medium risk. Possible Bronze Age barrow cemetery (MLE20931), Iron Age site (MLE22358), cropmarks (MLE36 & 16365), linear feature (MLE32), ring ditch (MLE40) and enclosure MLE34. Continuation of barrow cemetery to the east and north. High archaeological potential.
Soil resources	The site is Grade 3 agricultural land and there is a high likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile.
Previously developed land	The site is agricultural land and so greenfield.
Flood risk	Eastern parts of the site are within Flood Zones 2 and 3 (EA Maps). Small area of 1 in 30 year risk of surface water flooding within site and 1 in 100 and 1 in 1000 encroaching on Eastern edge. >=50% <75% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	Part of the site to the north is within 250m of a source of potentially contaminated land / former landfill site. There is no known pollution or hazards on the site. At its nearest, the site is within 110m of a former landfill.
Minerals and waste	The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.
Economic Factors	
Available and achievable	The site is promoted on behalf of a developer. There is a single landowner and no known legal constraints.
Site access and impact on road network	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. Detailed consideration would be required as part of the usual development management process.

Site Reference	COS013
Overall Assessment	
Identified Red Constraints	Yes, part of the site is in Flood Zone 3.
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	385 (30dph)
Timeframe for development	11 – 15 years
Additional information	Planning application 23/1082/OUT- 200 dwellings. Approved subject to signing S106 (September 2024)

Site Reference	COS014
Site Name (Parish)	Land east of Tudor Drive (Cosby)
Proposed use	Housing
Size in hectares (developable area and reason)	0.71 ha (0.71.ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	17 (30dph)
Grid Reference	E:454825, N:294485
Current use (previously developed?)	Agricultural land and related farm buildings (No)
Social Factors	
Proximity to large convenience store	The site is within 520m of a Sainsbury's Local
Proximity to GP surgery	The site is within 3420m by PROW and 3700m by pavement or road of the Orchard Medical Practice, Broughton Astley.
Proximity to primary school	The site is within 1500m of Cosby Primary School.
Proximity to secondary school	The site is within 2700 m of Countesthorpe Academy
Proximity to local employment	The site is within 1950m of employment opportunities at Cambridge Road Industrial Estates, Whetstone.

Site Reference	COS014
Access to public transport	The site is within 500m of a bus stop with a regular frequency service. Cosby is also served by the Fox Connect service.
Proximity to open space	The site is within 900m of open space over 1 hectare at Victory Park, Cosby.
Environmental Factors	
Biodiversity and geodiversity	Arable land at present, so acceptable with retention of hedge and trees to NW boundary. BNG opportunities - plant new hedge to boundaries.
Townscape and landscape	Blaby, Countesthorpe and Whetstone Fringe (urban fringe).
Heritage assets	No Historic Environment Records within or adjacent to the site. Low heritage risk.
Soil resources	The site is Grade 3 agricultural land and there is a moderate probability of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile.
Previously developed land	The site is agricultural land and so greenfield.
Flood risk	The site is within Flood Zone 1 (EA Maps). 1 in 100 and 1 in 1000 year risk of surface water flooding along Western edge of the site. >=50% <75% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site is within 500m of the M1 and so there is potential for noise pollution. The site is within 790m (N/W) of a landfill consultation zone. The site is within 970m of a former landfill site. There is no known land contamination or hazards.
Minerals and waste	The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.
Economic Factors	
Available and achievable	The site is promoted on behalf of multiple owners (3 parties). All parties intend to sell or develop the site. There are no known legal issues.
Site access and impact on road network	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. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No

Site Reference	COS014
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	17 (30dph)
Timeframe for development	6-10 years
Additional information	

Site Reference	COS015
Site Name (Parish)	Land north of Countesthorpe Road, south of Walnut Leys (Cosby)
Proposed use	Housing
Size in hectares (developable area and reason)	2.57 ha (2.57ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	47(30dph)
Grid Reference	E: 454974, N: 294670
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 600m of Sainsbury's Local, Cosby Local Centre
Proximity to GP surgery	The site is within 3550m by PROW and 3900m by pavement or road of the Orchard Medical Practice, Broughton Astley.
Proximity to primary school	The site is within 1600m of Cosby Primary school.
Proximity to secondary school	The site is within 2400m of Countesthorpe Academy
Proximity to local employment	The site is within 2200m of employment opportunities at Cambridge Road Industrial Estate, Whetstone.
Access to public transport	The site is within 500m of a bus stop with a regular frequency service. Cosby is also served by the Fox Connect service.

Site Reference	COS015
Proximity to open space	The site is within 1000m of open space over 1 hectare at Victory Park.
Environmental Factors	
Biodiversity and geodiversity	Needs habitat survey and badger/GCN surveys or enter GCN DLL scheme. Grassland is marked with ridge and furrow and therefore old and undisturbed. It is likely to have biodiversity value, at least in part. There may be species-rich grassland, so the habitat survey is needed before making decisions. BNG requirements will be high unless a significant proportion of best quality grassland retained.
Townscape and landscape	Blaby, Countesthorpe and Whetstone Fringe
Heritage assets	No Historic Environment Records (HER) within the site, but adjacent to the north is a HER (MLE6574) for an Iron Age/Roman quern. Multiple HERs to the west, relating to listed buildings (Nook Farmhouse and Brook's Edge), the historic settlement core of Cosby, and a non-designated asset (brick privy) at Brook's Edge. <u>Medium heritage risk.</u>
Soil resources	The site is Grade 3 agricultural land and there is a moderate probability of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile
Previously developed land	The site is agricultural land and so greenfield.
Flood risk	The site is within Flood Zone 1 (EA Maps). 1 in 100 and 1 in 1000 year risk of surface water flooding along southern edge of the site. >=50% <75% area susceptible to groundwater flooding (50% of site) >=25% <50% area susceptible to groundwater flooding (50% of site)
Land contamination, pollution, and hazards	The site is 670m from a landfill consultation zone. The site is 900m from a former landfill site. The site is close to the M1 (within 250m) and so there is potential for noise and air pollution. The site is within 450 metres of the High Pressure Gas Pipeline Consultation Zone.
Minerals and waste	The site is not located within a mineral consultations zone or is a site protected for waste facility.
Economic Factors	
Available and achievable	The site is promoted by the Owners—Ongoing discussion with developers. Multiple Ownership within one Family.

Site Reference	COS015
Site access and impact on road network	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 and due consideration to be given to the requirement to alter the speed limit to cover the development as well as the village and site access. Detailed consideration would be required as part of the usual development management process
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	47 (30dph)
Timeframe for development	6-10 years
Additional information	Landowner is promoting 65 dwellings.

Site Reference	COS016
Site Name (Parish)	Land opposite Cosby Cemetery (Cosby)
Proposed use	Housing
Size in hectares (developable area and reason)	2.21 ha (1.13ha as Flood Zone 3 affects 1.08ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	27 (30dph)
Grid Reference	E:454458, N:295720
Current use (previously developed?)	Agricultural land and related farm buildings (No)
Social Factors	
Proximity to large convenience store	The site is within 900m of the Co-op and local centre, Cosby.

Site Reference	COS016
Proximity to GP surgery	The site is within 2300m by PROW of the Limes Medical Centre, Narborough.
Proximity to primary school	The Site is within 180m of Cosby Primary School.
Proximity to secondary school	The Site is 3900m from Brockington College and within 3950m from Countesthorpe college.
Proximity to local employment	The site is within 1500m of an employment site by PROW.
Access to public transport	The site is within 300m of a bus stop. Cosby is also served by the Fox Connect service.
Proximity to open space	The site is within 500m of an open space
Environmental Factors	
Biodiversity and geodiversity	Needs habitat and protected species survey. Part of site may be species-rich grassland. Habitat survey needed before making decisions. BNG requirements will be high unless a significant proportion of grassland retained. Hedges and trees should be retained with buffer zones of natural vegetation at least 5m along hedges, outside back gardens. Natural vegetation retained along stream - at least 10m. Back gardens must extend to stream.
Townscape and landscape	Cosby and Whetstone Rolling Farmland
Heritage assets	Northeast part of the site is within Historic Environment Record (HER)(MLE20931) for a possible barrow cemetery. Also, to the west are multiple HERs relating to linear features, cropmarks and a ring ditch at White Barn Farm. There is a HER (MLE26415) to the east for the cemetery on Narborough Road. Medium risk.
Soil resources	The site is Grade 3 agricultural land with a high probability of 25% of the land being best and most versatile, a moderate probability of 25% of the land being best and most versatile. 40% of the site is Cat 5, Urban/ Industrial.
Previously developed land	The site is agricultural land and so greenfield.
Flood risk	Approx 49% of the site is located within flood zone 3 (EA maps) to the west. Also affected by surface water flood risk (1 in 30, 1 in 100 and 1 in 1000 year). >=50% <75% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site is within 250m of a source of potentially contaminated land / former landfill site. There is no known pollution or hazards.
Minerals and waste	The site is not located within a mineral consultations zone or is a site protected for waste facility.

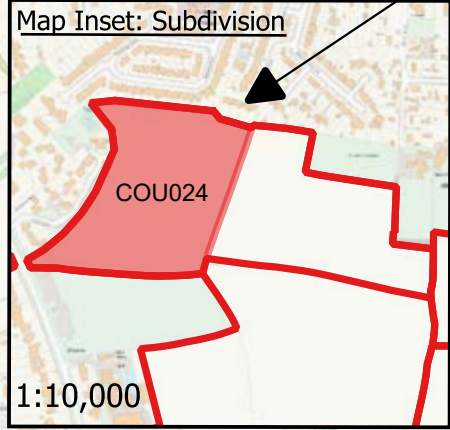
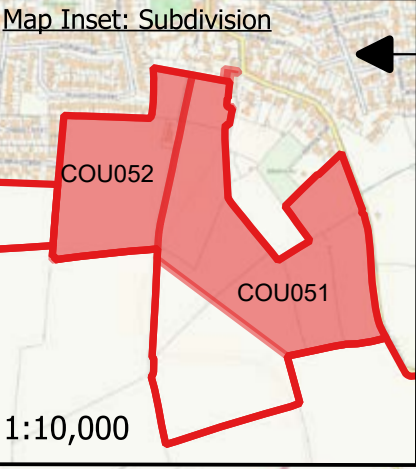
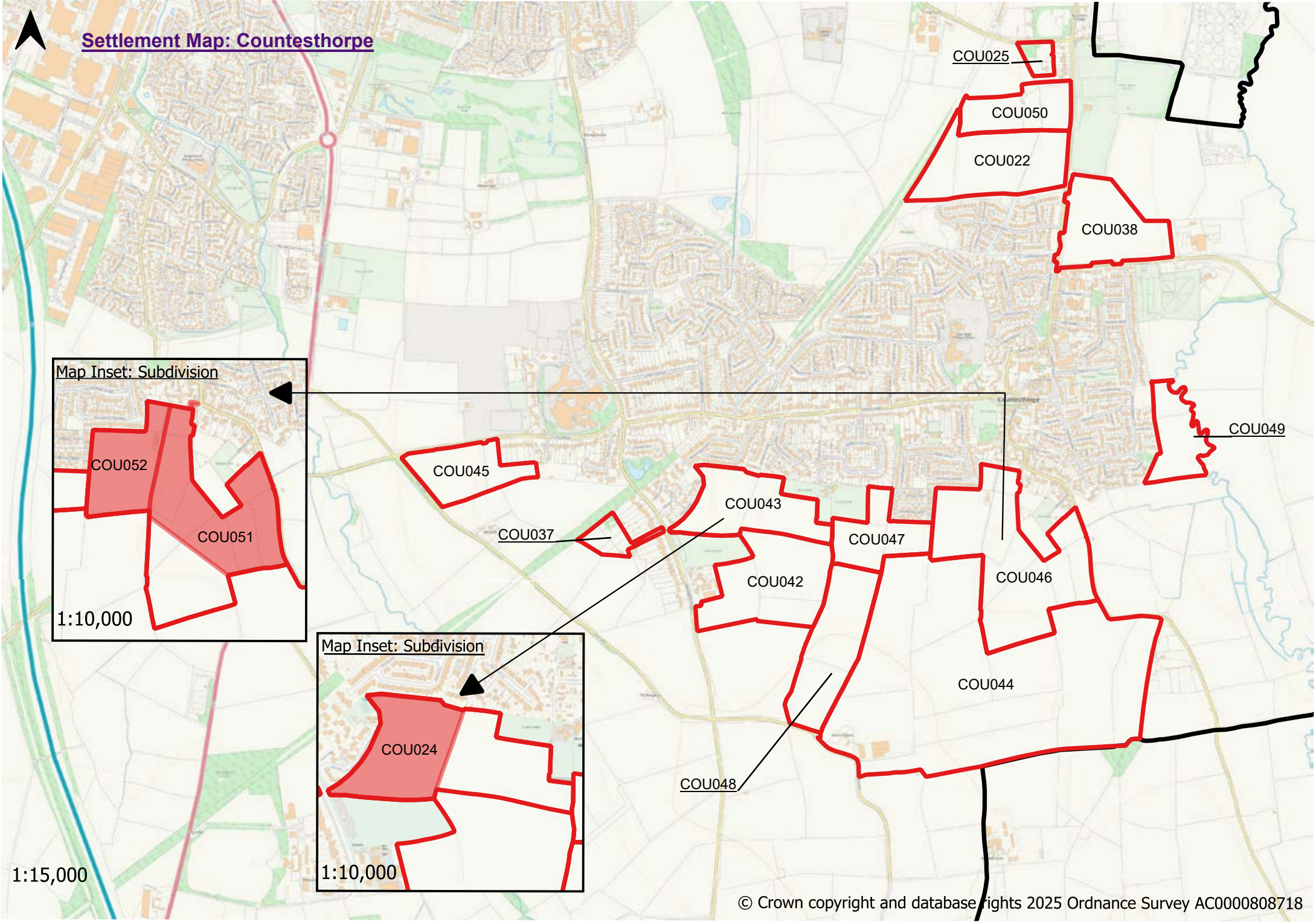
Site Reference	COS016
Economic Factors	
Available and achievable	The site is promoted on behalf of multiple owners (unknown number of parties within one family). All parties intend to sell or develop the site. There are no known legal issues.
Site access and impact on road network	Access through Narborough Road which is a class C road with a 30mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Part of the site is within flood zone 3
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	27 (30dph)
Timeframe for development	11-15 years
Additional information	

Site Reference	ECOS001
Site Name (Parish)	Land at Cosby Hill (Cosby)
Proposed use	Employment
Size in hectares (developable area and reason)	2.59 ha (2.59ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	10,100sqm employment floorspace (mix of B uses)
Grid Reference	E: 455615 N: 292846
Current use (previously developed?)	Agricultural land and related farm buildings (No)
Social Factors	

Site Reference	ECOS001
Access to public transport	The site is within 2200m of a bus stop served by a low frequency hourly bus service - X84. Cosby is also served by the demand responsive Fox Connect bus service.
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology: Site appears to be grassland; potentially species-rich. Further survey needed before decision.
Townscape and landscape	The site is located in the Cosby and Whetstone Rolling Farmland Landscape Character Area. Type: Gently Rolling Farmland. Moderate to high sensitivity to small scale commercial (B1/B2) development, high sensitivity to large scale B8 development.
Heritage assets	There are no designated heritage assets on site. LCC Archaeology: medium risk. Earthwork mound (MLE45) seen from aerial photograph. Farm complex (MLE23478) on north-east corner of site.
Soil resources	The site is Grade 3 agricultural land and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile.
Previously developed land	The site is agricultural land and so greenfield.
Flood risk	The site is within Flood Zone 1 (EA Maps). Areas of surface water flood risk along frontage (1 in 30, 1 in 100 and 1 in 1000 year extents).
Land contamination, pollution, and hazards	The site is within 200m of potentially contaminated land/ a former landfill site (waster Category A and B). The site is close to the M1 (within 250m) and so there is potential for noise and air pollution. There is no known land contamination or hazards.
Minerals and waste	The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.
Economic Factors	
Available and achievable	The site is promoted by a single landowner who intends to sell / develop the site. There are no known legal issues.
Site access and impact on road network	Access to the site would be from either Lutterworth Road, which is an A Class road with a 50-mph speed limit, or Cosby Lane, which is an unclassified road with a 60mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	

Site Reference	ECOS001
Identified Red Constraints	No
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated floorspace	10,100sqm floorspace for employment uses
Timeframe for development	11 – 15 years
Additional information	The site alone is not a sustainable location and not suitable for development. Overlaps with WHE027 and potential to develop alongside.

Settlement Map: Countesthorpe



Countesthorpe

Site Reference	COU022
Site Name (Parish)	Land to west of Leicester Road, Countesthorpe
Proposed use	Housing
Size in hectares (developable area and reason)	9.67 ha (9.67 ha)
Size in dwellings (density, dwelling per hectare)	1.81 (30 dph)
Grid Reference	E: 458495 N: 296242
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to a large convenience store	The site is within 1070m of Tesco Express in Countesthorpe local centre
Proximity to GP surgery	The site is 1070m from Countesthorpe Health Centre
Proximity to primary school	The site is within 1200m of Greenfield Primary School
Proximity to secondary school	The site is within 2100m of Countesthorpe Leysland Community college
Proximity to local employment	The site is within 2.6km of employment opportunities at South Wigston district centre and 3.3km of employment opportunities at Blaby Town Centre
Access to public transport	The site is within 610m of a bus stop for a low frequency bus service
Proximity to open space	The site is within 500m of open space of a least 1 hectare at Countesthorpe Country Park
Environmental Factors	
Biodiversity and geodiversity	LCC ecology: Good tree belt with potential mature trees, good boundary features. The site has the potential for protected species. Surveys and mitigation measures would be required.

Site Reference	COU022
Townscape and landscape	The site sits on the fringes of Countesthorpe and is within the Blaby, Countesthorpe and Whetstone Fringe landscape character area. Low to moderate landscape sensitivity for residential. Key sensitivities include: well-maintained tall hedgerows, strong linear woodland features and the role of landscape and an undeveloped rural buffer preventing coalescence of surrounding settlements.
Heritage assets	The site has no designated heritage asset on site but is near an Iron Age / Roman settlement (MLE19061). LCC Archaeology indicate that heritage potential is high.
Soil resources	The land is identified as Grade 3 with a moderate likelihood of some land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	Agricultural land and so is greenfield.
Flood risk	The site is within Flood Zone 1. Surface water flood risk affects the site along line of drain running north to south with areas of 1 in 30, 1 in 100 and 1 in 1000 year. >=25% <50% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The northern boundary of the site is within 250m of a landfill site and so further investigation is needed. It has no other known pollution or other environmental quality issues.
Minerals and waste	The site is not within a mineral consultation zone or a safeguarded waste site.
Economic Factors	
Available and achievable	The site is in single ownership and there are no known legal issues.
Site access and impact on road network	Access from Leicester Rd which is Class C road with a 40mph limit Detailed consideration would be required as part of the usual development management process.
Overall Assessment	

Site Reference	COU022
Identified Red Constraints	No
Policy Designations	Countryside (Policy CS18 and Policies Map) Adjoins route of important recreation resources/valuable wildlife habitats (Policy CS14).
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	181 (30dph)
Timeframe for development	6-10 years
Additional information	N/A

Site Reference	COU024
Site Name (Parish)	Land to the east of Willoughby Road, Countesthorpe
Proposed use	Housing
Size in hectares (developable area and reason)	4.16 ha (4.16 ha)
Size in dwellings (density, dwelling per hectare)	78 (30 dph)
Size (floorspace)	
Grid Reference	E: 457586 N: 295148
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is 1840 from Co-op in Countesthorpe local centre
Proximity to GP surgery	The site is 1900m from Countesthorpe Health Centre
Proximity to primary school	The site is within 1730m of Greenfield Primary School
Proximity to secondary school	The site is within 680m of Countesthorpe Leysland Community College
Proximity to local employment	The site is within 2.8km of employment opportunities at Rose Business Park, Blaby
Access to public transport	The site is within 810m of a bus stop with a low frequency bus service.
Proximity to open space	The site is within 1490m of open space over 1 hectare at Countesthorpe Country Park
Environmental Factors	
Biodiversity and geodiversity	There are ponds nearby. The site has the potential for protected species Potential for species-rich grassland. A survey will be required. Mitigation measures may be required to protect species and habitats.
Townscape and landscape	The site is within the Blaby, Countesthorpe and Whetstone Fringe landscape character area. Low to moderate landscape sensitivity for residential.

Site Reference	COU024
Heritage assets	No designated heritage assets. Iron Age / Roman settlement on site (MLE19061). LCC indicate that the heritage potential is high.
Soil resources	The land is identified as Grade 3 with a moderate likelihood of being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	Agricultural land and so greenfield.
Flood risk	The site is in Flood Zone 1. Surface water flood risk affects site to east and northern boundaries (1 in 30, 1 in 100 and 1 in 1000 years). >=25% <50% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site has no known contamination, pollution or other environmental quality issues.
Minerals and waste	The site is not within a mineral consultation zone or a safeguarded waste site.
Economic Factors	
Available and achievable	The site is under option to a housebuilder who intends to develop the site. No known legal issues.
Site access and impact on road network	Access from either Willoughby Rd which is a Class C road or via Lord Close which is a restricted local access road. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable

Site Reference	COU024
Estimated number of Dwellings (density)	78 (30dph)
Timeframe for development	6-10 years
Additional information	<p>The site promoter estimates a yield of 75 dwellings. Site overlaps with COU042; do not count towards final housing numbers to avoid double-counting.</p> <p>Planning application 24/0001/OUT - Up to 205 dwellings. Approved at Planning Committee 28/11/24 subject to S106.</p>

Site Reference	COU025
Site Name (Parish)	Land south of Hospital Lane and east of Leicester Road, Countesthorpe
Proposed use	Housing
Size in hectares (developable area and reason)	1.03 ha (1.03ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	25 (30dph)
Grid Reference	E: 458646 N: 296594
Current use (previously developed?)	Agriculture and Grazing (No)
Social Factors	
Proximity to large convenience store	The site is within 1360m from Tesco Express at Countesthorpe local centre
Proximity to GP surgery	The site is 1390m from Countesthorpe Health Centre
Proximity to primary school	The site is within 1520m of Greenfield Primary School
Proximity to secondary school	The site is within 2850m of Countesthorpe Leysland Community College
Proximity to local employment	The site is within 2.5km of employment opportunities in Blaby town centre and South Wigston district centre
Access to public transport	The site is within 200m of a bus stop for a low frequency bus service
Proximity to open space	The site is within 1330m of open space over 1 hectare at Countesthorpe Country Park
Environmental Factors	

Site Reference	COU025
Biodiversity and geodiversity	There are ponds nearby. The site has the potential for protected species. Potential for species-rich grassland. Surveys will be required. Mitigation measures may be required to protect species and habitats.
Townscape and landscape	The site is within the Blaby, Countesthorpe and Whetstone Fringe landscape character area. Low to moderate landscape sensitivity for residential. Key sensitivities include: the role of landscape and an undeveloped rural buffer preventing coalescence of surrounding settlements. The site is isolated from the settlement and development has the potential for adverse impacts on the landscape.
Heritage assets	LCC Archaeology advise that the heritage potential is high.
Soil resources	The land is identified as Grade 3 and there is a moderate likelihood of some land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site is agricultural land and grazing and so greenfield.
Flood risk	The site is in Flood Zone 1. Surface water flood risk affects site along western boundary (Areas of 1 in 30, 1 in 100 and 1 in 1000 year risk). >=25% <50% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site is within 250m of former landfill sites. Part of the site previously used as disposal for building materials. Further site investigation is required. No other pollution or other environmental quality issues have been identified.
Minerals and waste	The site is not affected by a mineral consultation zone or a safeguarded waste site.
Economic Factors	
Available and achievable	Multiple landowners willing to sell / develop the land.
Site access and impact on road network	Suitable access would be required from Hospital Ln which is an unclassified road with a 60mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Countryside (Policy CS18 and Policies Map)

Site Reference	COU025
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	25 (30dph)
Timeframe for development	11-15 years
Additional information	The site is isolated from the settlement and so is not suitable for development.

Site Reference	COU037
Site Name (Parish)	Land rear of 33 Willoughby Road, Countesthorpe
Proposed use	Housing
Size in hectares (developable area and reason)	1.62 ha (1.62 ha)
Size in dwellings (density, dwelling per hectare)	40 (30 dph)
Size (floorspace)	
Grid Reference	E: 457255 N: 295022
Current use (previously developed?)	Agricultural land and residential property (No)
Social Factors	
Proximity to large convenience store	The site is within 1800m of Tesco Express at Countesthorpe local centre
Proximity to GP surgery	The site is within 1840m of Countesthorpe Health Centre
Proximity to primary school	The site is within 1670m of Greenfield Primary School
Proximity to secondary school	The site is within 620m of Countesthorpe Leysland Community College

Site Reference	COU037
Proximity to local employment	The site is within 2.5km of employment opportunities at Rose Business Park, Blaby.
Access to public transport	The site is within 740m of a bus stop with a low frequency service
Proximity to open space	The site is within 1430m of the nearest open space over 1 hectare at Countesthorpe Country Park
Environmental Factors	
Biodiversity and geodiversity	The site abuts a candidate Local Wildlife Site along the disused rail line. It has the potential for protected species. Surveys will be required. Mitigation required.
Townscape and landscape	The site is within the Blaby, Countesthorpe and Whetstone Fringe landscape character area. Low to moderate landscape sensitivity for residential. Key sensitivities include: well-maintained tall hedgerows and strong linear woodland features.
Heritage assets	There are no designated assets within the vicinity. LCC Archaeology indicate evidence of an Iron Age settlement and Prehistoric, Roman, Medieval and Post-Medieval activity in the immediate vicinity of the site. The former Midlands County Railway forms the northern boundary and the former Countesthorpe Brick and Tile Works lay to the north-east. Detailed archaeological investigation may be required.
Soil resources	The site is Grade 3 with a moderate likelihood of being best and most versatile land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site is agricultural land and a house.
Flood risk	The site is Flood Zone 1. Surface water flood risk on north and western boundaries (1 in 1000 year risk). >=25% <50% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site's southern boundary adjoins the Hazard Consultation Zone for the high pressure gas pipeline. The site has no known land contamination, pollution or other environmental quality issues.
Minerals and waste	The site is not located in a Mineral Consultation Zone or affected by a safeguarded waste facility.
Economic Factors	

Site Reference	COU037
Available and achievable	The site is in single ownership and there are no known legal issues.
Site access and impact on road network	Suitable access would be required from Willoughby Rd which is a Class C road with a 30mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	40 (30 dph)
Timeframe for development	6 – 10 years
Additional information	The site has been subject to several planning applications and appeals (14/1097/1/OX, 15/0575/OUT and 16/1005/OUT) withdrawn or dismissed at appeal.

Site Reference	COU038
Site Name (Parish)	Land north of Foston Road, Countesthorpe
Proposed use	Housing
Size in hectares (developable area and reason)	7.8 ha (7.8 ha)
Size in dwellings (density, dwelling per hectare)	146 (30 dph)
Size (floorspace)	
Grid Reference	E: 458869 N: 296041

Site Reference	COU038
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 810m of Tesco Express at Countesthorpe local centre
Proximity to GP surgery	The site is within 810m from Countesthorpe Health Centre
Proximity to primary school	The site is within 1030m of Greenfield Primary School
Proximity to secondary school	The site is within 2290m of Countesthorpe Leysland Community College
Proximity to local employment	The site is within 3km of employment opportunities at South Wigston district centre and other nearby employment areas.
Access to public transport	The site is within 380m of a bus stop with a low frequency service
Proximity to open space	The site is within 1100m of the nearest open space over 1 hectare at Countesthorpe Country Park
Environmental Factors	
Biodiversity and geodiversity	The site has some potential for protected species.
Townscape and landscape	The site sits on the fringes of Countesthorpe and is within the Blaby, Countesthorpe and Whetstone Fringe landscape character area. Low to moderate landscape sensitivity for residential. Key sensitivities include: well-maintained tall hedgerows and strong linear woodland features.
Heritage assets	The site has no designated heritage assets on site. LCC Archaeology advise that heritage potential is high. Roman and Medieval finds recorded within the site. Prehistoric remains, including Mesolithic- Early Neolithic remains and Early Bronze Age cremations, recorded to the immediate west of the site.
Soil resources	The site is Grade 3 with approx. 95% of the site having a moderate likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.

Site Reference	COU038
Previously developed land	The site is agricultural land and so is greenfield.
Flood risk	The site is Flood Zone 1. A surface water flow route runs through the eastern part of the site. Small area of 1 in 1000 year risk. ≥25% <50% area susceptible to groundwater flooding (60% of site, ≥75% (40% of site)
Land contamination, pollution, and hazards	The site is close to a former sewage works and within 250m of a former landfill site. There may be some potential for contaminated land. The site has no other known pollution or environmental quality issues.
Minerals and waste	The site is not within a mineral consultation zone. It is close to the safeguarded waste facility at Countesthorpe Sewage Treatment Works.
Economic Factors	
Available and achievable	The site is promoted on behalf of a developer. There is a single owner who intends to sell / develop the site. There are no known legal issues.
Site access and impact on road network	Potential site access from Foston Rd which is a Class C road (single carriageway) or via Leicester Rd which is also a Class C single carriageway. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	146 (30dph)
Timeframe for development	6-10 years

Site Reference	COU038
Additional information	Planning application 23/1071/OUT - 170 dwellings. Approved 30/10/2024

Site Reference	COU042
Site Name (Parish)	Land east of Willoughby Road (large site), Countesthorpe
Proposed use	Housing
Size in hectares (developable area and reason)	18.13 ha (12.5 ha high pressure gas pipeline)
Size in dwellings (density, dwelling per hectare)	234 (30 dph)
Size (floorspace)	
Grid Reference	E: 457762 N: 294987
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 1970m of Tesco Express at Countesthorpe local centre
Proximity to GP surgery	The site is within 1980m from Countesthorpe Health Centre
Proximity to primary school	The site is within 1850m of Greenfield Primary School
Proximity to secondary school	The site is within 800m of Countesthorpe Leysland Community College
Proximity to local employment	The site is within 2.8km of employment opportunities at Rose Business Park, Blaby.
Access to public transport	The site is within 920m of a bus stop with a low frequency service
Proximity to open space	The site is within 1590m of the nearest open space over 1 hectare at Countesthorpe Country Park
Environmental Factors	

Site Reference	COU042
Biodiversity and geodiversity	LCC Ecology: needs further surveys before a decision. Mostly grassland, with evident ridge and furrow, so may be old / species-rich. Several ponds off-site, but close, and one on boundary. Retain hedges with 5m buffers. Presence of spp-rich grassland and or GCNs would affect possible layout, but on a large site it should be possible to avoid some impacts.
Townscape and landscape	The site sits on the fringes of Countesthorpe and is within the Blaby, Countesthorpe and Whetstone Fringe landscape character area. Low to moderate landscape sensitivity for residential. Key sensitivities include: well-maintained tall hedgerows and strong linear woodland features.
Heritage assets	There are no designated heritage assets on site. LCC Archaeology: medium risk. Iron Age site on-site (MLE19061); medieval pottery found 260m west of site, brick and tile works 140m west.
Soil resources	The site is Grade 3 with a moderate likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site is agricultural land and so greenfield.
Flood risk	The site is within Flood Zone 1. Significant surface water flood risk running north south to the east of the site - Areas of 1 in 30, 1 in 100, 1 in 1000 year risk. <25% (50% of site). >=25% <50% area susceptible to groundwater flooding (50% of site)
Land contamination, pollution, and hazards	Approx. 30% of the site is within the consultation zone for the high pressure gas pipeline. The site has no known contamination or pollution issues.
Minerals and waste	The site is not located in a Mineral Consultation Zone or site protected for a waste facility.
Economic Factors	
Available and achievable	The site is under option to a housebuilder who intends to develop the land. There are no known legal issues.
Site access and impact on road network	Access is likely to be via Willoughby Road, a C class Road with a 40mph speed limit. Detailed consideration would be required as part of the usual development management process.

Site Reference	COU042
Overall Assessment	
Identified Red Constraints	Yes. Approx. 30% of site is within the consultation zone for high pressure gas pipeline.
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	234 (30dph)
Timeframe for development	6-10 years
Additional information	<p>The site promoter estimates a yield of 485 dwellings but site yield is constrained by the high pressure gas pipeline consultation zone.</p> <p>Planning application 24/0001/OUT - Up to 205 dwellings. Approved at Planning Committee 28/11/24 subject to S106.</p>

Site Reference	COU043
Site Name (Parish)	Land to the east of Willoughby Road (smaller site), Countesthorpe
Proposed use	Housing
Size in hectares (developable area and reason)	7.94 ha (7.94 ha)
Size in dwellings (density, dwelling per hectare)	148 (dph)
Size (floorspace)	
Grid Reference	E: 457692 N: 295138
Current use (previously developed?)	Agricultural land (No)

Site Reference	COU043
Social Factors	
Proximity to large convenience store	The site is within 2030m of Tesco Express at Countesthorpe local centre
Proximity to GP surgery	The site is within 2040m from Countesthorpe Health Centre
Proximity to primary school	The site is within 1910m of Greenfield Primary School
Proximity to secondary school	The site is within 860m of Countesthorpe Leysland Community College
Proximity to local employment	The site is within 2.7km of employment opportunities at Rose Business Park, Blaby.
Access to public transport	The site is within 970m of a bus stop with a low frequency service
Proximity to open space	The site is within 1660m of the nearest open space over 1 hectare at Countesthorpe Country Park
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology: needs further surveys before a decision. Mostly grassland, with evident ridge and furrow, so may be old / species-rich. Several ponds off-site, but close, and one on boundary. Retain hedges with 5m buffers. Presence of spp-rich grassland and/or GCNs would affect possible layout, but given this is a large site it should be possible to avoid some impacts.
Townscape and landscape	The is within the Blaby, Countesthorpe and Whetstone Fringe landscape character area. Low to moderate landscape sensitivity for residential. Key sensitivities include: well-maintained tall hedgerows and strong linear woodland features.
Heritage assets	There are no designated heritage assets on site. LCC Archaeology: medium risk. Iron Age site (MLE19061), both probably and certain ridge and furrow over southern half of the area. Medieval pottery found 260m west of site. Brick and tile works (MLE21571) 140m west.
Soil resources	The site is Grade 3 with a moderate likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.

Site Reference	COU043
Previously developed land	The site is agricultural land and so greenfield.
Flood risk	The site is within Flood Zone 1. Surface water flood risk running north to south through the site - Area of 1 in 30, 1 in 100, 1 in 1000 year risk. >=25% <50% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site has no known contamination, pollution or hazard issues.
Minerals and waste	The site is not located in a Mineral Consultation Zone or site protected for a waste facility.
Economic Factors	
Available and achievable	The site is under option to a housebuilder who intends to develop the site. There are no known legal issues.
Site access and impact on road network	Access is likely to be via Willoughby Road which is a C class Road with a 40mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	148 (30 dph)
Timeframe for development	6-10 years

Site Reference	COU043
Additional information	<p>The site promoter estimates a yield of 190 dwellings.</p> <p>The site overlaps with COU042. Do not count towards final housing numbers to avoid double-counting with COU042.</p> <p>Planning application 24/0001/OUT - Up to 205 dwellings. Approved at Planning Committee 28/11/24 subject to S106.</p>

Site Reference	COU044
Site Name (Parish)	Land at Newton House, Banbury Lane, Countesthorpe
Proposed use	Housing (1 st choice) or Employment (2 nd choice)
Size in hectares (developable area and reason)	52.4 ha (6.88 ha high pressure gas pipeline)
Size in dwellings (density, dwelling per hectare)	129 (30 dph)
Size (floorspace)	
Grid Reference	E:458472 N: 294517
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 1140m of Co-op at Countesthorpe local centre
Proximity to GP surgery	The site is within 1280m from Countesthorpe Health Centre
Proximity to primary school	The site is within 1700m of Greenfield Primary School
Proximity to secondary school	The site is within 2710m of Countesthorpe Leysland Community College
Proximity to local employment	The site is within 3.8km of employment opportunities at Rose Business Park, Blaby and 4.5km from South Wigston district centre and other nearby employment areas.

Site Reference	COU044
Access to public transport	The site is within 1240m of a bus stop with a low frequency service
Proximity to open space	The site is within 2140m of the nearest open space over 1 hectare at Countesthorpe Country Park
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology: OK with mitigation and avoidance. Large area, mainly arable, but central field has excellent ridge and furrow, and may be old / spp-rich and should be retained. Retention of hedges with buffers of 5m natural open space, protective 10m buffer to off-site woodland to southeast. Layout will be affected by GCN surveys and may require retention of ponds, buffer zones and corridors.
Townscape and landscape	The site is isolated from the existing built area of Countesthorpe. It sits in across two landscape character areas - the Blaby, Countesthorpe and Whetstone Fringe LCA where there is low to moderate sensitivity to residential and Cosby and Whetstone Rolling Farmland LCA where there is moderate sensitivity. Key pressures include: well-maintained tall hedgerows, strong linear woodland features, landscape's unsettled agricultural character with open skylines and hedgerows, relatively open and rolling character with long views and sense of tranquillity of working agricultural landscape.
Heritage assets	There are no designated heritage assets on site. LCC Archaeology: medium risk. Ridge and furrow over central and northern portion of the area. Countesthorpe historic settlement core lies at the northern boundary of the area.
Soil resources	The site is Grade 3 with a moderate likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site is agricultural land and so greenfield.
Flood risk	The site is within Flood Zone 1. Two areas of surface water flood risk running in a south westerly direction across the site - Areas of 1 in 30, 1 in 100 and 1 in 1000 year risk. >=25% <50% area susceptible to groundwater flooding

Site Reference	COU044
Land contamination, pollution, and hazards	Approx. 87% of the site is within the consultation zone for the high pressure gas pipeline which cuts across the centre of the site leaving the rest of the site bisected.
Minerals and waste	The site is not located in a Mineral Consultation Zone or site protected for a waste facility.
Economic Factors	
Available and achievable	The site is in single ownership and there are no known legal issues.
Site access and impact on road network	Access is likely to be via either Bambury Lane, an unclassified road or Peatling Road, a class C road, both with a 60mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Yes. Approximately 87% of the site is within the consultation zone for the high pressure gas pipeline which cuts across the centre of the site.
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	No
Available	Yes
Achievable	No
Conclusion	Not developable
Estimated number of Dwellings (density)	N/A
Timeframe for development	N/A
Additional information	A significant part of the site is affected by the high pressure gas pipeline consultation zone. As a standalone site the rest of the site is isolated from the settlement and road network.

Site Reference	COU045
Site Name (Parish)	Land off Cosby Road, Countesthorpe
Proposed use	Housing
Size in hectares (developable area and reason)	5.32 ha (5.32 ha)
Size in dwellings (density, dwelling per hectare)	99 (30dph)
Size (floorspace)	
Grid Reference	E: 456745 N: 295225
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 2050m of Tesco Express at Countesthorpe local centre.
Proximity to GP surgery	The site is within 2090m from Countesthorpe Health Centre
Proximity to primary school	The site is within 1920m of Greenfield Primary School
Proximity to secondary school	The site is within 780m of Countesthorpe Leysland Community College
Proximity to local employment	The site is within 1.7km of employment opportunities at the key employment site (Rose Business Park).
Access to public transport	The site is within 990m of a bus stop with a low frequency service
Proximity to open space	The site is within 1670m of the nearest open space over 1 hectare at Countesthorpe Country Park
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology: OK with mitigation. Grassland appears improved from aerial photos. Retain hedges with 5m buffers of open space.
Townscape and landscape	The site is within the Blaby, Countesthorpe and Whetstone Fringe landscape character area. Low to moderate landscape sensitivity for residential. Key sensitivities include: well-maintained tall hedgerows and role of landscape as an undeveloped rural buffer preventing coalescence of settlements.

Site Reference	COU045
Heritage assets	The site is approx. 150m listed buildings to the north of Cosby Road at 'The Drive'. LCC Archaeology: medium risk. Probable ridge and furrow covers the eastern half of the area. Three mounds immediately north of area but no longer visible, Hill Farm farmstead 100m south of the site, medieval pottery scatter south-east of the site, with some prehistoric and Roman findspots.
Soil resources	The site is Grade 3 with a moderate likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site is agricultural land and so greenfield.
Flood risk	The site is within Flood Zone 1. Surface water flood risk along south and west boundary - small areas of 1 in 30, 1 in 100 and 1 in 1000 year risk. >=25% <50% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site has no known contamination or pollution or hazard issues.
Minerals and waste	The site is not located in a Mineral Consultation Zone or site protected for waste facility.
Economic Factors	
Available and achievable	The site is promoted on behalf of a landowner trust who intend to sell the land to a developer. There are no known legal issues.
Site access and impact on road network	Access from Cosby Road which is a class C road with a 60mph speed limit and Hill Lane which is an unclassified road with a 60mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes

Site Reference	COU045
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	99 (30dph)
Timeframe for development	6-10 years
Additional information	<p>The site promoter estimates a yield of about 100 dwellings.</p> <p>A larger version of the site was the subject of a planning application (14/0211/1/OX) for 150 dwellings but was refused and dismissed at appeal.</p>

Site Reference	COU047
Site Name (Parish)	Land off Gillam Butts, Countesthorpe
Proposed use	Housing
Size in hectares (developable area and reason)	5.12 ha (5.12 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	96 (30 dph)
Grid Reference	E: 458135 N: 295078
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 880m of Tesco Express at Countesthorpe local centre
Proximity to GP surgery	The site is within 920m from Countesthorpe Health Centre
Proximity to primary school	The site is within 910m of Greenfield Primary School
Proximity to secondary school	The site is within 3.27km of Countesthorpe Leysland Community College
Proximity to local employment	The site is within 3.83km of employment opportunities at the key employment site (Rose Business Park).
Access to public transport	The site is within 800m of a bus stop with a low frequency service
Proximity to open space	The site is within 1.42km of the nearest open space over 1 hectare at Countesthorpe Country Park

Site Reference	COU047
Environmental Factors	
Biodiversity and geodiversity	No designations at national or local level. LCC Ecology: Protected species. Potential hedgerow, trees, grassland and pond habitats. Reject unless recent ecology survey demonstrates low value. Habitat survey and protected surveys (or GCN DLL scheme) required. Part of site has grassland marked with ridge and furrow and therefore old and undisturbed. Grassland is likely to have biodiversity value, at least in part and some may be species-rich. BNG requirements will be high unless a significant proportion of best quality grassland retained. Retain pond and hedges and buffer with natural open space.
Townscape and landscape	The site is within the Blaby, Countesthorpe and Whetstone Fringe landscape character area. Low to moderate landscape sensitivity for residential.
Heritage assets	No designated assets on site. The site is within 400m of Countesthorpe Conservation Area including several Listed Buildings. Low heritage risk.
Soil resources	The site is Grade 3 and has a moderate likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	Agricultural land and so is greenfield.
Flood risk	The site is within Flood Zone 1. Some limited surface water flood risk. >=25% <50% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site adjoins a cricket pitch so will need to consider ball strike. There are no other known pollution or environmental quality issues.
Minerals and waste	The site is not affected by mineral safeguarding or a safeguarded waste site.
Economic Factors	
Available and achievable	The site has multiple owners but all landowners intend to sell the site for development. The site is under option to a developer.
Site access and impact on road network	Access is proposed from adjacent development via Gillam Butts local road and unclassified Southfield Close local road which are within a 30mph speed limit zone. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	

Site Reference	COU047
Identified Red Constraints	None
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	96 (30 dph)
Timeframe for development	6-10 years
Additional information	The site promoter estimates a yield of 160 dwellings. Planning application 24/0004/FUL - 51 dwellings on part site. Awaiting decision

Site Reference	COU048
Site Name (Parish)	Land north of Bambury Lane, Countesthorpe
Proposed use	Housing
Size in hectares (developable area and reason)	8.57 ha (0.66 ha High Pressure Gas Pipeline)
Size in dwellings (density, dwelling per hectare)	16 (30 dph)
Size (floorspace)	
Grid Reference	E: 457983 N: 294682
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 2.9km of Tesco Express at Countesthorpe local centre
Proximity to GP surgery	The site is within 2.9km from Countesthorpe Health Centre

Site Reference	COU048
Proximity to primary school	The site is within 2.9km of Greenfield Primary School
Proximity to secondary school	The site is within 1.8km of Countesthorpe Leysland Community College
Proximity to local employment	The site is within 3.8km of employment opportunities at the key employment site (Rose Business Park).
Access to public transport	The site is within 2km of a bus stop with a low frequency service
Proximity to open space	The site is within 2.7km of the nearest open space over 1 hectare at Countesthorpe Country Park
Environmental Factors	
Biodiversity and geodiversity	<p>No national or local designations.</p> <p>LCC Ecology: Potential protected species. Potential hedgerow trees and pond habitats. OK with mitigation.</p> <p>Arable land so acceptable with retention of hedge, pond and trees. Protected surveys required. Good BNG opportunities to create spp-rich grasslands.</p>
Townscape and landscape	The site is isolated from the existing built area of Countesthorpe. It sits in across two landscape character areas - the Blaby, Countesthorpe and Whetstone Fringe LCA where there is low to moderate sensitivity to residential and Cosby and Whetstone Rolling Farmland LCA where there is moderate sensitivity. Key pressures include: well-maintained tall hedgerows, strong linear woodland features, landscape's unsettled agricultural character with open skylines and hedgerows, relatively open and rolling character with long views and sense of tranquillity of working agricultural landscape.
Heritage assets	No designated assets on site. Low heritage risk.
Soil resources	The site is Grade 3 and has a moderate likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	Agricultural land and so is greenfield.
Flood risk	The site is within Flood Zone 1. SFRA1 indicates some limited surface water flood risk to north of site (1 in 1000 year risk).

Site Reference	COU048
	>=25% <50% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	92% of the site is located in the High Pressure Gas Pipeline Consultation Zone. There are no other known pollution or environmental quality issues.
Minerals and waste	The site is not affected by mineral safeguarding nor a safeguarded waste site.
Economic Factors	
Available and achievable	Site in single ownership. Landowners intends to sell. Discussions with developers taken place but not currently under option.
Site access and impact on road network	Access is likely to be onto Bambury Lane, a narrow unclassified road, with a 60mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Yes. 92% of the site is located in the Gas Pipeline Consultation Zone. As a standalone site, the rest of the site is isolated.
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	No
Available	Yes
Achievable	No
Conclusion	Not developable
Estimated number of Dwellings (density)	N/A
Timeframe for development	N/A
Additional information	

Site Reference	COU049
Site Name (Parish)	Land East of Rosebank Road, Countesthorpe
Proposed use	Housing
Size in hectares (developable area and reason)	4.39 ha (2.65 ha due to Flood Zones 2 and 3)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	49 (30dph)
Grid Reference	E: 459100 N: 295367
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 710m of Tesco Express at Countesthorpe local centre
Proximity to GP surgery	The site is within 750m from Countesthorpe Health Centre
Proximity to primary school	The site is within 1.2km of Greenfield Primary School
Proximity to secondary school	The site is within 2.2km of Countesthorpe Leysland Community College
Proximity to local employment	The site is within 4.1km of employment opportunities at the key employment site (Rose Business Park).
Access to public transport	The site is within 750m of a bus stop with a low frequency service
Proximity to open space	The site is within 1.8km of the nearest open space over 1 hectare at Countesthorpe Country Park
Environmental Factors	
Biodiversity and geodiversity	No national designations. Adjoining stream is potential Local Wildlife Site. LCC Ecology: Potential protected species. Potential hedgerow, trees, grassland and pond habitats. Reject unless recent ecology surveys demonstrate low value. Habitat and protected species surveys required. Part of site is grassland marked with ridge and furrow and so old and undisturbed. Grassland may be species-rich and have biodiversity value, at least in part. BNG requirements will be high unless a significant proportion of best quality grassland retained. Retain pond and hedges and buffer with natural open space.
Townscape and landscape	The site is located in the Blaby, Countesthorpe and Whetstone Fringe landscape character area. Low to moderate sensitivity to residential development. Key pressures include: small and meandering stream corridors.
Heritage assets	No designated assets on site. The site is within 350m of Countesthorpe Conservation Area which includes several Listed Buildings. Low heritage risk.

Site Reference	COU049
Soil resources	The site is Grade 3 with a moderate likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	Agricultural land and so is greenfield.
Flood risk	The eastern edge of the site lies in Flood Zone 3 and approx. 30% of the northern part of the site is in Flood Zone 2. Sequential test required. Surface water flood risk along northern boundary (areas of 1 in 100 and 1 in 1000 year risk) and 1 in 30 area along southern boundary. >=75% area susceptible to groundwater flooding therefore a site specific risk assessment may be required to fully inform the likelihood of groundwater flooding.
Land contamination, pollution, and hazards	No known environmental quality, pollution or hazard issues.
Minerals and waste	The site is not affected by mineral safeguarding nor a safeguarded waste site.
Economic Factors	
Available and achievable	Site promoted by land agent on behalf of single landowner. Intention to sell. Not currently under option.
Site access and impact on road network	Proposed site access from Rosebank Road with a 30mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Yes. Approx 17.5% of the site lies in Flood Zone 3
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	49 (30dph)
Timeframe for development	11-15 years

Site Reference	COU049
Additional information	Site promoter estimates 91 dwellings and potential to include self-build homes.

Site Reference	COU050
Site Name (Parish)	Land West of Leicester Road 'The Round House', Countesthorpe
Proposed use	Housing
Size in hectares (developable area and reason)	4.86 ha (4.86 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	91 (30 dph)
Grid Reference	E: 458574 N: 296421
Current use (previously developed?)	Agricultural (No)
Social Factors	
Proximity to large convenience store	The site is within 1.25km of Tesco Express at Countesthorpe local centre
Proximity to GP surgery	The site is within 1.24km from Countesthorpe Health Centre
Proximity to primary school	The site is within 1.72km of Greenfield Primary School
Proximity to secondary school	The site is within 2.75km of Countesthorpe Leysland Community College
Proximity to local employment	The site is within 2.5km of employment opportunities at South Wigston.
Access to public transport	The site is within 200m of a bus stop with a low frequency service
Proximity to open space	The site is within 1.7km of the nearest open space over 1 hectare at Countesthorpe Country Park
Environmental Factors	
Biodiversity and geodiversity	No national or local designations. LCC Ecology: Potential protected species. Potential hedge and tree habitats. OK with mitigation. Protected species surveys required. Arable, so acceptable with retention of hedges and trees / scrub. Good opportunities for onsite BNG (species-rich grassland).

Site Reference	COU050
Townscape and landscape	The site is isolated from the existing built area of Countesthorpe. It is located within the Blaby, Countesthorpe and Whetstone Fringe landscape character area. Low to moderate landscape sensitivity for residential development. Key sensitivities include: strong linear woodland features.
Heritage assets	No designated assets on site but potential high heritage risk as the sites to the north and south are considered to be high risk.
Soil resources	The site is Grade 3 and has a moderate likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	Agricultural land and so is greenfield.
Flood risk	The site is located in Flood Zone 1. Surface water flood risk along drain running north to south through site - Areas of 1 in 30, 1 in 100 and 1 in 1000 year risk. >=25% <50% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site is within 250m of a landfill site where further investigation is required. Pylons cross the eastern part of the site north to south. No other environmental quality, pollution or hazard issues are known.
Minerals and waste	The site is not affected by mineral safeguarding nor a safeguarded waste site.
Economic Factors	
Available and achievable	Single ownership. No legal issues. Intend to sell. Requires relocation of existing uses.
Site access and impact on road network	Proposed site access from Leicester Road which is a C class road with a 40mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	None
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	No
Achievable	Yes
Conclusion	Developable

Site Reference	COU050
Estimated number of Dwellings (density)	91 (30dph)
Timeframe for development	11-15 years
Additional information	Site promoter estimates 120 dwellings. As a standalone site it does not adjoin the settlement.

Site Reference	COU051
Site Name (Parish)	Land off Peatling Road (East Parcel), Countesthorpe
Proposed use	Housing
Size in hectares (developable area and reason)	8.57 ha (7.61 ha due to high pressure gas pipeline)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	142 (30 dph)
Grid Reference	E: 458635 N: 294944
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 500m of Tesco Express at Countesthorpe local centre
Proximity to GP surgery	The site is within 640m from Countesthorpe Health Centre
Proximity to primary school	The site is within 1.0km of Greenfield Primary School
Proximity to secondary school	The site is within 2.1km of Countesthorpe Leysland Community College
Proximity to local employment	The site is within 3.75km of employment opportunities at South Wigston and Rose Business Park.
Access to public transport	The site is within 650m of a bus stop with a low frequency service
Proximity to open space	The site is within 1.65km of the nearest open space over 1 hectare at Countesthorpe Country Park
Environmental Factors	

Site Reference	COU051
Biodiversity and geodiversity	No national designations. Some locally identified features. LCC Ecology: Potential hedgerow, trees and grassland habitats. Needs further surveys before making a decision. Habitat surveys required. Large area of grassland, some may be spp-rich and some is marked by Ridge and Furrow and is therefore old. Some grassland may need to be conserved. Retain veteran trees and hedges and 5m buffer of natural open space. No private / public open space other than informal under the crowns of veteran trees.
Townscape and landscape	The site is located in across two landscape character areas - the Blaby, Countesthorpe and Whetstone Fringe LCA where there is low to moderate sensitivity to residential and Cosby and Whetstone Rolling Farmland LCA where there is moderate sensitivity. Key pressures include: well-maintained tall hedgerows, landscape's unsettled agricultural character with open skylines and hedgerows, relatively open and rolling character with long views and sense of tranquillity of working agricultural landscape.
Heritage assets	No designated assets on site. The site adjoins Countesthorpe Conservation Area including several Listed Buildings within 150m of the site. Medium heritage risk.
Soil resources	The site is Grade 3 and has a moderate likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	Agricultural land and so is greenfield.
Flood risk	The site is located in Flood Zone 1. Surface water flood risk affects northern part of site (1 in 1000 year risk). >=25% <50% area susceptible to groundwater flooding.
Land contamination, pollution, and hazards	10% of the site is within the high pressure gas pipeline consultation zone. No other environmental quality, pollution or hazard issues are known.
Minerals and waste	The site is not affected by mineral safeguarding nor a safeguarded waste site.
Economic Factors	
Available and achievable	Site promoted by strategic land promoter on behalf of two landowners. No legal issues. Intention to sell. No option.

Site Reference	COU051
Site access and impact on road network	Proposed 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. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Yes. 10% of site affected by high pressure gas pipeline consultation zone.
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	142 (30dph)
Timeframe for development	11-15 years
Additional information	Outline planning applications (17/0405/OUT and 17/0403/OUT) to develop two parcels of the site for housing refused April 2018. Site promoter estimates that 250 dwellings (along with site COU052) and could include older persons and self-build homes.

Site Reference	COU052
Site Name (Parish)	Land off Peatling Road (West Parcel), Countesthorpe
Proposed use	Housing
Size in hectares (developable area and reason)	4.52 ha (4.52ha)
Size in dwellings (density, dwelling per hectare)	84 (dph)
Size (floorspace)	
Grid Reference	E: 458386 N: 295082

Site Reference	COU052
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 500m of Tesco Express at Countesthorpe local centre
Proximity to GP surgery	The site is within 640m from Countesthorpe Health Centre
Proximity to primary school	The site is within 1.0km of Greenfield Primary School
Proximity to secondary school	The site is within 2.1km of Countesthorpe Leysland Community College
Proximity to local employment	The site is within 3.75km of employment opportunities at South Wigston and Rose Business Park.
Access to public transport	The site is within 650m of a bus stop with a low frequency service
Proximity to open space	The site is within 1.65km of the nearest open space over 1 hectare at Countesthorpe Country Park
Environmental Factors	
Biodiversity and geodiversity	<p>No national designations. Some locally identified features.</p> <p>LCC Ecology: Potential hedgerow, trees and grassland habitats. Needs further surveys before making a decision. Habitat surveys required. Large area of grassland, some may be spp-rich and some is marked by Ridge and Furrow and is therefore old. Some grassland may need to be conserved. Retain veteran trees and hedges and 5m buffer of natural open space. No private / public open space other than informal under the crowns of veteran trees.</p>
Townscape and landscape	The site is located in the Blaby, Countesthorpe and Whetstone Fringe landscape character area. Low to moderate landscape sensitivity for residential development.
Heritage assets	No designated assets on site. The site is within 20m of Countesthorpe Conservation Area including several Listed Buildings within 200m of the site. Medium heritage risk.

Site Reference	COU052
Soil resources	The site is Grade 3 and has a moderate likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	Agricultural land and so is greenfield.
Flood risk	The site is located in Flood Zone 1. Surface water flood risk (1 in 30, 1 in 100 and 1 in 1000 year risk). >=25% <50% area susceptible to groundwater flooding.
Land contamination, pollution, and hazards	No environmental quality, pollution or hazard issues are known.
Minerals and waste	The site is not affected by mineral safeguarding nor a safeguarded waste site.
Economic Factors	
Available and achievable	Site promoted by strategic land promoter on behalf of two landowners. No legal issues. Intention to sell. No option.
Site access and impact on road network	Proposed site access via adjoining site to east (see COU051 above) from Peatling Road which is a Class C road, the majority of which is within a 60mph zone. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	None
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	84 (30dph)

Site Reference	COU052
Timeframe for development	11-15 years
Additional information	Site promoter estimates 100 dwellings and could include self-build plots. Also promoting adjoining site COU051 from where access is proposed.

Settlement Map: Croft



Potters
Marston

CRO003

CRO008

ECRO002

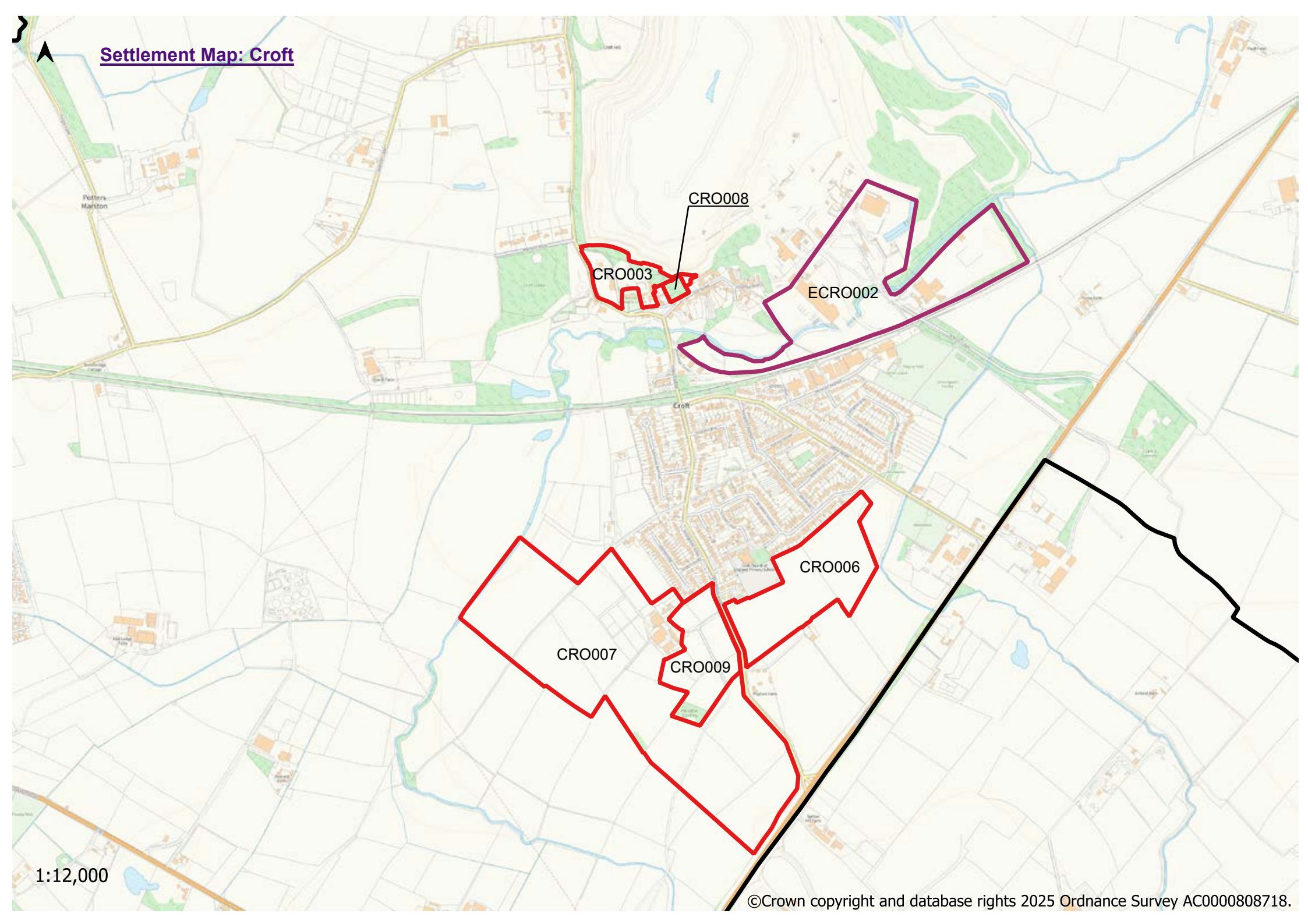
Croft

CRO006

CRO007

CRO009

1:12,000



Croft

Site Reference	CRO003
Site Name (Parish)	Land to the north of Hill Street and Station Road and east of Huncote Road (Croft)
Proposed use	Housing or Employment
Size in hectares (developable area and reason)	1.86 ha (1.86 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	46 (30 dph)
Grid Reference	E: 451089, N: 296054
Current use (previously developed?)	Offices, car park, informal open space (partially previously developed)
Social Factors	
Proximity to large convenience store	The site is within 710m of the nearest convenience store (Co-op at Croft).
Proximity to GP surgery	The site is within 3,800m of Orchard Medical Practice (Broughton Astley by road).
Proximity to primary school	The site is within 860m of Croft C of E Primary School.
Proximity to secondary school	The site is within 5,250m of Thomas Estley Community College (Broughton Astley by road).
Proximity to local employment	The nearest key employment site is some 3,400m away at Coventry Road Industrial Estate, Narborough.
Access to public transport	The site is within 192m of a bus stop with an infrequent service. Croft is also served by the demand responsive FoxConnect bus service.
Proximity to open space	The site is within 600m of the park at Bridle Way.
Environmental Factors	
Biodiversity and geodiversity	A designated Site of Special Scientific Interest (SSSI), Croft quarry, abuts the northern boundary of this site. Need to consider the impact of any development on this. The site is in a sensitive location in terms of potential for protected species and habitats. A habitat survey is required. Possible species-rich grassland adj. to quarry. A LWS verge adjacent, on Hill St / Huncote Rd. Impacts would be limited if development is just on the car park / footprint of existing built form.
Townscape and landscape	The site is mostly within the Croft Settlement Character Area but the northern part is within the Croft Hill and Quarries Landscape Character Area.

Site Reference	CRO003
Heritage assets	St Michael and All Angels church (a grade 2 listed building) is adjacent to the site. LCC have indicated that heritage potential is high. The site forms part of the old centre of the village of Croft in an area of heritage importance. The site is within a Conservation Area. Any development would need to be sympathetic in this regard.
Soil resources	The site is partly within an area which contains previously developed land and there is limited potential for impact on BMV. The remainder of the site is Grade 3 with a moderate likelihood of being best and most versatile agricultural land.
Previously developed land	The site is partly previously developed land.
Flood risk	The site is within Flood Zone 1 and there are no other known sources of flood risk.
Land contamination, pollution, and hazards	The site has no known contamination issues. The site lies close to Croft quarry where noise pollution and vibrations may result from blasting activity. This is potentially harmful to the amenities of residents. Residential development may not be appropriate on this site until such time as quarrying operations cease.
Minerals and waste	The site is located in a Mineral Consultation Zone and is not protected for a waste facility.
Economic Factors	
Available and achievable	The site is not currently available as it is in use as offices in association with the adjacent quarry. The site promoter has indicated that the site may be available over the longer term (10+ years), subject to restoration works taking place at the quarry once mineral extraction has finished.
Site access and impact on road network	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). Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	The site is adjacent to two SSSIs.
Policy Designations	The site is mostly located within the settlement boundary of Croft and the north and east part of the site is in Countryside (Policy CS18).
Suitable	Yes

Site Reference	CRO003
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density) or floorspace (sqm)	46 (30dph) or 6,000 square metres
Timeframe for development	11 – 15 years.
Additional information	Site not currently available, but developable in the longer term when the quarrying activities end.

Site Reference	CRO006
Site Name (Parish)	Land at Poplars Farm (Croft)
Proposed use	Housing
Size in hectares (developable area and reason)	8.1 ha (6.5 ha as part of the site is within Flood Zones 2 and 3 and gas pipeline consultation zone)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	121 (30 dph)
Grid Reference	E: 451546, N: 295240
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 580m of the nearest convenience store (Co-op at Croft).
Proximity to GP surgery	The site is within 3,800m of Orchard Medical Practice (Broughton Astley by road).
Proximity to primary school	The site is within 860m of Croft C of E Primary School.
Proximity to secondary school	The site is within 4,000m of Thomas Estley Community College (Broughton Astley by road).
Proximity to local employment	The nearest key employment site is some 2,700m away at Coventry Road Industrial Estate, Narborough.
Access to public transport	The site is within 500m of a bus stop with an infrequent service. Croft is also served by the demand responsive FoxConnect bus service.
Proximity to open space	The site is within 600m of the park at Bridle Way.
Environmental Factors	

Site Reference	CRO006
Biodiversity and geodiversity	LCC ecology: need further surveys before a decision. Grassland, some with ridge and furrow and therefore old. Survey is needed to confirm whether it is species-rich. Retain hedges with buffer zones 5m natural open space.
Townscape and landscape	The site is within the Croft Hill and Quarries Landscape Character Area. Moderate sensitivity for residential development.
Heritage assets	There are no listed buildings or Scheduled Monuments in or adjacent to the site. Probable ridge and furrow covers north-east half of the area; more ridge and furrow to south and east. Heritage potential is medium risk.
Soil resources	The site is Grade 3 with a moderate likelihood of being best and most versatile agricultural land.
Previously developed land	The site is mostly greenfield.
Flood risk	Part of the site (some 20%) is within flood zones 2 and 3. 2% of site at risk of 1 in 30 year surface water flooding, 5% of site at risk of 1 in 100 year surface water flooding and 20% of site at 1 in 1000 year risk of surface water flooding. >=50% <75% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site has no known contamination or pollution issues. A small part (0.03 ha) of the south-west of the site lies within a hazard consultation zone (Gas pipeline).
Minerals and waste	The site is not located in a Mineral Consultation Zone or site protected for waste facility.
Economic Factors	
Available and achievable	The site is in single ownership and there are no known legal issues.
Site access and impact on road network	Access is likely to be from Broughton Road which is a C class road with a 60mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Yes, part of the site in the southern corner is in the high pressure gas pipeline consultation zone and part of the site on the western side is within Flood Zones 2 and 3.
Policy Designations	Countryside (Policy CS18).
Suitable	Potentially Suitable.

Site Reference	CRO006
Available	Yes.
Achievable	Yes.
Conclusion	Developable.
Estimated number of Dwellings (density)	121 (30dph)
Timeframe for development	6 – 10 years.
Additional information	None.

Site Reference	CRO007
Site Name (Parish)	Land west of Broughton Road (Croft)
Proposed use	Housing
Size in hectares (developable area and reason)	34.1 ha (2.9 ha is outside of high-pressure gas pipeline consultation zone and Flood Zones 2 and 3)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	54 (30 dph)
Grid Reference	E: 451165, N: 294966
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 600m of the nearest convenience store (Co-op at Croft).
Proximity to GP surgery	The site is within 2460m of Orchard Medical Practice (Broughton Astley by road).
Proximity to primary school	The site is within 660m of Croft C of E Primary School.
Proximity to secondary school	The site is within 2170m of Thomas Estley Community College (Broughton Astley by road).
Proximity to local employment	The nearest key employment site is some 3250m away at Coventry Road Industrial Estate, Narborough.
Access to public transport	The site is within 500m of a bus stop with an infrequent service. Croft is also served by the demand responsive FoxConnect bus service.
Proximity to open space	The site is within 470m of the park at Bridle Way.
Environmental Factors	

Site Reference	CRO007
Biodiversity and geodiversity	LCC Ecology advise that site needs habitat survey and badger/GCN surveys or enter GCN DLL scheme. Part of site has grassland marked with ridge and furrow and therefore old and undisturbed. Rest of site to west and south is arable, and OK to develop. Site grassland is likely to have biodiversity value, at least in part. There may be species-rich grassland, so the habitat survey is needed before making decision. BNG requirements will be high unless a significant proportion of best quality grassland retained. Pond, woodland and hedges should be retained and buffered within natural open space. Potential for on-site enhancements to existing habitats, and creation of others, but this would require avoidance of grasslands.
Townscape and landscape	Site is split between the Stoney Stanton Rolling Farmland (low-moderate sensitivity for residential development) and the Croft Hill and Quarries Landscape (moderate sensitivity for residential development) Character Areas.
Heritage assets	No designations or Historic Environment Records (HERs) within the site but there is a HER (MLE9380) for a Roman site to the south. Low heritage risk.
Soil resources	The site is Grade 3 with a moderate likelihood of being best and most versatile agricultural land.
Previously developed land	The site is greenfield.
Flood risk	5% of site (1.7 ha), in the north-western part, is within Flood Zones 2 and 3. Small part of site is at risk of surface water flooding (2% at 1 in 30 years, 2% at 1 in 100 years and 5% at 1 in 1000 years). >=25% <50% area susceptible to groundwater flooding (40%of site) >=50% <75% area susceptible to groundwater flooding (20% of site) >=75% (40% of site)
Land contamination, pollution, and hazards	The site has no known contamination issues. A high-pressure gas pipeline crosses the site from southeast to northwest. Most of the site is within the high pressure gas pipeline consultation zone.
Minerals and waste	The site is not located in a Mineral Consultation Zone or site protected for waste facility.
Economic Factors	
Available and achievable	The site is in single ownership and there are no known legal issues.
Site access and impact on road network	Access is likely to be from Broughton Road, a C class road with a 60mph speed limit Detailed consideration would be required as part of the usual development management process

Site Reference	CRO007
Overall Assessment	
Identified Red Constraints	High-pressure gas pipeline crosses the site and most of the site is within the high-pressure gas pipeline consultation zone. Part of the site on the north-western side is within Flood Zones 2 and 3.
Policy Designations	Countryside (Policy CS18).
Suitable	No.
Available	Yes.
Achievable	Yes.
Conclusion	Developable
Estimated number of Dwellings (density)	54 (30 dph)
Timeframe for development	6 – 10 years.
Additional information	Promoter indicates that the site could accommodate 400 – 500 houses and anticipates that the high-pressure gas pipeline will require a maximum 20m easement. Deliverability will be dependent on HSE consultation.

Site Reference	CRO008
Site Name (Parish)	Land North of Hill Street (Croft)
Proposed use	Housing
Size in hectares (developable area and reason)	0.28ha (0.28ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	8 (30 dph)
Grid Reference	E: 451171, N: 296027
Current use (previously developed?)	Dwelling and outbuilding now derelict (Yes)
Social Factors	
Proximity to large convenience store	The site is within 670m of the nearest convenience store (Co-op at Croft).
Proximity to GP surgery	The site is within 3380m of Orchard Medical Practice (Broughton Astley by road).
Proximity to primary school	The site is within 820m of Croft C of E Primary School.

Site Reference	CRO008
Proximity to secondary school	The site is within 4180m of Thomas Estley Community College.
Proximity to local employment	The nearest key employment site is some 3270m away at Coventry Road Industrial Estate, Narborough.
Access to public transport	The site is within 192m of a bus stop with an infrequent service. Croft is also served by the demand responsive FoxConnect bus service.
Proximity to open space	The site is within 740m of the park at Bridle Way.
Environmental Factors	
Biodiversity and geodiversity	A designated Site of Special Scientific Interest (SSSI), Croft quarry, lies directly north of this site, and immediately abuts the northern boundary of this site. Consideration would need to be given to the impact of any development on this. The site is in a sensitive location in terms of potential for protected species and habitats. A habitat survey is required.
Townscape and landscape	The site is within the Croft Settlement Character Area.
Heritage assets	St Michael and All Angels church (a grade 2 listed building) is close to the site. LCC have indicated that heritage potential is high. The site forms part of the old centre of the village of Croft in an area of heritage importance. The site is within a Conservation Area. Any development would need to be sympathetic in this regard.
Soil resources	The site contains previously developed land and there is limited potential for impact on BMV.
Previously developed land	Former dwelling and outbuilding now derelict.
Flood risk	The site is within Flood Zone 1 and there are no other known sources of flood risk. <25% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site has no known contamination issues. The site lies close to Croft quarry where noise pollution and vibrations may result from blasting activity. This is potentially harmful to the amenities of residents. Residential development may not be appropriate on this site until such time as quarrying operations cease.
Minerals and waste	The site is located in a Mineral Consultation Zone and is not protected for a waste facility.
Economic Factors	
Available and achievable	Single landowner who intends to develop the site.

Site Reference	CRO008
Site access and impact on road network	The site is likely to be accessed onto Hill Street which is an unclassified road within a 30mph speed limit zone. Detailed consideration would be required as part of the usual development management process
Overall Assessment	
Identified Red Constraints	The site is adjacent to a SSSI.
Policy Designations	Within Croft settlement boundary in DPD. Outside of Settlement Boundary in Fosse Villages Neighbourhood Plan
Suitable	Yes.
Available	Yes.
Achievable	Yes.
Conclusion	Developable.
Estimated number of Dwellings (density)	8 (30dph)
Timeframe for development	6 – 10 years.
Additional information	Landowner estimates site capacity of 11 dwellings. Subject to planning permission, development would commence within 0 – 5 years. Site is part of CRO003.

Site Reference	CRO009
Site Name (Parish)	Croft Lodge Farm (Croft)
Proposed use	Housing
Size in hectares (developable area and reason)	4.25 ha (1.37 ha is outside of high-pressure gas pipeline consultation zone)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	33 (30 dph)
Grid Reference	E: 451254, N: 295021
Current use (previously developed?)	Horse grazing (No)
Social Factors	
Proximity to large convenience store	The site is within 600m of the nearest convenience store (Co-op at Croft).
Proximity to GP surgery	The site is within 2460m of Orchard Medical Practice (Broughton Astley by road).

Site Reference	CRO009
Proximity to primary school	The site is within 660m of Croft C of E Primary School.
Proximity to secondary school	The site is within 2170m of Thomas Estley Community College (Broughton Astley by road).
Proximity to local employment	The nearest key employment site is some 3250m away at Coventry Road Industrial Estate, Narborough.
Access to public transport	The site is within 500m of a bus stop with an infrequent service. Croft is also served by the demand responsive FoxConnect bus service.
Proximity to open space	The site is within 470m of the park at Bridle Way.
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology advise that site needs habitat survey and badger/GCN surveys or enter GCN DLL scheme. Part of site has grassland marked with ridge and furrow and therefore old and undisturbed. Site grassland is likely to have biodiversity value, at least in part. There may be species-rich grassland, so the habitat survey is needed before making decision. BNG requirements will be high unless a significant proportion of best quality grassland retained. Pond, woodland and hedges should be retained and buffered within natural open space. Potential for on-site enhancements to existing habitats, and creation of others, but this would require avoidance of grasslands.
Townscape and landscape	Site is split between the Stoney Stanton Rolling Farmland (low-moderate sensitivity for residential development) and the Croft Hill and Quarries Landscape (moderate sensitivity for residential development) Character Areas.
Heritage assets	No Historic Environment Records (HERs) or designations within or adjacent to the site. Low heritage risk.
Soil resources	The site is Grade 3 with a moderate likelihood of being best and most versatile agricultural land.
Previously developed land	The site is greenfield.
Flood risk	The site is within Flood Zone 1. Large part affected by 1 in 30, 1 in 100 year and 1 in 1000 year risk of surface water flooding. >=50% <75% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site has no known contamination issues. Most of the site is within a high-pressure gas pipeline consultation zone.
Minerals and waste	Part of the site is located in a Mineral Consultation Zone. The site is not protected for a waste facility.

Site Reference	CRO009
Economic Factors	
Available and achievable	The site is in single ownership and there are no known legal issues.
Site access and impact on road network	LCC Highways: Access is likely to be from Broughton Road which is a C class road with a 60mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Majority of the site is within the high-pressure gas pipeline consultation zone.
Policy Designations	Countryside (Policy CS18).
Suitable	No.
Available	Yes.
Achievable	Yes.
Conclusion	Developable.
Estimated number of Dwellings (density)	33 (30 dph)
Timeframe for development	6 – 10 years.
Additional information	Promoter indicates the site could accommodate 100–110 houses subject to further technical work and enquiries with the HSE / National Grid indicate that the high-pressure gas pipeline is not a constraint to development. Site is part of CRO007. Planning application 24/0559/OUT - 95 dwellings. Decision pending

Site Reference	ECRO002
Site Name (Parish)	Croft Quarry
Proposed use	Employment
Size in hectares (developable area and reason)	20.4 ha (11.51 ha excludes Flood Zone 3 and areas to be retained)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	44,889m ² employment floorspace (mix of B uses)
Grid Reference	E:451702 N:295972

Site Reference	ECRO002
Current use (previously developed?)	Quarry (Yes)
Social Factors	
Access to public transport	The site is within 650m of a bus stop served by a low frequency hourly bus service - X84. Croft is also served by the demand responsive Fox Connect bus service.
Environmental Factors	
Biodiversity and geodiversity	A designated Site of Special Scientific Interest (SSSI), Croft Quarry, lies north of this site. Consideration would need to be given to the impact of any development on this. The site is in a sensitive location in terms of potential for protected species and habitats. A habitat survey is required. Possible species-rich grassland adjacent to the quarry.
Townscape and landscape	The site is within the Croft Hill and Quarries landscape character area. Parts of the site can be seen from the B4114 to the south-east and the Birmingham-Leicester railway line runs adjacent to the site so redevelopment could have an impact on landscape.
Heritage assets	The western boundary of the site adjoins the Croft conservation area. Medium heritage potential, falls within the HER for Croft Quarry Monument (MLE21380).
Soil resources	Most of the site is previously developed land and there is limited potential for impact on BMV.
Previously developed land	Most of the site is previously developed land.
Flood risk	Significant area of the site is in Flood Zone 3 and affected surface water flood risk at 1 in 30, 1 in 100 and 1 in 1000 year extents. The site has a medium risk of ground water flooding.
Land contamination, pollution, and hazards	The site promoter has indicated that the site will be available for employment development once work at the quarry has ceased. Therefore, any noise or air pollution risks associated with operations at the quarry will not be present when the site is redeveloped. However, there may be residual pollution or land contamination associated with the neighbouring site's use and the promoted site's former use which may require further investigation.
Minerals and waste	The site is within a Minerals Consultation Zone for igneous rock. The site is not protected for a waste facility.
Economic Factors	

Site Reference	ECRO002
Available and achievable	The site is not currently available. The site owner is to retain the existing concrete block plant and ready-mix plant (approx 6.4 ha) and redevelop any remaining industrial hardstanding for mixed development. The site promoter indicates that the site will be available in over ten years' time subject to the adjoining quarry gaining planning permission to extend the extraction area and then to restore the quarry void.
Site access and impact on road network	Proposed site access from Marion's Way which is an unclassified road. Potential footpath access from unclassified Riverside Court to the west. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Yes, Flood Zone 3b affects part of the site.
Policy Designations	The site is within an area designated as Countryside.
Suitable	Potentially Suitable
Available	No
Achievable	Yes
Conclusion	Developable
Estimated floorspace	44,889m ² employment floorspace (mix of B uses)
Timeframe for development	11 – 15 years
Additional information	

Settlement Map: Elmesthorpe

INSET MAP: ELM011

1:5,000

ELM008

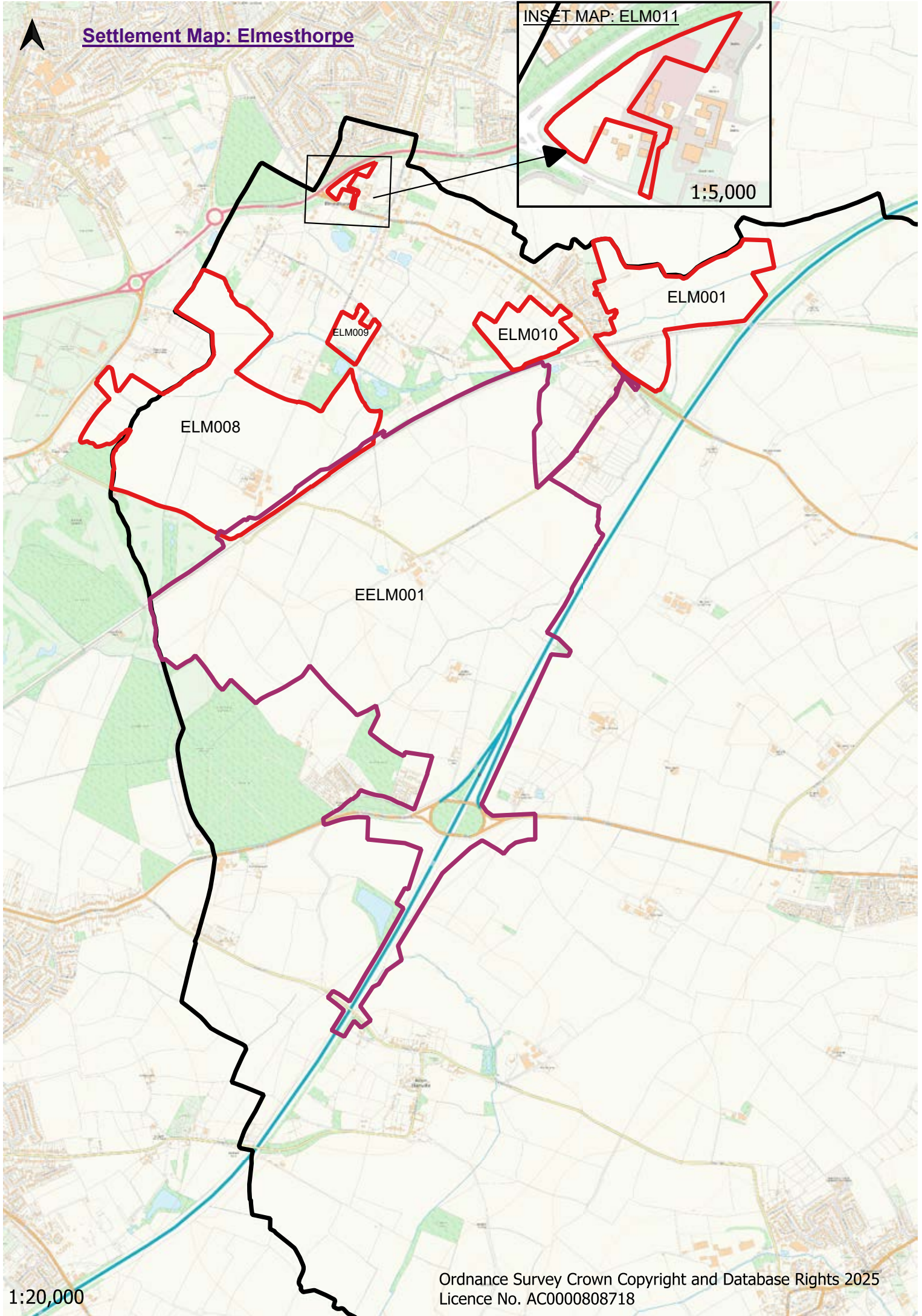
ELM009

ELM010

ELM001

EELM001

1:20,000



Elmesthorpe

Site Reference	ELM001
Site Name (Parish)	Land north of The Home Farm, Elmesthorpe
Proposed use	Housing
Size in hectares (developable area and reason)	26.25 ha (19.12ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	358 dwellings (30 dph)
Grid Reference	E:447335, N: 296062
Current use (previously developed?)	Agricultural (No)
Social Factors	
Proximity to large convenience store	This site is within 2660m of the Co-Operative at New Road, Stoney Stanton.
Proximity to GP surgery	The site is within 2670m of The Old School Surgery, Stoney Stanton.
Proximity to primary school	The site is within 2380m of Manorfield C of E Primary School, Stoney Stanton.
Proximity to secondary school	The site is within 3230m of Heath Lane Academy, Earl Shilton.
Proximity to local employment	The site is within 1980m of employment opportunities at Foxbank Industrial Estate, Stoney Stanton.
Access to public transport	Elmesthorpe is served by the Fox Connect demand responsive bus service.
Proximity to open space	The site is within 2750m of open space over 1 hectare at Memorial Playing Fields, Stoney Stanton.
Environmental Factors	
Biodiversity and geodiversity	There are 5 Local Wildlife Sites within the site. Protected special and habitat surveys needed.
Townscape and landscape	The site is located within the Elmesthorpe Floodplain LCA. Key pressures include: the edges of Elmesthorpe are well vegetated reducing its effects on the wider landscape and are sensitive to change that would increase the prominence of Elmesthorpe in the landscape and reduce its linear pattern. Site is of a considerable size in relation to the settlement of Elmesthorpe.
Heritage assets	The site contains a listed building, Home Farmhouse (and adjacent outbuildings), towards the south of the site. Medium heritage risk.
Soil resources	Majority of the land is Grade 3 and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	Most of the site is greenfield agricultural land.
Flood risk	25.9% of the site is covered by Flood Zones 2 and 3 (16.1% of site is within Flood Zone 3b) which runs across the centre of the site (source: SRFA 2014).

	Areas of 1 in 30, 1 in 100, 1 in 1000 year risk running through the site. >=25% <50% area susceptible to groundwater flooding (50% of site)
Land contamination, pollution, and hazards	The site has no known land contamination of landfill constraints. There is potential for noise pollution due to the railway line along the eastern boundary and cuts through the centre of the southern end of the site. The M69 motorway is also adjacent to part of the eastern boundary of the site.
Minerals and waste	A small part of the site in the northwest corner overlaps slightly with a Mineral Consultation Zone.
Economic Factors	
Available and achievable	The site is promoted by a single landowner but they have not indicated an intention to sell / develop or whether there are any legal issues. Query viability of providing access making the site not available or achievable for development.
Site access and impact on road network	Access from Station Road which is a B class road with a 40mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Yes. 16% of the site is within Flood Zone 3b.
Policy Designations	The site is in Countryside (Policy CS18 and Policies Map).
Suitable	Potentially Suitable
Available	No
Achievable	No
Conclusion	Developable
Estimated number of Dwellings (density)	358 (30dph)
Timeframe for development	11-15 years
Additional information	Inadequate infrastructure to support the scale of development proposed.

Site Reference	ELM008
Site Name (Parish)	Land north of the railway line, Elmesthorpe
Proposed use	Housing (Site promoter indicates to include primary school and employment uses)
Size in hectares (developable area and reason)	68.61ha (65.95ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	969 dwellings (Site promoter indicates 1,100 homes and 1.3 hectares / 5,500 sqm of employment land)
Grid Reference	E: 445419 N: 295501

Site Reference	ELM008
Current use (previously developed?)	Agricultural (No)
Social Factors	
Proximity to large convenience store	The site is within 2110m of the Co-op in Barwell local centre.
Proximity to GP surgery	The site is within 3180m of Heath Lane Surgery, Earl Shilton.
Proximity to primary school	The site is within 1980m of Barwell C of E Academy. Potential to provide new primary school due to scale of development.
Proximity to secondary school	The site is within 2840m of Heath Lane Academy, Earl Shilton.
Proximity to local employment	The site is within 2270m of employment opportunities at Moat Way, Barwell.
Access to public transport	Elmesthorpe is served by the Fox Connect demand responsive bus service.
Proximity to open space	The site is within 990m of open space over 1 hectare at Burbage Common but also adjoins.
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology: OK with mitigation and avoidance. Mainly arable. Retention of hedges and watercourses with buffer zones - 10m to section at north-west. Adequate buffer zones to Burbage Common and Billington Rough; complementary habitat creation in zones adjacent. Presence of protected species on site would impact on possible layout and would need to retain dispersal corridors. Burbage Common is a SSSI, and development must avoid impacts through disturbance, lighting, etc.
Townscape and landscape	The site is within the Elmesthorpe Floodplain LCA which is generally rural and enclosed.
Heritage assets	There are no designated assets on site or nearby. LCC Archaeology: medieval fish pond (MLE72) lies at the northern extend of the area. Some ridge and furrow within the area but some appears to have been ploughed-out. Elmesthorpe Land Settlement area along northern boundary of the area. Overall, medium risk heritage potential.
Soil resources	The land is Grade 3 and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site is agricultural land and so greenfield.

Site Reference	ELM008
Flood risk	The site is affected by Flood Zone 2 and 3 (EA Maps) due to the watercourse crossing the northern portion of the site (and this may affect the site access). Several areas of 1 in 30, 1 in 100, 1 in 1000 year risk of surface water flooding running through the site around watercourses. <25% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site may be affected by noise (and air quality) issues from the railway to the south and the A47 Earl Shilton Bypass to the north of the site. Further assessment and potentially mitigation measures will be required. The site has no known land or water contamination constraints.
Minerals and waste	The site is not located within a Minerals Consultation Zone or protected as a safeguarded waste facility.
Economic Factors	
Available and achievable	Site is promoted on behalf of two landowners who intend to sell / develop the site. No known legal issues. Proposed link road between A47 and M69 J2.
Site access and impact on road network	Access is likely to be from Burbage Common Road, which is a C class road with a 60mph speed limit or Leicester Road, Hinckley. The LCC Highways has highlighted that without a link road the site may reduce the capacity of signal junctions on the A47 (Station Road junctions). Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Yes. A small % of the site is affected by Flood Zone 3.
Policy Designations	Countryside (Policy CS16 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density) or floorspace (Sqm)	969 dwellings (30dph) (1,100 homes and 5,500 sqm based on site promoter's information)
Timeframe for development	11-15 years

Site Reference	ELM008
Additional information	Site affected by DCO application for HNRFI. Crosses into the administrative boundary of Hinckley and Bosworth Borough Council.

Site Reference	ELM009
Site Name (Parish)	Land at 24 Billington Road East, Elvesthorpe
Proposed use	Housing
Size in hectares (developable area and reason)	3.01 ha (2.65 ha as approx 12% is affected by Flood Zone 2).
Size in dwellings (density, dwelling per hectare) Size (floorspace)	49 (30dph)
Grid Reference	E: 445954 N: 295921
Current use (previously developed?)	Stabling/paddocks and plantation/orchard, previously agriculture (No)
Social Factors	
Proximity to large convenience store	The site is within 2100m (Via PROW) and 2860m by footpath of the Co-op in Barwell local centre.
Proximity to GP surgery	The site is within 2200m of Heath Lane Surgery, Earl Shilton.
Proximity to primary school	The site is within 2330m of Barwell C of E Academy.
Proximity to secondary school	The site is within 2400m of Heath Lane Academy, Earl Shilton.
Proximity to local employment	The site is within 2400m of employment opportunities at Moat Way, Barwell.
Access to public transport	Elvesthorpe is served by the Fox Connect demand responsive bus service.
Proximity to open space	The site is within 1700m of open space over 1 hectare at Roundhills Park.
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology advise Part Reject/ Part Further Surveys. The habitat to SW looks very good / likely to meet LWS criteria, adj to a stream, with wetland and scrub/trees, and must be retained with adequate buffer zones. Rest of site is grassland, in paddocks, and may have value. BNG requirements will be high.
Townscape and landscape	The site is within the Elvesthorpe Floodplain LCA which is generally rural and enclosed.

Site Reference	ELM009
Heritage assets	There are no designated assets on site or nearby. medieval fish pond (MLE72) lies to the south east of the area. Elmesthorpe Land Settlement area along southern, western and northern boundaries of the area. Overall, medium risk heritage potential.
Soil resources	The land is Grade 3 with a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site is agricultural land and so greenfield.
Flood risk	The site is affected by Flood Zone 2 and 3 (EA Maps). Approx 14% of the site is affected by FLZ2 and 12% by FLZ3a. 6% of the site has surface water flood risk of 3.3% AEP. <25% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	There are no known pollution, hazards or other environmental quality issues affecting the site.
Minerals and waste	The site is not located within a Minerals Consultation Zone or protected as a safeguarded waste facility.
Economic Factors	
Available and achievable	Site is promoted on behalf of four landowners who intend to sell / develop the site. No known legal issues.
Site access and impact on road network	The site is likely to be accessed onto Billington Road E or Bridle Path Rd which are unknown and unclassified road respectively, with a 30mph speed limit. Detailed consideration would be required as part of the usual development management process
Overall Assessment	
Identified Red Constraints	Yes. 12% of the site is affected by Flood Zone 3.
Policy Designations	Countryside, Fosse Villages Neighbourhood Plan.
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	49 (30dph)
Timeframe for development	6-10 years

Site Reference	ELM009
Additional information	

Site Reference	ELM010
Site Name (Parish)	Station Road, Elvesthorpe
Proposed use	Housing
Size in hectares (developable area and reason)	7.93 ha (7.27 as 0.63ha (8%) is in FZ3a)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	136 (30dph)
Grid Reference	E: 446895 N: 296038
Current use (previously developed?)	Agricultural (No)
Social Factors	
Proximity to large convenience store	The site is within 2610m of the Co-op in Stoney Stanton local centre.
Proximity to GP surgery	The site is within 2460m of Heath Lane Surgery, Earl Shilton.
Proximity to primary school	The site is within 2240m of Manorfield C of E Primary School.
Proximity to secondary school	The site is within 2610m of Heath Lane Academy, Earl Shilton.
Proximity to local employment	The site is within 2090m of employment opportunities at Foxbank Industrial Estate, Stoney Stanton.
Access to public transport	Elvesthorpe is served by the Fox Connect demand responsive bus service.
Proximity to open space	The site is within 2720m of open space over 1 hectare at Memorial Playing Fields, Stoney Stanton.
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology indicate Reject, unless recent ecology survey demonstrates low value. Further surveys needed: site is grassland, in small fields. Off-site habitat to SE along stream looks valuable and needs to be buffered from harm. Retain hedges and internal hedge with trees. BNG requirements will be high.
Townscape and landscape	The site is within the Elvesthorpe Floodplain LCA which is generally rural and enclosed.
Heritage assets	No designated assets within or adjacent to the site. There are No.1-6 Wortley Cottages which are Grade II Listed Buildings which are located across the B581 north of the site. Medium heritage potential.

Site Reference	ELM010
Soil resources	The land is Grade 3 and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site is agricultural land and so greenfield.
Flood risk	10% of the site is affected by Flood Zone 2 and 3 due to the watercourse crossing the south-eastern portion of the site. New EA Maps show more extensive flood risk. 8% of the site is at risk of surface water flooding at 3.3% AEP; 16% at 1.0% AEP. <25% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site may be affected by noise (and air quality) issues from the railway to the south. Further assessment and potentially mitigation measures will be required. The site has no known land or water contamination constraints.
Minerals and waste	The site is not located within a Minerals Consultation Zone or protected as a safeguarded waste facility.
Economic Factors	
Available and achievable	Site is promoted on behalf of two landowners who intend to sell / develop the site. No known legal issues.
Site access and impact on road network	Access from Station Road which is a Class B Road with a speed limit of 40 mph. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Yes: 8% of the site is affected by Flood Zone 3.
Policy Designations	The site is in Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	136 (30dph)
Timeframe for development	6-10 years
Additional information	

Site Reference	ELM011
Site Name (Parish)	Church Farm, 44 Station Road, Elmesthorpe
Proposed use	Housing
Size in hectares (developable area and reason)	0.9 ha
Size in dwellings (density, dwelling per hectare) Size (floorspace)	22 (30dph)
Grid Reference	E: 445915 N:296613
Current use (previously developed?)	Mixed: Haulage yard and Equestrian. Agricultural, Residential, Equestrian, and Commercial (Yes)
Social Factors	
Proximity to large convenience store	The site is within 1430m of Tesco Express, Belle Vue Road, Earl Shilton
Proximity to GP surgery	The site is within 1830m of Heath Lane Surgery, Earl Shilton.
Proximity to primary school	The site is within 1530km of Fusion Academy, Moore Road, Earl Shilton.
Proximity to secondary school	The site is within 1720m of Heath Lane Academy, Earl Shilton.
Proximity to local employment	The site is within 3530m of employment opportunities at Foxbank Industrial Estate, Stoney Stanton.
Access to public transport	Elmesthorpe is served by the Fox Connect demand responsive bus service.
Proximity to open space	The site is within 620m of open space of 0.95 hectares at Maple Park Play area. Earl Shilton.
Environmental Factors	
Biodiversity and geodiversity	No designated assets identified. Protected species surveys required.
Townscape and landscape	The site is within the Elmesthorpe Floodplain LCA which is generally rural and enclosed.
Heritage assets	No designated assets within the site but there is a Scheduled Monument to the south east of the site: Elmesthorpe Church, ruined nave and west tower LEN: 1005076. Church of St Mary: Grade ii listed building. LEN 1074693. Medium heritage potential.
Soil resources	The land is Grade 3 and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	Haulage yard and Equestrian. Agricultural, Residential, Equestrian, and Commercial

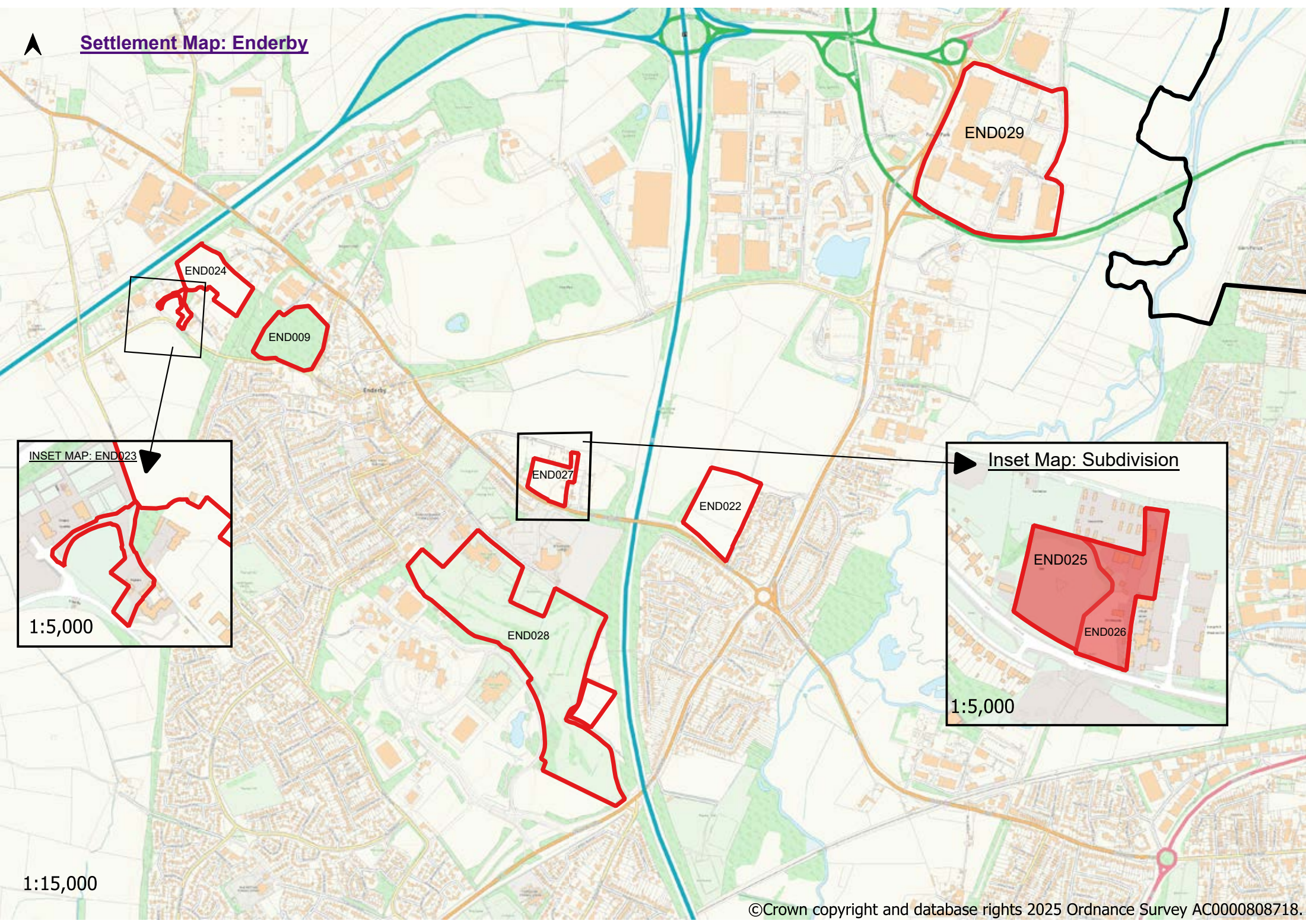
Site Reference	ELM011
Flood risk	The Site is Flood Zone 1. Very small areas 1 in 30, 1 in 100 and 1 in 1000 year risk. <25% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site may be affected by noise (and air quality) issues from the A47 which adjoins the site boundary. There has been multiple past land uses on the site. There is a small risk of contamination from previous uses.
Minerals and waste	The site is located within a Sand and Gravel Consultation Zone. The site is not protected as a safeguarded waste facility.
Economic Factors	
Available and achievable	Site is promoted on behalf of one landowner who intend to sell / develop the site. No known legal issues. Discussions with potential developers have taken place.
Site access and impact on road network	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. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	The site is in Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	22 (30dph)
Timeframe for development	6-10 years
Additional information	13/0443/1/OX - 7 dwellings Approved: Conversion of single barn to residential use and 6 new build dwellings in form of barn conversions. Agent promotes site for 30 dwellings.

Site Reference	EELM001
Site Name (Parish)	Land north of J2 of the M69
Proposed use	Employment
Size in hectares (developable area and reason)	224 ha (222.67ha due to flood risk)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	Site promoter estimates 850,000sqm of use class B employment floorspace
Grid Reference	E:446308 N:294827
Current use (previously developed?)	Agriculture (No)
Social Factors	
Access to public transport	The site is within 1200m to X6 (Leicester to Coventry) (Sapcote Road). Elmesthorpe is also served by the demand responsive FoxConnect bus service.
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology: adjacent to Burbage Wood and Aston Firs SSSI. Extended Phase 1 survey, protected species / habitats surveys, hedgerow / tree surveys required before making a recommendation.
Townscape and landscape	Most of the site is in the Aston Flamville Wooded Farmland landscape character area and a small part of the site is in the Elmesthorpe Floodplain landscape character area. The site consists of rolling farmland within a rural landscape and irregular field patterns with hedgerow boundaries.
Heritage assets	There are 6 scheduled monuments, 98 listed buildings (8 grade 1 and 2*) and 9 conservation areas within 5km of the proposed development. LCC archaeology: heritage – uncertain. Further information required prior to determination to ascertain potential presence of significant archaeological remains.
Soil resources	The site is Grade 3 agricultural land and has a moderate likelihood of being best and most versatile.
Previously developed land	The site is greenfield.
Flood risk	A small part of the site in the north-east corner is in Flood Zone 3. Most of the site is in Flood Zone 1 and several parts of the site are affected by 1 in 30, 1 in 100 and 1 in 1,000 year extent surface water flooding.
Land contamination, pollution, and hazards	There are no known sources of land contamination or pollution. High voltage overhead power line crosses part of the site to the south (where the south-bound entry slip road is proposed). Development at the site may impact on air quality and noise pollution. Consideration needs to be given to potential impact on neighbouring uses – caravan sites at Aston Firs.

Site Reference	EELM001
Minerals and waste	The site is not located in a Minerals Consultation Zone and the site is not protected for a waste facility.
Economic Factors	ECONOMIC Factors
Available and achievable	The site is in multiple ownership and the site promoter states that a developer has control over most of the land interests. There are no known legal issues or covenants.
Site access and impact on road network	The site adjoins Stanton Rd which is B class road with a 60mph speed limit. Site access is proposed off the roundabout at Junction 2 with the creation of south-facing entry and exit slips on to the motorway. A rail freight terminal is proposed. This would need to be reflected / considered in any transport assessment work. A Transport Assessment is required to understand the impact of the development on the strategic and local road network. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Yes, part of the site is in Flood Zone 3.
Policy Designations	Countryside (CS18)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated floorspace	Site promoter estimates 639,400sqm of use class B employment floorspace
Timeframe for development	11 – 15 years
Additional information	The site is being promoted for a national rail freight interchange development through the National Infrastructure Planning process. The environmental information is ascertained from the EIA Scoping Opinion. The DCO process is ongoing and at March 2025 the Secretary of State issued a refuse decision.



Settlement Map: Enderby



END024

END009

END029

INSET MAP: END023

1:5,000

END027

END022

Inset Map: Subdivision

END025

END026

1:5,000

END028

1:15,000

Enderby

Site Reference	END009
Site Name (Parish)	Quarry Lane, Enderby
Proposed use	Mixed use development
Size in hectares (developable area and reason)	3.56 ha (3.56 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	44 dwellings (30dph) and 6,942m ² of employment floorspace (Yield assumes a 50:50 split of residential to commercial development)
Grid Reference	E: 455303 N: 299590
Current use (previously developed?)	Overgrown vacant land (former landfill site) (No)
Social Factors	
Proximity to large convenience store	The site is within 570m of Co-op in Enderby district centre.
Proximity to GP surgery	The site is within 670m of Enderby Medical Centre.
Proximity to primary school	Site is within 990m of Enderby Danemill Primary School.
Proximity to secondary school	Site is within 1180m of Brockington College, Enderby
Proximity to local employment	Site is within 580m of Enderby district centre and 550m of the Mill Hill Industrial Estate and Warren Business Park, Enderby
Access to public transport	Site is within 700m of a bus stop for a regular frequency bus service (Arriva No. 50). Enderby is also served by the demand responsive FoxConnect bus service and Vectare Flex (fosse park circular) Service.
Proximity to open space	Site is within 940m of the Mill Lane Recreation Ground (and 490m from Whistle Way route)
Environmental Factors	
Biodiversity and geodiversity	Site is considered to be scrub, woodland, species rich grassland. There are protected species known to be present in the area. Protected species and habitat surveys needed.
Townscape and landscape	The site is bounded by development to the north, east and south, but could be considered to play a role in the transition between the urban and rural environment as one travels out of Enderby to the west.
Heritage assets	There are no designated heritage assets on site. The conservation area is within 100m of the site to the south and east. LCC Archaeology indicate that due to quarrying area heritage potential is low.

Site Reference	END009
Soil resources	About 50% of the site is identified as having a moderate likelihood of the land being best and most versatile, and 50% being urban land.
Previously developed land	The site is a former landfill, but if provision has been made for restoration, could now be regarded as greenfield.
Flood risk	Flood Zone 1. Small proportion of site affected by surface water flood risk (1 in 30, 1 in 100 and 1 in 1000 year extent).
Land contamination, pollution, and hazards	The Environment Agency has raised serious concerns about the former landfill site. It is within 500m of a gassing landfill and is within close proximity of the Mill Hill Industrial Estate and M69 which could bring some noise and amenity issues. Further investigation is required to understand whether any of these issues can be mitigated to a suitable level for housing or employment uses.
Minerals and waste	The site is not within a Mineral Consultation Zone nor is it safeguarded for a waste facility.
Economic Factors	
Available and achievable	The site is promoted by a single landowner but does not indicate an intention to sell / develop. There are no known legal issues, however the site promoter has indicated that the landfill site may still be gassing.
Site access and impact on road network	Potential site access could be from Seine Lane / Conery Lane which are both unclassified roads with 30mph speed limit. Access to the site may be difficult to achieve as visibility on Seine Lane / Conery Lane is restricted and would require substantial infrastructure improvements including a surfaced footway. Site access and visibility would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	The site is within the settlement boundary.
Suitable	Potentially Suitable
Available	Yes
Achievable	No

Site Reference	END009
Conclusion	Developable
Estimated number of Dwellings (density)	44 dwellings (30dph) and 6,942m ² of employment floorspace
Timeframe for development	11 – 15 years
Additional information	The site is not considered achievable. It was formerly an employment land allocation in the Local Plan 1999 and considered as a possible employment land allocation in the Delivery DPD. The site was found to be not commercially attractive to the market due to its historic use as a landfill site and that despite being allocated for almost 20 years, no development was forthcoming.

Site Reference	END017
Site Name (Parish)	Land to the west of the M1 (adjacent to public footpath) (Enderby)
Proposed use	Housing
Size in hectares (developable area and reason)	1.21 ha (1.21 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	29 (30dph)
Grid Reference	E:454313, N:298368
Current use (previously developed?)	Grassland
Social Factors	
Proximity to large convenience store	The site is within 1260m of Co-op, Narborough
Proximity to GP surgery	The site is within 840m of The Limes Medical Centre, Narborough.
Proximity to primary school	The site is within 1060m of Enderby Danemill Primary School
Proximity to secondary school	The site is within 860m of Brockington College, Enderby
Proximity to local employment	Site is within 810m of employment opportunities at Carlton Park, Narborough
Access to public transport	The site is within 700m of a bus stop (Carlton Avenue, Narborough) for a low frequency bus routes (Arriva No. X44 Leicester to Rugby). It is also within 1270m of Narborough Railway Station

Site Reference	END017
Proximity to open space	The site is within 850m of open space over 1 hectare at Leicester Road Recreation Ground and 920m of Narborough Recreation Ground.
Environmental Factors	
Biodiversity and geodiversity	Possible species rich grasslands present. Protected species surveys needed. Good tree belt. Boundary hedges should be retained.
Townscape and landscape	The site is within the Lubbesthorpe Agricultural Parkland landscape character area. The strong presence of infrastructure, including the M1 is a key pressure with further expansion along the fringes of adjacent settlements increasing the urban influences of the character area, particularly to the south.
Heritage assets	There are no designated heritage assets, but the site adjoins the route of the Fosse Way. LCC Archaeology advise that the heritage potential is high.
Soil resources	The land is Grade 3 and there is a moderate likelihood of 50% of the site being best and most versatile land and the other half is considered urban, however the whole site is greenfield. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land
Previously developed land	The site is greenfield.
Flood risk	The site is in flood zone 1. Surface water flood risk along southern boundary with small areas of 1 in 30, 1 in 100 and 1 in 1000 year risk. >=25% <50% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The entire site is within 250m of a source of unstable or contaminated land. It is within very close proximity to the M1 motorway, on this stretch declared as an Air Quality Management Area (AQMA 2). Further investigation is required in terms of contamination, noise and air quality.
Minerals and waste	Site is within the Sand and Gravel Mineral Consultation Zone and is not a site protected for a waste facility
Economic Factors	ECONOMIC Factors
Available and achievable	The site is promoted. It has 3 landowners and there is possible intention to sell / develop the site. There are no known legal issues.
Site access and impact on road network	The site appears to be land-locked with access via golf course. Cycle track/footpath visible to the North of the adjacent site. Substantial infrastructure work is required to provide a surfaced footway. This should be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.

Site Reference	END017
Overall Assessment	
Identified Red Constraints	No
Policy Designations	The site is in Green Wedge (Policies CS16 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	No
Conclusion	Developable
Estimated number of Dwellings (density)	29 (30dph)
Timeframe for development	11 – 15 years
Additional information	The site is not considered to be achievable as it is land-locked with no suitable access.

Site Reference	END022
Site Name (Parish)	Land off Blaby Road (Blaby)
Proposed use	Housing
Size in hectares (developable area and reason)	4.49 ha (4.49ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	84 (30dph)
Grid Reference	E: 454732, N: 299014
Current use (previously developed?)	Agricultural (No)
Social Factors	
Proximity to large convenience store	The site is within 1390m of Co-op in Enderby District Centre
Proximity to GP surgery	The site is within 1490m of Enderby Medical Centre
Proximity to primary school	The site is within 1130m of Enderby Danemill Primary School
Proximity to secondary school	The site is within 670m of Brockington College

Site Reference	END022
Proximity to local employment	The site is within 1280m of employment opportunities at Grove Park but adjoins the allocated employment site to the west of St Johns.
Access to public transport	The site is within 130m of a bus stop (on Blaby Road) for a regular bus route (Arriva 50 Narborough to Leicester)
Proximity to open space	The site is within 1070m of open space over 1 hectare at Mill Hill Recreation Ground
Environmental Factors	ENVIRONMENTAL Factors
Biodiversity and geodiversity	Protected species known on northern part of site, which is potential Local Wildlife Site. The site is also within a SSSI impact risk zone. LCC Ecology advise that protected species and Phase 1 habitat survey required but refusal is recommended.
Townscape and landscape	The site is within the Sence and Soar Floodplain character area and is characteristic of that. The role of land as a green buffer between settlements is recognised. There are urban influences nearby, including Grove Park and Fosse Park, as well as residential development etc. Key pressures include expansion of new housing development around the settlement edges increasing urbanising influences in the landscape.
Heritage assets	No designated heritage assets on site but there is a Scheduled Monument within 600 to the east of the site (St. John's Church, Aldeby). The western boundary of the site is a Roman road and forms an important historic separation between Enderby and Leicester. LCC Archaeology advise that heritage potential is high.
Soil resources	The land is Grade 3 and for most of the site there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site is currently in agricultural use and so greenfield.
Flood risk	The site is in Flood Zone 1. Site affected by surface water flood risk (1 in 30, 100 and 1000 year extents). >=50% <75% area susceptible to groundwater flooding (50% of site) >=25% <50% area susceptible to groundwater flooding (50% of site)
Land contamination, pollution, and hazards	Close to the M1 and the B4114, both busy roads, which can be congested at times. The site has no known land contamination issues.
Minerals and waste	The site is within the Sand and Gravel Mineral Consultation Zone and is not protected for a waste facility

Site Reference	END022
Economic Factors	ECONOMIC Factors
Available and achievable	The site is promoted on behalf of a developer.
Site access and impact on road network	Access from Blaby Road which is a class B road and subject to a 40mph speed limit. However, its proximity to Fosse Close means an alternative would need to be identified. Safety of the Foxhunter roundabout (junction of B582 and B4114) would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Within the settlement boundary
Suitable	Yes
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	84 (30dph)
Timeframe for development	6 – 10 years
Additional information	

Site Reference	END023
Site Name (Parish)	Enderby Metals (Enderby)
Proposed use	Housing
Size in hectares (developable area and reason)	0.56 ha (0.36 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	8 (30dph)
Grid Reference	E:452943, N:299679

Site Reference	END023
Current use (previously developed?)	Former scrapyard (Yes)
Social Factors	
Proximity to large convenience store	The site is within 860m of Co-op in Enderby district centre.
Proximity to GP surgery	The site is within 950m of Enderby Medical Centre
Proximity to primary school	The site is within 1310m of Enderby Danemill Primary School
Proximity to secondary school	The site is within 1490m of Brockington College, Enderby
Proximity to local employment	The site is within 900m of employment opportunities at Enderby district centre and 990m of Mill Hill Industrial Estate
Access to public transport	The site is within 1010m of a bus stop (on Cross Street) for a regular frequency bus service (Arriva 50 Leicester to Narborough).
Proximity to open space	The site is within 1030m of open space over 1 hectare at Wimpey Park / Southey Close Recreation Ground and within 190m of Whistle Way.
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology advise that the site is OK. The site is currently hardstanding and low-value vegetation.
Townscape and landscape	The site is within the Thurlaston Rolling Farmland LCA where key pressures include urban pressures along the edges of settlements that could reduce the distinction between urban and rural character.
Heritage assets	There are no designated heritage assets on site. LCC Archaeology: no known archaeological remains on site; low risk.
Soil resources	The land is Grade 3 and most of the site has a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land but use as a scrapyard in noted.
Previously developed land	Previously used as a scrapyard and so previously developed land.
Flood risk	The site is within Flood Zone 1 (EA Maps) with a small area of surface water flood risk (1 in 1000 year extent)
Land contamination, pollution, and hazards	Further investigation required in terms of land contamination due to previous use as scrap yard and being with 250m of former landfill site. Also close to M69 in terms of potential noise and air pollution.
Minerals and waste	The site is within the Minerals Consultation Zone for igneous rock and part of the site is safeguarded for waste facilities (B14).

Site Reference	END023
Economic Factors	
Available and achievable	The site is promoted on behalf of a property developer. There is a single landowner who intends to sell / develop the site and there are no known legal issues.
Site access and impact on road network	Access is proposed off Seine Lane, which is an unclassified road with a 30mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Countryside (Policies CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	8 (30dph)
Timeframe for development	11 – 15 years
Additional information	The site is currently occupied by a business and safeguarded as a waste facility, so may not be immediately available for development. The identified constraints mean that the site may not be suitable for development. Planning application 22/0928/OUT – 8 dwellings refused / dismissed at appeal.

Site Reference	END024
Site Name (Parish)	Land rear of Strawberry Gardens (Enderby)
Proposed use	Housing
Size in hectares (developable area and reason)	2.97 ha (2.97ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	55 (30dph)
Grid Reference	E: 453053, N: 299802

Site Reference	END024
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 1100m of the Co-op in Enderby district centre.
Proximity to GP surgery	The site is within 1170m of Enderby Medical Practice
Proximity to primary school	The site is within 1530m of Enderby Danemill Primary School
Proximity to secondary school	The site is within 1730m of Brockington College, Enderby
Proximity to local employment	The site is within 1100m of Enderby district centre and Mill Hill Industrial Estate
Access to public transport	The site is within 1200m of a bus stop (Coleridge Drive / George Street) for a regular frequency bus service (Arriva 50 Leicester to Narborough).
Proximity to open space	The site is within 1330m of open space over 1 hectare at Wimpey Park / Southey Close Recreation Ground (and 440m of Whistle Way)
Environmental Factors	ENVIRONMENTAL Factors
Biodiversity and geodiversity	LCC Ecology advise that the site needs further surveys to confirm that Grassland is improved. Development to include 10m buffer to adjacent woodland habitats to south-east.
Townscape and landscape	The site is within the Thurlaston Rolling Farmland LCA where key pressures include urban pressures along the edges of settlements that could reduce the distinction between urban and rural.
Heritage assets	There are no designated heritage assets on site. LCC Archaeology: no known archaeological remains on site. London and NW and Midland Railway (MLE16185) bounds eastern edge of area; Enderby Hill Quarry (MLE21541) to north and east, off-site. Little indication of on-site archaeological remains, but large area. Medium risk heritage potential.
Soil resources	The land is Grade 3 and for most of the site there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	Previously used as a scrapyards and so previously developed land.

Site Reference	END024
Flood risk	The site is within Flood Zone 1 (EA Maps). Small areas of 1 in 30, 1 in 100, 1 in 1000 year risk of surface water flooding. >=50% <75% area susceptible to groundwater flooding (50% of site), <25% (50% of site).
Land contamination, pollution, and hazards	The site is within 250m of former landfill site. Also adjoins the M69 in terms of potential noise and air pollution. Further investigation required.
Minerals and waste	The site is within the Minerals Consultation Zone for igneous rock and the site is close to a safeguarded site for waste facilities (B14).
Economic Factors	
Available and achievable	The site is promoted on behalf of a single landowner who intends to sell / develop the site. There are no known legal issues.
Site access and impact on road network	No access to the highway network is identified. If an access is identified, detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Countryside (Policies CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	No
Conclusion	Developable
Estimated number of Dwellings (density)	55 (30dph)
Timeframe for development	11 – 15 years
Additional information	No access to the highway. If this can be overcome, the site may be achievable.

Site Reference	END025
Site Name (Parish)	West of First Hangings, Blaby Road (Enderby)

Site Reference	END025
Proposed use	1 st choice: Housing, 2 nd choice: Employment, Self-build, Retail, Care Homes, Mixed use
Size in hectares (developable area and reason)	0.93 ha (0.93ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	23 (30dph) Or 3,500 sqm
Grid Reference	E:454187, N:299148
Current use (previously developed?)	Vacant, scrub and grassland. Previously developed: Former Landfill.
Social Factors	
Proximity to large convenience store	The site is located 680m from a Co-op local store, Enderby.
Proximity to GP surgery	The site is located 830m from Enderby Medical Centre, Enderby.
Proximity to primary school	The site is located 400m from Enderby Danemill Primary School, Enderby.
Proximity to secondary school	The site is located 120m from Brockington College Enderby.
Proximity to local employment	The site is located 1930m from Carlton Park, Enderby.
Access to public transport	The site is located 170m from a bus stop, Blaby Road, for a regular frequency bus route (Arriva 50: Leicester to Narborough).
Proximity to open space	The site is within 270m of open space over 1 hectare at Mill Lane park and recreation ground.
Environmental Factors	
Biodiversity and geodiversity	Further surveys needed. Site appears neglected (apart from garden to SE) but may have habitat value. BNG requirements likely to be high unless high proportion of grassland and scrub/ woodland is retained/ enhanced on site.
Townscape and landscape	The site is within the Lubbethorpe Agricultural Parkland landscape character area.
Heritage assets	No designations within the site but there are Historic Environment Records (HER)(MLE21388) for the former Enderby Quarry, Brick Works and Smithy, for finds of an Anglo Scandinavian stirrup mount (MLE9784) and a Neolithic arrowhead (MLE7125) and (MLE21277) for the Foston Lane to Osbaston Turnpike Road. Medium heritage potential.
Soil resources	The land is Grade 3 and there is a moderate likelihood of the site being best and most versatile land according to the BDC Study. The site is previously developed.
Previously developed land	The site is a former Landfill.

Site Reference	END025
Flood risk	The site is in Flood Zone 1. Surface water flood risk to eastern boundary (1 in 1000 year extent). >=50% <75% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The whole site is a former Landfill. The site is also located 315m from a SUEZ consultation zone relating to the Gassing Landfill site at Warrens Park Way/ Harold's Lane. The site is also within 250m of the M1—high load road which can suffer from congestion.
Minerals and waste	The site is within the Minerals Consultation Zone for Sand and Gravel.
Economic Factors	
Available and achievable	The site is promoted on behalf of a single landowner who intends to sell / develop the site. There are no known legal issues.
Site access and impact on road network	Access likely to be onto Blaby Road, a Class B Road with a 30mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Green wedge (Policy CS16 and Policy Map).
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density) or floorspace (sqm)	23 (30dph) or 3,500
Timeframe for development	11-15 years
Additional information	

Site Reference	END026
Site Name (Parish)	First Hangings, Blaby Road (Enderby)
Proposed use	1 st choice: Housing, 2 nd choice: Employment Self-build, Retail, Care Homes, Mixed use

Site Reference	END026
Size in hectares (developable area and reason)	0.81 ha (0.81 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	20 (30dph) Or 3,100 sqm
Grid Reference	E:454176, N:299091
Current use (previously developed?)	Residential dwelling combined with industrial uses/sheds/large aggregate vehicles and hardstanding (Previously developed land).
Social Factors	
Proximity to large convenience store	The site is located 800m from a Co-op local store, Enderby.
Proximity to GP surgery	The site is located 960m from Enderby Medical Centre, Enderby.
Proximity to primary school	The site is located 540m from Enderby Danemill Primary School, Enderby.
Proximity to secondary school	The site is located 100m from Brockington College Enderby.
Proximity to local employment	The site is located 1780m from Carlton Park, Enderby.
Access to public transport	The site is located 300m from a bus stop, Blaby Road, for a regular frequency bus route (Arriva 50:Leicester to Narborough).
Proximity to open space	The site is within 380m of open space over 1 hectare at Mill Lane park and recreation ground.
Environmental Factors	
Biodiversity and geodiversity	Further surveys required. Site appears neglected (apart from garden to SE) but may have habitat value. Development of garden and yard likely to be acceptable, pending protected species surveys. BNG requirements likely to be high unless high proportion of grassland and scrub/woodland is retained/enhanced on site.
Townscape and landscape	The site is within the Lubbesthorpe Agricultural Parkland landscape character area.
Heritage assets	No designations within the site but there are Historic Environment Records (HER)(MLE21388) for the former Enderby Quarry, Brick Works and Smithy, for finds of an Anglo Scandinavian stirrup mount (MLE9784) and a Neolithic arrowhead (MLE7125) and (MLE21277) for the Foston Lane to Osbaston Turnpike Road. Medium heritage potential.
Soil resources	The land is Grade 3 and there is a moderate likelihood of the site being best and most versatile land. The site is previously developed.

Site Reference	END026
Previously developed land	Yes. The land has a mix of previous residential and light industrial uses.
Flood risk	The site is in Flood Zone 1. Potential very small areas of 1 in 100 and 1 in 1000 year risk of surface water flooding along western and southern boundary >=50% <75% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site adjoins a former Landfill. The site is also located 303m from a SUEZ consultation zone relating to the Gassing Landfill site at Warrens Park Way/ Harold's Lane. The site is also within 250m of the M1—high load road can suffer from congestion.
Minerals and waste	The site is within the Minerals Consultation Zone for Sand and Gravel.
Economic Factors	
Available and achievable	The site is promoted on behalf of a single landowner who intends to sell / develop the site. There are no known legal issues.
Site access and impact on road network	Access likely to be onto Blaby Road which is a Class B Road with a 30mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Green Wedge (Policy CS16 and Policy Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density) or floorspace	20 (30dph) or 3,100 sqm
Timeframe for development	11-15 years
Additional information	

Site Reference	END027
Site Name (Parish)	First Hangings, Blaby Road (Enderby)

Site Reference	END027
Proposed use	1 st choice: Housing, 2 nd choice: Employment Self-build, Retail, Care Homes, Mixed use
Size in hectares (developable area and reason)	1.76ha (1.76 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	43 (30dph) Or 6,700 sqm
Grid Reference	E:454231, N:299126
Current use (previously developed?)	Combined Residential dwelling combined with industrial uses/sheds/large aggregate vehicles and hardstanding (Previously developed Land) and former Landfill
Social Factors	
Proximity to large convenience store	The site is located 880m from a Co-op local store, Enderby.
Proximity to GP surgery	The site is located 1010m from Enderby Medical Centre, Enderby.
Proximity to primary school	The site is located 500m from Enderby Danemill Primary School, Enderby.
Proximity to secondary school	The site is located 100m from Brockington College Enderby.
Proximity to local employment	The site is located 1780m from Carlton Park, Enderby.
Access to public transport	The site is located 280m from a bus stop, Blaby Road, for a regular frequency bus route (Arriva 50: Leicester to Narborough).
Proximity to open space	The site is within 360m of open space over 1 hectare at Mill Lane park and recreation ground.
Environmental Factors	
Biodiversity and geodiversity	Site appears neglected (apart from garden to SE) but may have habitat value - survey needed before decisions. Development in garden and yard likely to be acceptable but pending bat surveys. BNG requirements likely to be high unless high proportion of grassland and scrub/woodland retained/enhanced on site.
Townscape and landscape	The site is within the Lubbesthorpe Agricultural Parkland landscape character area.
Heritage assets	No designations within the site but there is a Historic Environment Record (HER)(MLE21388) for the former Enderby Quarry, Brick Works and Smithy. To the north there are HERs for finds of an Anglo Scandinavian stirrup mount (MLE9784) and a Neolithic arrowhead (MLE7125). To the south is a HER (MLE21277) for the Foston Lane to Osbaston Turnpike Road. Medium heritage potential.

Site Reference	END027
Soil resources	The land is Grade 3 and there is a moderate likelihood of the site being best and most versatile land according to the BDC Study. The site is previously developed.
Previously developed land	Yes. The land has a mix of previous uses: residential, light industrial, and former landfill site.
Flood risk	The site is in Flood Zone 1. Small areas of 1 in 100 and 1 in 1000 year risk of surface water flooding present. >=50% <75% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	Part of the site is a former Landfill. The site is also located 303m from a SUEZ consultation zone relating to the Gassing Landfill site at Warrens Park Way/Harold's Lane. The site is also within 250m of the M1—high load road can suffer from congestion.
Minerals and waste	The site is within the Minerals Consultation Zone for Sand and Gravel.
Economic Factors	
Available and achievable	The site is promoted on behalf of a single landowner who intends to sell / develop the site. There are no known legal issues.
Site access and impact on road network	Access likely to be onto Blaby Road, a Class B Road with a 30mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Green Wedge (Policy CS16 and Policy Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density) or floorspace (sqm)	43 (30dph) or 6,700 sqm
Timeframe for development	11-15 years
Additional information	

Site Reference	END028
Site Name (Parish)	Enderby Golf Course and Leisure Centre, Mill Lane (Enderby)
Proposed use	Housing (with supporting Leisure and Retail uses)
Size in hectares (developable area and reason)	16.5 ha (16.5 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	309 (30dph)
Grid Reference	E:454088, N:298536
Current use (previously developed?)	Yes: Golf Course, Leisure Facility, Car park
Social Factors	
Proximity to large convenience store	The site is within 840m of Co-op, Enderby
Proximity to GP surgery	The site is within 980m of Enderby Medical Centre, King Street
Proximity to primary school	The site is within 400m of Dane Mill Primary School, Enderby
Proximity to secondary school	The site is within 230m of Brockington College, Enderby
Proximity to local employment	The site is within 200m of Carlton Park.
Access to public transport	Enderby and Narborough served by regular bus services at least every 20 mins (Arriva 50, X84, Vectare Fosse Park). Site is approximately 750m from existing stops.
Proximity to open space	The site is within 1340m of open space over 1 hectare at Leicester Road Recreation Ground and Narborough Bog
Environmental Factors	
Biodiversity and geodiversity	No designated assets identified. Possible species rich grasslands present. Protected species and habitats surveys required. Good tree belt. Boundary hedges should be retained.
Townscape and landscape	The site is within the Lubbesthorpe Agricultural Parkland landscape character area. The strong presence of infrastructure, including the M1 is a key pressure with further expansion along the fringes of adjacent settlements increasing the urban influences of the character area, particularly to the south.
Heritage assets	There are no designated heritage assets on site. Fosse Way (MLE1380) runs adjacent to the site area. The site adjoins the route of the Fosse Way. LCC Archaeology advise that at adjoining submission sites heritage potential is high.

Site Reference	END028
Soil resources	The land is Grade 3 and there is a moderate likelihood of the site being best and most versatile land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land
Previously developed land	Some land is previously developed including leisure centre and car park.
Flood risk	The site is within Flood Zone 1. Southern boundary of site at risk of surface water flooding at 1 in 30, 1 in 100 and 1 in 1000 year extents. >=25% <50% susceptibility to groundwater flooding at South East of site.
Land contamination, pollution, and hazards	Most of the site is within 250m of a source of contaminated land. The east side of the site adjoins the M1 motorway and is located near Air Quality Management Area (AQMA 2). The southern portion of the sites adjoins the B4114. Further investigation is required in terms of contamination, noise and air quality.
Minerals and waste	Site is within the Sand and Gravel Mineral Consultation Zone. The Site is not a protected waste facility.
Economic Factors	
Available and achievable	The site is promoted on behalf of two landowners. All landowners intend to sell or develop the site. There are no known legal issues.
Site access and impact on road network	Access likely via Mill Lane which is an unclassified road subject to a 20mph school safety zone restriction. Alternative site access via an unadopted highway to the B4114 (King Edward Avenue Road) which is a B class road with a 40mph speed limit and links to the strategic road network. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	CS16 Green Wedge
Suitable	Potentially Suitable
Available	No
Achievable	Yes
Conclusion	Developable

Site Reference	END028
Estimated number of Dwellings (density)	309 (30 dph)
Timeframe for development	6-10 years
Additional information	Site promoter indicates a capacity of 495 units at 30dph



Settlement Map: Glen Parva

GPA023

GPA025

GPA010

GPA024

GPA026

1:7,500

Glen Parva

Site Reference	GPA010
Site Name (Parish)	Land at Glen Ford Grange, Little Glen Road (Glen Parva)
Proposed use	Housing
Size in hectares (developable area and reason)	0.58 ha (0.58 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	19 (40dph)
Grid Reference	E: 457527 N: 298262
Current use (previously developed?)	Industrial units / car breaker's yard (Yes)
Social Factors	
Proximity to large convenience store	The site is within 770m of the Co-operative convenience store at Hillsborough Road, Glen Parva.
Proximity to GP surgery	The site is within 1160m of Northfield Medical Centre in Blaby.
Proximity to primary school	The site is within 1190m of Rolleston Junior School at Hillsborough Road, Glen Parva.
Proximity to secondary school	The site is within 990m of South Wigston High School.
Proximity to local employment	The site is within 1240m of Blaby Industrial Estate.
Access to public transport	The site is within 1km of a bus stop with a regular frequency service.
Proximity to open space	The site is within 250m of open space over 1 hectare at Featherstone Drive, Glen Parva (north of the canal and railway line, in Leicester City administrative area).
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology comments: protected species and Phase 1 survey required.
Townscape and landscape	The site is within the Sence and Soar Floodplain landscape character area but not representative due to commercial use of former agricultural buildings in commercial use. Moderate landscape sensitivity for residential. Key sensitivities include: unsettled rural area.
Heritage assets	LCC archaeology comments: inside historic core of the village, known archaeology on site, near moated site. Scheduled monument and grade II listed building in the vicinity, heritage potential is high.
Soil resources	The site is identified as being predominantly in urban use / grade 4 (poor quality).

Site Reference	GPA010
Previously developed land	The site is previously developed land.
Flood risk	The southern part of site is in Flood Zone 2. Parts of the site are affected by surface water flood risk – areas of 1 in 100 and 1 in 1000 risk. >=25% <50% area susceptible to groundwater flooding.
Land contamination, pollution, and hazards	The site may be affected by land contamination / pollution associated with its current use as a car breaker's yard. No other known hazards.
Minerals and waste	The site is within a sand and gravel Minerals Consultation Zone. It is not affected by a protected waste facility.
Economic Factors	
Available and achievable	The site is not currently available as it is in use by one or more businesses. No recent planning applications on the site since permission expired in March 2018 and the site has not been promoted for development since.
Site access and impact on road network	Accessed from Little Glen Rd which is a B582 class B road with a 30mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	The site is within Green Wedge (Policy CS16).
Suitable	Potentially Suitable
Available	No
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	19 dwellings (40dph)
Timeframe for development	11-15 years
Additional information	Planning permission for 14 dwellings expired March 2018 (13/0912/1/OX)

Site Reference	GPA023
Site Name (Parish)	Summit Engineering, Wharf Way Glen Parva
Proposed use	Housing
Size in hectares (developable area and reason)	1.97 ha (1.97ha)
Size in dwellings (density, dwelling per hectare)	65 (40dph)
Grid Reference	E: 456553 N: 298764
Current use (previously developed?)	Industrial Units (Yes)
Social Factors	
Proximity to large convenience store	The site is within 1.3km of Aldi in Blaby Town Centre / Co-op, Hillsborough Road, Glen Parva.
Proximity to GP surgery	The site is within 1310m of Northfield Medical Centre in Blaby.
Proximity to primary school	The site is within 1190m of Glen Hills Primary School, Glen Parva.
Proximity to secondary school	The site is within 2310m of South Wigston High School.
Proximity to local employment	The site is within 1220m of Blaby Industrial Estate.
Access to public transport	The site is within 500m of a bus stop with a regular frequency service.
Proximity to open space	The site is within 880m of open space over 1 hectare at Northfield Park in Blaby.
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology comments: OK. Small amount of woodland to west. Retain trees.
Townscape and landscape	The site is within the existing urban area of Glen Parva.
Heritage assets	No designated heritage assets on site. The Grand Union Canal conservation area is approximately 75m to the south of the site's southern boundary. LCC archaeology comments: medium risk heritage potential.
Soil resources	The site is identified as being in urban use.
Previously developed land	The site is previously developed land.
Flood risk	The site is in Flood Zone 1. SFRA1 indicates that small parts of the site are affected by risk of surface water flooding with areas of 1 in 100 and 1 in 1000 risk. >=50% <75% area susceptible to groundwater flooding

Site Reference	GPA023
Land contamination, pollution, and hazards	The site is within 250m of former landfill site to the west. Further investigation is required to determine possible land contamination associated with the historic uses on the site or adjoining landfill.
Minerals and waste	A small part of the site to the west is in a Minerals Consultation Zone for sand and gravel. The site is not protected for a waste facility.
Economic Factors	
Available and achievable	Single landowner and no legal issues identified. Redevelopment of the site for housing would require the relocation of the existing business.
Site access and impact on road network	Currently accessed via Wharf Way, an unadopted road, serving properties outside the redline boundary. Improvement works to be required to ensure the road is to an adoptable standard. This would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	The site is within the settlement boundary of Glen Parva.
Suitable	Yes
Available	No
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	65 (40dph)
Timeframe for development	11-15 years
Additional information	The site is not currently available and is occupied by multiple businesses. Time would need to be allowed for their relocation.

Site Reference	GPA024
Site Name (Parish)	The Old Piggery, The Ford, Glen Parva

Site Reference	GPA024
Proposed use	Housing
Size in hectares (developable area and reason)	0.15 h (0.14 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	5 (40dph)
Grid Reference	E: 457527 N: 298130
Current use (previously developed?)	Agricultural storage (No)
Social Factors	
Proximity to large convenience store	The site is within 1.1km Aldi, Blaby Town Centre and Co-op, Hillsborough Road, Glen Parva.
Proximity to GP surgery	The site is within 1.2km of Northfield Medical Centre in Blaby.
Proximity to primary school	The site is within 2.2km of Glen Hills Primary School, Glen Parva.
Proximity to secondary school	The site is within 1.1km of South Wigston High School.
Proximity to local employment	The site is within 1km of Blaby Town Centre.
Access to public transport	The site is within 1.2km of a bus stop with a regular frequency service.
Proximity to open space	The site is within 750m of open space over 1 hectare at Bouskell Park in Blaby.
Environmental Factors	
Biodiversity and geodiversity	No designated assets on site. Local Wildlife Site on eastern side of The Ford. Near to River Sence wildlife corridor. LCC Ecology: potential protected species. Potential scrub / hedge habitat. OK with mitigation. Protected species surveys. Acceptable with mitigation, habitat enhancement and retention hedges.
Townscape and landscape	The site is separated from the existing settlement. It is within the Sence and Soar Floodplain landscape character area but not representative due to storage use. Moderate landscape sensitivity for residential. Key sensitivities include: high concentrations of historic designations, unsettled rural area.
Heritage assets	No designated heritage assets on site. Within 50m of the Moat and hut circle, a Scheduled Monument and 80m of The Manor House Restaurant Grade II Listed Building. The Grand Union Canal Conservation Area is also nearby.
Soil resources	The site is classed as Grade 3 agricultural land with a low likelihood of being best and most versatile agricultural land.

Site Reference	GPA024
Previously developed land	Site used for agricultural storage and so greenfield land.
Flood risk	Around 7% of site to south and west edges is within Flood Zone 3b and 3. New EA Maps show 100% of the site is within Flood Zone 2. Includes site access. Sequential test is required. Surface water flooding also affects about 1% of the site – marginal area of 1 in 1000 year risk to south of site. >=25% <50% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	No known environmental quality, contamination, pollution and hazard issues. The previous agricultural storage issues will require investigation.
Minerals and waste	The site is within the sand and gravel Mineral Consultation Zone.
Economic Factors	
Available and achievable	The site is promoted by the landowner. Demolition of existing uses is necessary.
Site access and impact on road network	Site access via The Ford which is an unclassified road with a speed limit of 30 mph. Road is a narrow track with no through-route. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Yes. At least 7% of the site is within Flood Zone 3b.
Policy Designations	The site is within Green Wedge (Policy CS16).
Suitable	Potentially Suitable
Available	No
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	5 (40dph)
Timeframe for development	11-15 years
Additional information	Some demolition of existing buildings is required before development can take place. Site promoter seeks a single self-build plot or 6 affordable first time buyer homes. Site capacity may be further reduced due to Flood Zone 3a and 2 and site size.

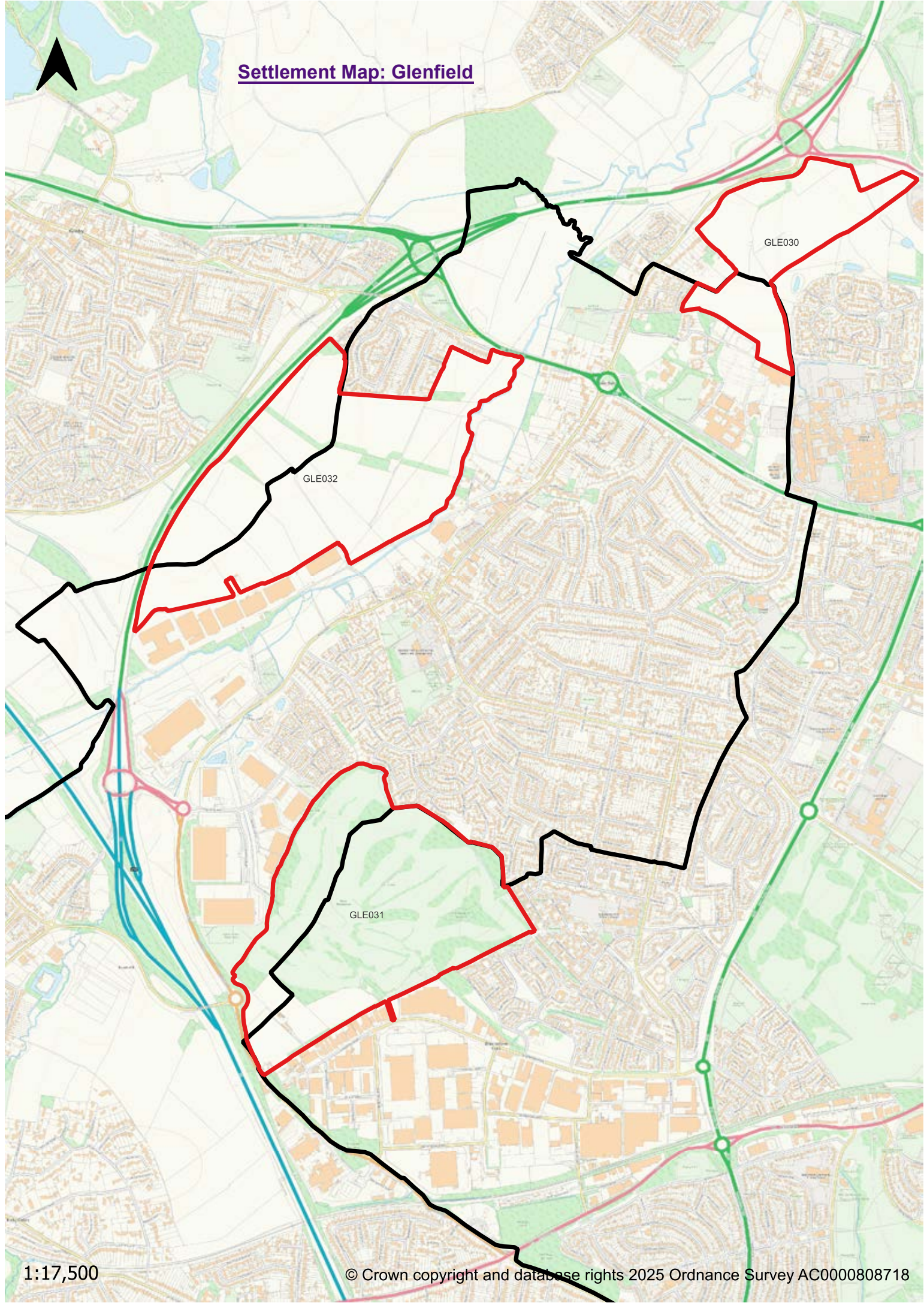
Site Reference	GPA025
Site Name (Parish)	Land west of 23 Little Glen Road, Glen Parva
Proposed use	Housing
Size in hectares (developable area and reason)	1.48 ha (1.36 ha due to Flood Zone 3b)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	44 (dph)
Grid Reference	E: 457041 N: 298421
Current use (previously developed?)	Grazing land (No)
Social Factors	
Proximity to large convenience store	The site is within 1.1km Aldi, Blaby Town Centre.
Proximity to GP surgery	The site is within 1.1km of Northfield Medical Centre in Blaby.
Proximity to primary school	The site is within 1.4km of Glen Hills Primary School, Glen Parva.
Proximity to secondary school	The site is within 1.6km of South Wigston High School.
Proximity to local employment	The site is within 1km of Blaby Town Centre.
Access to public transport	The site is within 500m of a bus stop with a regular frequency service.
Proximity to open space	The site is within 550m of open space over 1 hectare at Northfield Park in Blaby.
Environmental Factors	
Biodiversity and geodiversity	No designated nature conservation assets on site. Adjoins railway line to south. LCC Ecology: Potential protected species. Potential scrub / hedge, grassland and watercourse habitats. Need further survey before making decision. Protected species and habitat surveys required. May need bat surveys. Retain tree/scrub belts. Grassland needs to be surveyed to determine value.
Townscape and landscape	The site is within the Sence and Soar Floodplain landscape character area. Moderate landscape sensitivity for residential. Key sensitivities include: unsettled rural area.
Heritage assets	No designated heritage assets on site. The Grand Union Canal Conservation Area is to the north. Heritage potential is low.

Site Reference	GPA025
Soil resources	The land is classed as urban/industrial for agricultural land classification.
Previously developed land	Currently used as agricultural grazing land so greenfield land.
Flood risk	Around 6% of site to south west corner is within Flood Zone 3b and 7% is within 3a. 11% of the site is within Flood Zone 2. Surface water issues also affect up to 11% of the site with small areas of 1 in 100 and 1000 risk.
Land contamination, pollution, and hazards	Site is within 250m of landfill site. The site adjoins the Leicester to Birmingham railway. Further investigation will be required for landfill and noise. No other environmental quality, pollution or hazards are known.
Minerals and waste	Site is within Mineral Consultation Zone for sand and gravel.
Economic Factors	
Available and achievable	Site promoted by planning consultants for a single landowner who intends to sell site.
Site access and impact on road network	Site access via Little Glen Road which is a Class B road with a 30mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Yes. 6% of the site is within Flood Zone 3b.
Policy Designations	The site is within the Green Wedge (Policy CS16)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	44 (40 dph)
Timeframe for development	6-10 years
Additional information	The site promoter indicates 35 dwellings.

Site Reference	GPA026
Site Name (Parish)	Land south of 111 Little Glen Road, Glen Parva
Proposed use	Housing
Size in hectares (developable area and reason)	5.02 ha (4.79ha Flood Zone 3)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	119 (40dph)
Grid Reference	E: 457745 N: 298072
Current use (previously developed?)	Agricultural grazing land (No)
Social Factors	
Proximity to large convenience store	The site is within 1.1km of Co-op at Hillsborough Road, Leicester.
Proximity to GP surgery	The site is within 1.5km of Northfield Medical Centre in Blaby.
Proximity to primary school	The site is within 1.8km of Thistly Meadow Primary School, Blaby.
Proximity to secondary school	The site is within 900m of South Wigston High School.
Proximity to local employment	The site is within 900m of employment opportunities at South Wigston.
Access to public transport	The site is within 1.2km of a bus stop with a regular frequency service.
Proximity to open space	The site is within 1.2km of open space over 1 hectare at Northfield Park / Bouskell Park in Blaby.
Environmental Factors	
Biodiversity and geodiversity	Local Wildlife Sites adjoin the site including those relating to River Sence and Grand Union Canal. LCC Ecology: Potential protected species. Potential scrub/woodland, grassland and hedge habitats. Need further survey before making decision. Protected species and habitat surveys required. May need bat surveys. Retain tree/scrub belts. Grassland needs to be surveyed to determine value. Retain open space buffer to canal (10m), hedges, adj LWS and woodland.
Townscape and landscape	The site is within the Sence and Soar Floodplain. Moderate landscape sensitivity for residential. Key sensitivities include: distinctive floodplain landscape, high concentrations of historic designations, unsettled rural area.
Heritage assets	The site adjoins the Moat and hut circle scheduled monument, the Manor House Restaurant Grade II Listed Building and Grand Union Canal conservation area.

Site Reference	GPA026
Soil resources	The site is classed as Grade 3 agricultural land with a low likelihood of being best and most versatile agricultural land.
Previously developed land	The site is agricultural use and so greenfield.
Flood risk	4.5% of site is affected by Flood Zones 3a and 3b, 5% is affected by Flood Zone 2 along the site's southern boundary – the River Sence. Up to 8% of the site, to the north and along B582, is affected by surface water flooding - small areas of 1 in 30, 1 in 100, 1 in 1000 Year Risk on edge of site. >=25% <50% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	No environmental quality, landfill, pollution or hazards are known.
Minerals and waste	The site is within the Mineral Consultation Zone for sand and gravel.
Economic Factors	
Available and achievable	Site promoted by planning consultants for a single landowner who intends to sell site.
Site access and impact on road network	Site access via Little Glen Road which is a Class B road with a 30mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Yes. 4.5% of the site is located in flood Zone 3b.
Policy Designations	The site is located in Green Wedge (Policy CS16)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	119 (40dph)
Timeframe for development	6-10 years
Additional information	The site promoter estimates 126 dwellings to complete within 5 years.

Settlement Map: Glenfield



GLE032

GLE030

GLE031

Glenfield

Site Reference	GLE030
Site Name (Parish)	Land rear of County Hall Glenfield
Proposed use	Housing
Size in hectares (developable area and reason)	7.4 ha within Blaby District (7.4ha) Whole site: 27.82ha.
Size in dwellings (density, dwelling per hectare) Size (floorspace)	185 in Blaby District (40dph)
Grid Reference	E: 455113 N: 307212
Current use (previously developed?)	Agriculture / Garden land / paddock (No)
Social Factors	
Proximity to large convenience store	The site is within 2km of Morrisons at Glenfield or Tesco at Beaumont Leys.
Proximity to GP surgery	The site is within 950m of Glenfield Surgery.
Proximity to primary school	The site is within 2km of Anstey Latimer and Glenfield Primary Schools.
Proximity to secondary school	The site is within 2,500m of Beaumont Leys School and New College, Leicester.
Proximity to local employment	The site is within 150m of County Hall, Glenfield.
Access to public transport	The site is within 580m of a bus stop with a regular frequency service.
Proximity to open space	The site is within 400m of open space over 1 hectare at Stelle Way Meadow, Gynsills Arboretum, Glenfield. Millennium Green Play area is some 1,400m away.
Environmental Factors	
Biodiversity and geodiversity	LCC ecology: Further surveys required. The site is all grassland, some of which is likely to be species-rich; signs of ridge and furrow, fragmented hedges, mature and ponds also present. Presence of BAP habitats could remove part of land for development.
Townscape and landscape	The site falls within the Rothley Brook Fringe landscape character area and is characteristic of urban fringes located on higher ground. Low to moderate landscape sensitivity for residential development.
Heritage assets	No designated assets in the vicinity. Heritage potential is medium. Medieval Park (MLE17056) with an old Park Pale (MLE397) running N/S across the site. The remains of Anstey Pastures country house (MLE388) partially lie within the development area. Some ridge and furrow across the northern portion.

Site Reference	GLE030
Soil resources	The site is classified as urban / industrial and is not best and most versatile agricultural land.
Previously developed land	The site consists of agricultural land, garden land and paddock.
Flood risk	The land is Flood Zone 1. SFRA2 indicates significant surface water flood risk within north east part of site – Areas of 1 in 30, 1 in 100 and 1000 in North and Northeast of site <25% area susceptible to groundwater flooding (5% of site) >=25% <50% area susceptible to groundwater flooding (85% of site) >=50% <74% area susceptible to groundwater flooding (10% of site)
Land contamination, pollution, and hazards	The part of the site that lies within the administrative area of Blaby District has no known contamination issues.
Minerals and waste	The site is not located in a mineral consultation zone or affected by a protected waste facility.
Economic Factors	
Available and achievable	The site is in single ownership and landowner owns adjoining land. No direct access to the site so it is not achievable as a stand-alone site. Site promoter seeks to deliver site in a cohesive manner with land to the north and east within Charnwood Borough and Leicester City.
Site access and impact on road network	No direct access to road network. Relies on adjoining development. Potential access from Gynsill Lane, a C-class road with a 60mph speed limit. Congestion, safety and capacity of the A46 and M1 Junctions 21a and 21 would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	None identified
Policy Designations	The site is located within Green Wedge (Policy CS16).
Suitable	Potentially Suitable
Available	Yes
Achievable	No

Site Reference	GLE030
Conclusion	Developable
Estimated number of Dwellings (density)	185 (40dph)
Timeframe for development	11-15 years
Additional information	Potential to be part of a wider proposal to the north where allocation sites are proposed in Charnwood and Leicester Local Plans.

Site Reference	GLE031
Site Name (Parish)	Western Park Golf Course, Glenfield*
Proposed use	Mixed use - housing and employment
Size in hectares (developable area and reason)	73.11ha (20.21ha is within Blaby District) (73.11ha of which 20.21ha is within Blaby District)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	252 dwellings (40dph) and 39,409m ² employment floorspace based on 20.21ha of land in Blaby District (assuming half of the site in Blaby District is developed for housing and half for employment land)
Grid Reference	E: 453637 N: 304874
Current use (previously developed?)	Former golf course (No)
Social Factors	
Proximity to large convenience store	The site is within 1,600m of Morrisons at Glenfield.
Proximity to GP surgery	The site is within 1,400m of Oakmeadow Surgery.
Proximity to primary school	The site is within 1,340m of Glenfield Primary School.
Proximity to secondary school	The site is within 2,650m of New College, Leicester.
Proximity to local employment	The site is within 150m of Optimus Point, Glenfield.
Access to public transport	The site is within 570m of a bus stop with a regular frequency service.
Proximity to open space	The site is within 750m of open space over 1 hectare at Ellis Park.
Environmental Factors	

Site Reference	GLE031
Biodiversity and geodiversity	LCC ecology: Further surveys needed to make a decision. Designated as LWS for protected species and other habitats. Due to presence of protected species, mainly in ponds along edges of site, only a small amount of development is possible in Blaby (site crosses into Leicester City). Careful design required to retain connecting wildlife corridors etc.
Townscape and landscape	The site falls within the Rothley Brook Fringe Landscape Character Area where landscape sensitivity is low-moderate for residential and small scale commercial development. Key sensitivities include: importance of landscape as a recreation destination and pockets of tranquillity.
Heritage assets	The site has no designated assets in the vicinity. LCC Archaeology: Kirby Fields Conservation Area lies 330m to the south. All within Leicester Forest East Park. Mancetter Rd (MLE3019) crosses the southern portion of the site, 'Via Devana' roman road (MLE4345) crosses the north. Bronze Age site (MLE127) at north end of area. Fishponds (MLE122) also at northern end. Some evidence of prehistoric remains off-site (MLE132 and 187). LIDAR shows ridge and furrow. Heritage potential is medium risk.
Soil resources	The site is Grade 3 with a moderate likelihood of being best and most versatile agricultural land. No detailed evidence has been identified that identifies whether any of the land is grade 3a - Best and Most Versatile.
Previously developed land	The site consists of a former golf course.
Flood risk	The land is flood zone 1. Surface water flood risk affects part of the site.
Land contamination, pollution, and hazards	The part of the site that lies within Blaby District has no known contamination issues.
Minerals and waste	The site is not located in a mineral consultation zone or affected by a protected waste facility.
Economic Factors	
Available and achievable	The site is promoted by Leicester City Council who is the sole landowner including the land within the City. No known legal issues.
Site access and impact on road network	Proposed site access from Ratby Lane which is a Class B road with a 60mph speed limit. Congestion, safety and capacity of the A46 and M1 Junctions 21a and 21 would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	

Site Reference	GLE031
Identified Red Constraints	None identified
Policy Designations	The site is located in Green Wedge in the Blaby District Local Plan and the Leicester City Local Plan.
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density) and other uses	252 dwellings (40dph) and 39,409m ² employment floorspace based on 20.21ha of land in Blaby District (assuming half of the site in Blaby District is to be developed for housing and half for employment land)
Timeframe for development	11 - 15 years
Additional information	* The site crosses into the administrative boundary of Leicester City Council. Site promoter estimates approximately 330 residential units and 0.73 hectares of employment land within Blaby District as part of the comprehensive development of a wider site. The former golf course is included as an allocation in the submitted version of Leicester City Local Plan.

Site Reference	GLE032
Site Name (Parish)	Land north of Glenfield, Glenfield
Proposed use	Mixed Use (housing and employment)
Size in hectares (developable area and reason)	Whole site is 74.34ha. 51.50 ha within Blaby District. (69.9 ha – 47.06ha in Blaby District - due to flood risk)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	1,397 dwellings (40dph) across the whole site. 941 dwellings (40dph) in Blaby District. Or Site promoter indicates 900 dwellings and 7 hectares (30,000sqm) of employment land for whole site.
Grid Reference	E 453436 N 306548
Current use (previously developed?)	Agriculture (No)
Social Factors	

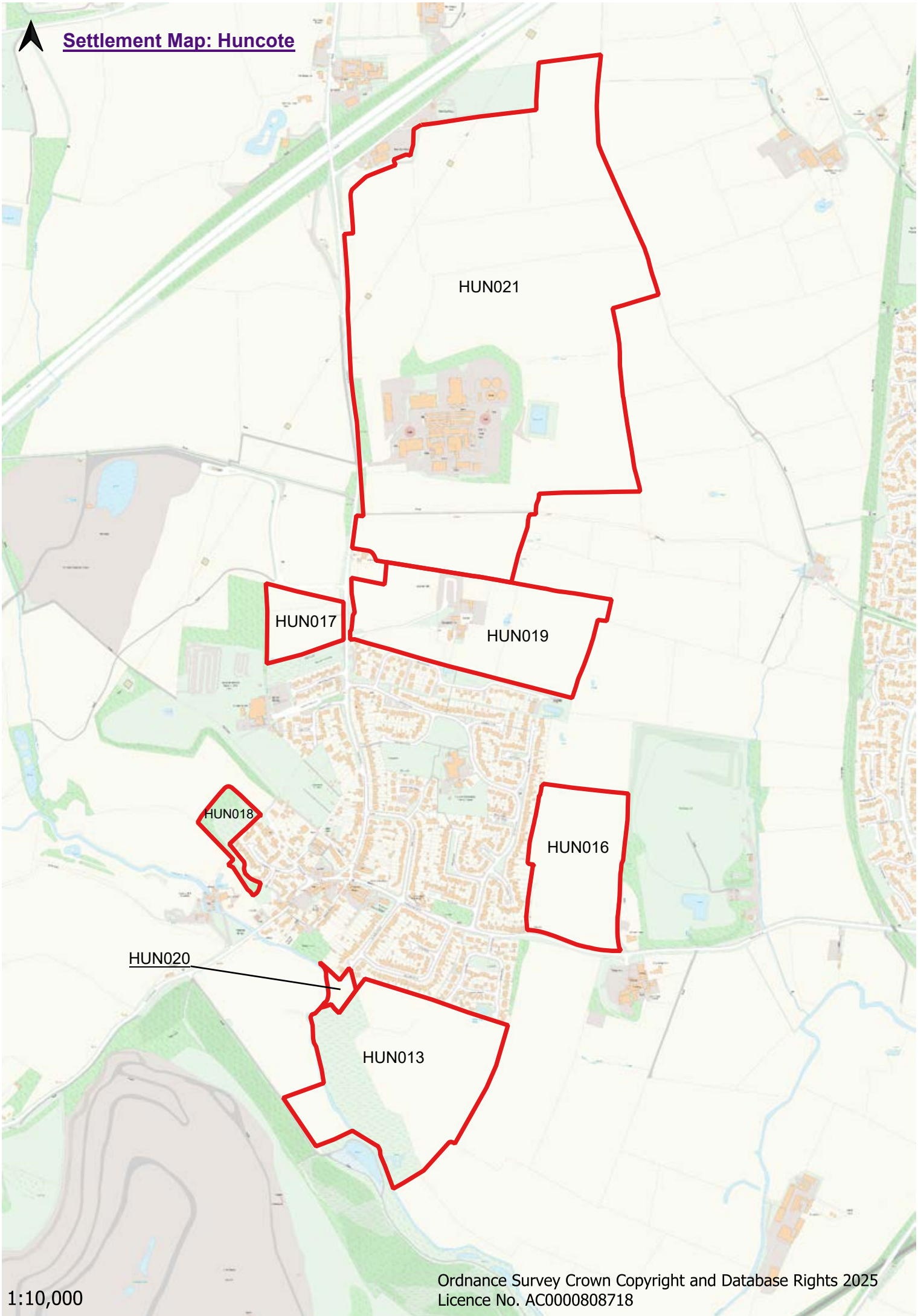
Site Reference	GLE032
Proximity to large convenience store	The site is within 1,000m of Morrisons food store at Glenfield.
Proximity to GP surgery	The site is within 1,480m of Groby Surgery, Rookery Lane, Groby.
Proximity to primary school	The site is within 980m of Glenfield Primary School.
Proximity to secondary school	The site is within 1,880m of Brookvale High School, Groby.
Proximity to local employment	The site is within 250m of Mill Lane Industrial Estate, Glenfield.
Access to public transport	The site is within 690m of a bus stop with a regular frequency service.
Proximity to open space	The site is within 560m of open space over 1 hectare at Stamford Memorial Park and Marina Park, Groby.
Environmental Factors	
Biodiversity and geodiversity	LCC ecology: OK with mitigation. Large mainly arable area. Possible to organise layout around features of interest - LWS hedges, trees, grassland and GCN ponds. Grassland in central area may be spp-rich. Buffer zones 5m to retained hedges, ponds etc. and 10m buffer to natural open space to Rothley Brook.
Townscape and landscape	The site falls within the Rothley Brook Fringe landscape character area where landscape sensitivity is low moderate for residential and small scale commercial but moderate for large scale commercial development. Key sensitivities include: undeveloped setting to scheduled monuments and Conservation Areas; semi natural wetland habitats along Rothley Brook, relative tranquillity along the river corridor despite the impact of significant transport, energy and industrial infrastructure and undeveloped land preventing coalescence of settlements.
Heritage assets	The site is within 70m of the moated site and garden enclosure Scheduled Monument and is likely to impact on its setting. Glenfield Conservation Area and Listed Buildings are also in the vicinity. Heritage potential is medium risk: Glenfield Historic Settlement Core (MLE9282) and medieval settlement site (MLE128) on-site; Leicester to Swannington Railway (MLE18026) runs along southern boundary of the site.
Soil resources	Natural England Agricultural Land Classification maps indicate that the land is grade 3 with a moderate likelihood of being best and most versatile agricultural land. The rest is urban/industrial land.
Previously developed land	The site is mainly in agricultural use.

Site Reference	GLE032
Flood risk	3% of site within Flood Zone 3b, 5% is Flood Zone 3a and 6% is Flood Zone 2. Potential access to the site crosses Flood Zone 3. Up to 7% of the site affected by Surface Water flooding. Site access via Groby Road / Mill Lane may cross the Rothley Brook. Sequential Test and Exception Test required.
Land contamination, pollution, and hazards	The site has possible migrating landfill gas that will need to be assessed. May also be affected by noise / air pollution from A46. High Voltage electricity lines cross the far eastern portion of the site.
Minerals and waste	The site is not within a Minerals Consultation Area. The site is within the vicinity of protected waste facilities at Barrows Lane, Glenfield and Glenfield STW.
Economic Factors	
Available and achievable	The site is within multiple ownership with an intention to sell. Demolition of building required to achieve access onto Mill Lane. Access to the site via Groby Road is potentially across Flood Zone 3 so the site is not currently achievable.
Site access and impact on road network	Proposed site access via A50 Groby Road which is a Class A road with a 40mph speed limit and/or Mill Lane onto Kirby Lane. Congestion on the road network and impacts on public transport and walking and cycling routes would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process
Overall Assessment	
Identified Red Constraints	Yes, part of the site is in Flood Zone 3.
Policy Designations	The site is within Green Wedge in both Blaby District and Hinckley and Bosworth Borough Local Plans.
Suitable	Potentially Suitable
Available	Yes
Achievable	No
Conclusion	Developable
Estimated number of Dwellings (density)	941 dwellings (40dph) or Up to 900 dwellings and 7 hectares of employment land

Site Reference	GLE032
Timeframe for development	11-15 years
Additional information	The site promoter indicates that the site could accommodate around 900 dwellings and 7 hectares of employment land.



Settlement Map: Huncote



HUN021

HUN017

HUN019

HUN018

HUN016

HUN020

HUN013

1:10,000

Huncote

Site Reference	HUN013
Site Name (Parish)	Land south of Narborough Road (Huncote)
Proposed use	Housing
Size in hectares (developable area and reason)	12.95 ha (9.75 ha due to Flood Zones 2 and 3)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	182 dwellings (30dph)
Grid Reference	E:451808, N:296995
Current use (previously developed?)	Agricultural (No)
Social Factors	
Proximity to large convenience store	The site is within 1890m of Tesco Express at Copt Oak, Narborough
Proximity to GP surgery	The site is within 2660m of the Limes Medical Centre, Narborough
Proximity to primary school	The site is within 720m of Huncote Community Primary School
Proximity to secondary school	The site is within 3920m of Brockington College, Enderby (by footpath).
Proximity to local employment	Site is within 1950m of employment opportunities at the Coventry Road Industrial Estate, Narborough.
Access to public transport	Site is within 550m of a bus stop for a low frequency bus service. Huncote is also served by the demand responsive FoxConnect bus service.
Proximity to open space	The site is within 1210m of open space over 1 hectare at playing fields off Sportsfield Lane, Huncote.
Environmental Factors	
Biodiversity and geodiversity	LCC ecology: OK with mitigation and avoidance. Part reject. OK on arable land, but wide belt of land along watercourse is high quality habitat and must be retained and buffered; it could serve as informal POS, with some protection of watercourse against disturbance (which has Water voles/Otters). Small area of woodland in north of site to retain/enhance also needs 5m buffer of natural OS.
Townscape and landscape	Site is within the Croft Hill and Quarries Landscape Character Area, moderate sensitivity to residential development.

Site Reference	HUN013
Heritage assets	<p>There are no designated assets on site. Listed buildings are in the vicinity. Parts of site have previously been investigated and archaeological remains are present including Prehistoric, Roman, and Medieval remains, a probable Bronze Age burial barrow and Iron Age, Roman Anglo-Saxon, Medieval and Post-Medieval coins and brooches. A Lower Palaeolithic hand axe was recovered from adjacent field and a Pre-historic field system and former Medieval house are also recorded adjacent. Parish Boundary follows eastern and south-western boundaries and a watercourse (Thurlaston Brook) along the western boundary previously meandered into site. The earthworks of a disused tramway follow the north-eastern boundary and tramway previously crossed site, connecting Huncote Quarry and Narborough Quarry. LCC Archaeology advise that further information required prior to determination to ascertain significance of archaeological remains within site.</p>
Soil resources	<p>The land is Grade 3 and there is high likelihood of 70% of the site and a moderate likelihood of 30% of the site being best and most versatile land</p>
Previously developed land	<p>The site is greenfield.</p>
Flood risk	<p>About 31% of the site is at risk of flooding (to the west and south). Flood Zones 2 and 3. 11% of site at 30-year risk of surface water flooding, 15% of site at 100-year risk of surface water flooding and 25% of site at 1000-year risk of surface water flooding. >=25% <50% area susceptible to groundwater flooding (90% of site) >=50% <75% area susceptible to groundwater flooding (10% of site)</p>
Land contamination, pollution, and hazards	<p>The southern part of the site is within 250m of a source of unstable or contaminated land and so will need to be investigated. The site is within close to Croft Quarry, which is operational, and so associated issues such as dust, noise, vibration etc. need to be considered</p>
Minerals and waste	<p>The site is within the Minerals Consultation Area for igneous rock and sand and gravel.</p>
Economic Factors	
Available and achievable	<p>The site is promoted on behalf of a developer. There is a single landowner and no known legal issues.</p>

Site Reference	HUN013
Site access and impact on road network	Proposed access through the adjoining recently developed site from Peers Way or Preston Way which are both unclassified roads with 30mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Yes, part of the site is in Flood Zones 2 and 3.
Policy Designations	Countryside (Policy CS18).
Suitable	Potentially Suitable
Available	Yes.
Achievable	Yes.
Conclusion	Developable.
Estimated number of Dwellings (density)	182 (30dph)
Timeframe for development	6 – 10 years
Additional information	Planning application 24/0398/FUL - 154 dwellings. Decision pending

Site Reference	HUN016
Site Name (Parish)	Land east of Huncote (Huncote)
Proposed use	Housing
Size in hectares (developable area and reason)	6.72 ha (6.72 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	126 dwellings (30 dph)
Grid Reference	E:452201, N: 297443
Current use (previously developed?)	Agricultural (No)
Social Factors	
Proximity to large convenience store	The site is within 1570m of Tesco Express, Copt Oak, Narborough.
Proximity to GP surgery	The site is within 2320m of the Limes Medical Centre.

Site Reference	HUN016
Proximity to primary school	The site is within 640m of Huncote Community Primary School.
Proximity to secondary school	The site is within 3630m of Brockington College, Enderby (via footpath).
Proximity to local employment	The site is within 1390m of employment opportunities at Coventry Road Industrial Estates, Narborough
Access to public transport	The site is within 450m of a bus stop for a low frequency bus service. Huncote is also served by the demand responsive FoxConnect bus service.
Proximity to open space	Site is within 1100m of open space over 1 hectare at playing fields off Sportsfield Lane.
Environmental Factors	
Biodiversity and geodiversity	LCC ecology: OK with mitigation. Arable, low value apart from hedges, to retain all with buffer zones 5m natural open space. May need to adjust layout to retain GCN corridors, if found on site.
Townscape and landscape	The site is within the Croft Hill and Quarries Landscape Character Area. Moderate sensitivity to residential development.
Heritage assets	There are no designated heritage assets on the site. LCC Archaeology: earthwork of disused tramway runs east / west across the site. Narborough Quarry to eastern border of the area. Possible enclosure 200m to south-west. Large area, medium risk heritage potential.
Soil resources	The land is Grade 3 with a high likelihood of the land being best and most versatile on most of the site.
Previously developed land	The site is greenfield.
Flood risk	The site is located within Flood Zone 1 but affected by surface water flood risk at 1 in 30, 1 in 100 and 1 in 1000 year extents.
Land contamination, pollution, and hazards	The site is within 250m of a landfill site that adjoins the site on its eastern boundary. The site is also close to Croft Quarry, which is operational, which raises issues of dust and noise etc. Further investigation required.
Minerals and waste	The site is within the Minerals Consultation Zone for igneous rock and sand and gravel.
Economic Factors	
Available and achievable	The site is promoted on behalf of a developer. There is a single landowner and no known legal issues.

Site Reference	HUN016
Site access and impact on road network	Access through Huncote Road which is a class C road with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph and due consideration to be given to the requirement to alter the speed limit to cover the development as well as the village and site access. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	None.
Policy Designations	The site is in an Area of Separation (Policy CS17).
Suitable	Potentially Suitable
Available	Yes.
Achievable	Yes.
Conclusion	Developable.
Estimated number of Dwellings (density)	126 (30dph).
Timeframe for development	6 – 10 years.
Additional information	None.

Site Reference	HUN017
Site Name (Parish)	Land west of Forest Road (Huncote)
Proposed use	Housing
Size in hectares (developable area and reason)	2.18 ha (2.18 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	40 dwellings (30dph)
Grid Reference	E:451611, N:297968
Current use (previously developed?)	Agricultural (No)
Social Factors	
Proximity to large convenience store	The site is within 2810m of Tesco express at Copt Oak, Narborough.

Site Reference	HUN017
Proximity to GP surgery	The site is within 3410m of the Limes Medical Centre, Narborough.
Proximity to primary school	The site is within 500m of Huncote Community Primary School.
Proximity to secondary school	The site is within 4940m of Brockington College, Enderby (via footpath).
Proximity to local employment	The site is within 3390m employment opportunities at Coventry Road Industrial Estates, Narborough.
Access to public transport	The site is within 700m of a bus stop for a low frequency bus service. Huncote is also served by the demand responsive FoxConnect bus service.
Proximity to open space	The site is within 350m of open space over 1 hectare at playing fields off Sportsfield Lane.
Environmental Factors	ENVIRONMENTAL Factors
Biodiversity and geodiversity	LCC ecology: needs further surveys before making a decision. GCN known on site, so need to accommodate these in layout. Retain excellent central hedge and trees, with 5m buffers, and 10m buffer of natural open space to woodland west. Development is limited because of these constraints, and if grassland is species-rich, it may rule it out.
Townscape and landscape	The site is within the Croft Hill and Quarries Landscape Character Area. Moderate sensitivity to residential development.
Heritage assets	There are no designated heritage assets on site. LCC Archaeology: Huncote cemetery (MLE23626) to immediate south. Ridge and furrow. Huncote sand and gravel quarry (MLE23624) surrounds the area to the north, west and south. Heritage potential is medium risk.
Soil resources	The land is Grade 3 with a moderate likelihood of the land being best and most versatile on most of the site.
Previously developed land	The site is greenfield.
Flood risk	The site is within Flood Zone 1. Small areas affected by surface water flood risk (1 in 30, 1 in 100 and 1 in 1000 year extents)
Land contamination, pollution, and hazards	The site is within 250 of a landfill site and further investigation is needed.
Minerals and waste	The site is within the Mineral Consultation Zone for sand and gravel. The site is close to the safeguarded waste site at Huncote Quarry.
Economic Factors	ECONOMIC Factors
Available and achievable	The site is promoted on behalf of a developer. There is a single landowner and no known legal issues.

Site Reference	HUN017
Site access and impact on road network	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 and due consideration to be given to the requirement to alter the speed limit to cover the development as well as the village and site access. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Countryside (Policies CS18)
Suitable	Potentially Suitable
Available	Yes.
Achievable	Yes.
Conclusion	Developable.
Estimated number of Dwellings (density)	40 (30dph).
Timeframe for development	6 – 10 years.
Additional information	None.

Site Reference	HUN018
Site Name (Parish)	Chantry Close (Huncote)
Proposed use	Housing
Size in hectares (developable area and reason)	5.3ha (2.5 ha due to Flood Risk)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	48 (30 dph)
Grid Reference	E: 451450, N: 297530
Current use (previously developed?)	Scrubland (No)
Social Factors	
Proximity to large convenience store	The site is within 2310m of Tesco express at Copt Oak, Narborough.

Site Reference	HUN018
Proximity to GP surgery	The site is within 3030m of the Limes Medical Centre, Narborough.
Proximity to primary school	The site is within 690m of Huncote Community Primary School (via footpath).
Proximity to secondary school	The site is within 4890m of Brockington College, Enderby (via footpath).
Proximity to local employment	The site is within 2060m employment opportunities at Coventry Road Industrial Estates, Narborough.
Access to public transport	The site is within 370m of a bus stop for a low frequency bus service. Huncote is also served by the demand responsive FoxConnect bus service.
Proximity to open space	The site is within 710m of open space over 1 hectare at playing fields off Sportsfield Lane (via footpath).
Environmental Factors	
Biodiversity and geodiversity	Rough grassland and scrub encroaching from hedges, may have high biodiversity value (unclear from aerials). Retention of some existing habitat needed; BNG requirements likely to be high unless this is done. Surveys needed before making decision.
Townscape and landscape	The site is in the Croft Hill and Quarries Landscape Character Area. Moderate sensitivity to residential development.
Heritage assets	No designations within or adjacent to the site but there are multiple Historic Environment Records (HERs) both within and adjacent to the site. HER MLE150 for post-medieval formal garden relating to Hall Farm, HER MLE9986 for the historic settlement core of Huncote, HER MLE148 for post-medieval pond at Huncote Mill and HER MLE23695 for former Hall Farm buildings. Grade II listed building nearby on Cheney End. Chantry Close is the possible site of a former Manor House that had formal gardens and a chapel (all under HER MLE156 and MLE155). Heritage potential is high.
Soil resources	The land is Grade 3 with a high likelihood of the land being best and most versatile on most of the site.
Previously developed land	The site is greenfield.
Flood risk	Southern part of site (23% of site) is within Flood Zone 2. 1% of site is at 100-year risk of surface water flooding and 5% of site is at 1000-year risk of surface water flooding. New EA Maps show 1 in 30 year extent also. >=25% <50% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site is within 250 of a landfill site and further investigation is needed. The site is also close to Croft Quarry, which is operational, which raises issues of dust and noise etc. Further investigation required.

Site Reference	HUN018
Minerals and waste	The site is within the Mineral Consultation Zone for igneous rock and sand and gravel.
Economic Factors	
Available and achievable	There is a single landowner who intends to sell or develop the site and there are no known legal issues.
Site access and impact on road network	Access via Chantry Close or Cheney End which are both unclassified roads with a 30mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Part of the site is within Flood Zone 2
Policy Designations	Countryside (Policy CS18)
Suitable	Potentially Suitable
Available	Yes.
Achievable	Yes.
Conclusion	Developable.
Estimated number of Dwellings (density)	48 (30 dph).
Timeframe for development	6 – 10 years.
Additional information	Promoter indicates that once commenced, the development would be completed within 5 years. Promoters estimate housing yield to be 100 dwellings

Site Reference	HUN019
Site Name (Parish)	Springfield Farm, Forest Road (Huncote)
Proposed use	Housing
Size in hectares (developable area and reason)	10.57 ha (10.57 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	198 (30 dph)
Grid Reference	E: 451999, N: 297980
Current use (previously developed?)	Agriculture (Mix of agricultural land and buildings)

Site Reference	HUN019
Social Factors	
Proximity to large convenience store	The site is within 2610m of Tesco express at Copt Oak, Narborough.
Proximity to GP surgery	The site is within 3350m of the Limes Medical Centre, Narborough.
Proximity to primary school	The site is within 460m of Huncote Community Primary School.
Proximity to secondary school	The site is within 4740m of Brockington College, Enderby.
Proximity to local employment	The site is within 2370m employment opportunities at Coventry Road Industrial Estates, Narborough.
Access to public transport	The site is within 870m of a bus stop for a low frequency bus service. Huncote is also served by the demand responsive FoxConnect bus service.
Proximity to open space	The site is within 320m of open space over 1 hectare at playing fields off Sportsfield Lane.
Environmental Factors	
Biodiversity and geodiversity	Needs habitat and protected species survey. Buildings likely to have bats. Grassland is marked with ridge and furrow and therefore old and undisturbed. It is likely to have biodiversity value, at least in part. There may be species-rich grassland (there was some to the south), so the habitat survey is needed before making decision. BNG requirements will be high unless a significant proportion of best quality grassland is retained.
Townscape and landscape	The site is in the Thurlaston Rolling Farmland Landscape Character Area. Moderate sensitivity to residential development.
Heritage assets	No designations within the site. Two Historic Environment Records (HERs) for find spots (MLE7707 for Roman coins an MLE8212 for undated lead weights). Adjacent to the south is HER MLE22676 Medieval ridge and furrow. Adjacent to the west is HER MLE23624 Huncote Sand and Gravel Quarry. Low heritage potential.
Soil resources	The land is Grade 3 with a moderate likelihood of the land being best and most versatile on most of the site.
Previously developed land	The site is a mix of agricultural land (greenfield) and agricultural buildings.
Flood risk	The site is in Flood Zone 1. Some limited areas of surface water flood risk affect the site.
Land contamination, pollution, and hazards	Western part of site is within 250m of a landfill site and further investigation is needed.

Site Reference	HUN019
Minerals and waste	Southern part of site is within the Mineral Consultation Zone for igneous rock.
Economic Factors	
Available and achievable	There is a single landowner who intends to sell or develop the site and there are no known legal issues.
Site access and impact on road network	Access via Forest 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, so consideration may be given to the possibility of extending this zone. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No.
Policy Designations	Countryside (Policy CS18)
Suitable	Potentially Suitable
Available	Yes.
Achievable	Yes.
Conclusion	Developable.
Estimated number of Dwellings (density)	198 (30 dph)
Timeframe for development	6 – 10 years.
Additional information	Planning application 24/0770/FUL - 191 dwellings. Decision pending.

Site Reference	HUN020
Site Name (Parish)	38 St James Close (Huncote)
Proposed use	Housing
Size in hectares (developable area and reason)	0.4 ha (0.2 ha due to Flood Zones 2 and 3)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	6 (30 dph)
Grid Reference	E: 451696, N: 297164
Current use (previously developed?)	Garden land (No)

Site Reference	HUN020
Social Factors	
Proximity to large convenience store	The site is within 2150m of Tesco express at Copt Oak, Narborough.
Proximity to GP surgery	The site is within 2880m of the Limes Medical Centre, Narborough.
Proximity to primary school	The site is within 630m of Huncote Community Primary School.
Proximity to secondary school	The site is within 4260m of Brockington College, Enderby (via footpath).
Proximity to local employment	The site is within 1920m employment opportunities at Coventry Road Industrial Estates, Narborough.
Access to public transport	The site is within 320m of a bus stop for a low frequency bus service. Huncote is also served by the demand responsive FoxConnect bus service.
Proximity to open space	The site is within 940m of open space over 1 hectare at playing fields off Sportsfield Lane.
Environmental Factors	
Biodiversity and geodiversity	Appears to be large garden - OK as long as significant buffer of at least 15m to river is retained outside gardens. Needs bat survey. Retain hedge to LWS to South - hedge should not form garden boundary.
Townscape and landscape	Majority of the site is in the Croft Hill and Quarries Landscape Character Area (moderate sensitivity to residential development) with the remainder within the Huncote Settlement Character Area.
Heritage assets	No designations or Historic Environment Records (HERs) within the site. Adjacent to the south are HERs for coin finds (MLE6636 and MLE7705), earthworks of disused tramway (MLE17863), and possible prehistoric field system (MLE154). Low heritage potential.
Soil resources	The land is Grade 3 with a high likelihood of the land being best and most versatile on most of the site.
Previously developed land	Part of the site is in residential use.
Flood risk	South-western part of the site is within Flood Zones 2 and 3 and some limited surface water flood-risk (1 in 1000 year extent) at the end of St James Close. $\geq 25\%$ $< 50\%$ area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site is close to Croft Quarry, which is operational, which raises issues of dust and noise etc.
Minerals and waste	The site is within the Mineral Consultation Zone for igneous rock and sand and gravel.
Economic Factors	

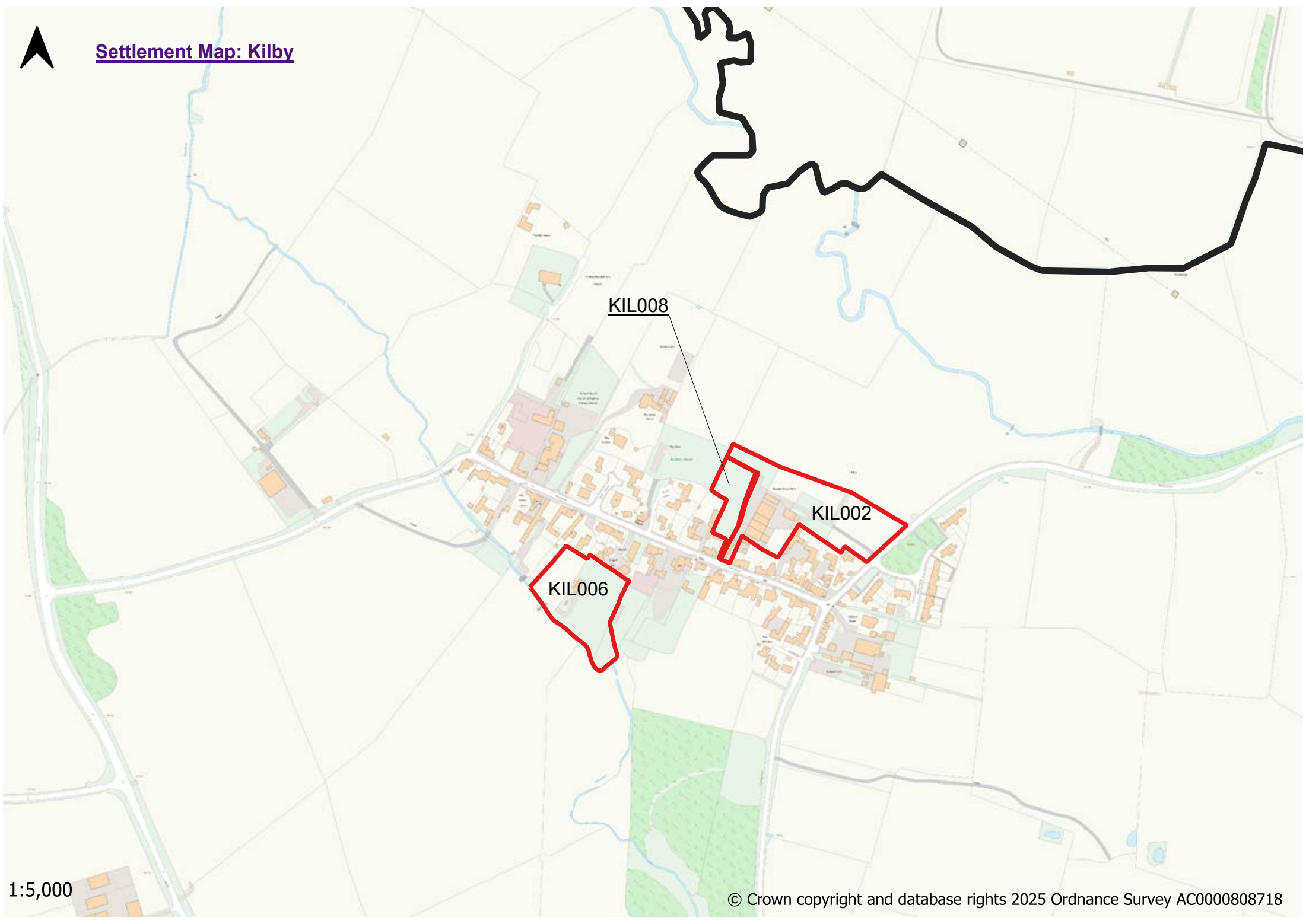
Site Reference	HUN020
Available and achievable	There is a single landowner who intends to sell or develop the site and there are no known legal issues.
Site access and impact on road network	Access from St James Close which is an unclassified road with a 30mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Part of the site is within Flood Zones 2 and 3.
Policy Designations	Part of the site is in Countryside (Policy CS18)
Suitable	Potentially Suitable
Available	Yes.
Achievable	Yes.
Conclusion	Developable.
Estimated number of Dwellings (density)	6 (30 dph)
Timeframe for development	6 – 10 years.
Additional information	None.
Site Reference	HUN021
Site Name (Parish)	Land East of Forest Road (Huncote)
Proposed use	Housing.
Size in hectares (developable area and reason)	53.8 ha (53.8 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	807 (30 dph)
Grid Reference	E: 452091, N: 298657
Current use (previously developed?)	Agriculture (part of the site includes agricultural buildings)
Social Factors	
Proximity to large convenience store	The site is within 3010m of Tesco express at Copt Oak, Naborough.
Proximity to GP surgery	The site is within 3720m of the Limes Medical Centre, Naborough.
Proximity to primary school	The site is within 850m of Huncote Community Primary School.

Site Reference	HUN020
Proximity to secondary school	The site is within 5110m of Brockington College, Enderby.
Proximity to local employment	The site is within 2720m employment opportunities at Coventry Road Industrial Estates, Narborough.
Access to public transport	The site is within 970m of a bus stop for a low frequency bus service. Huncote is also served by the demand responsive FoxConnect bus service.
Proximity to open space	The site is within 710m of open space over 1 hectare at playing fields off Sportsfield Lane.
Environmental Factors	
Biodiversity and geodiversity	Nearly all arable and therefore OK; retain hedges, pond, scrub with buffer zones of natural vegetation. Surveys of buildings for bats/birds. Good opportunities for on-site BNG - species-rich grassland creation.
Townscape and landscape	The site is within the Thurlaston Rolling Farmland Landscape Character Area. Moderate sensitivity to residential development.
Heritage assets	No designations within or adjacent to the site. Historic Environment Record (HER) within the site for the find of a Late Iron Age torc (MLE9599). Adjacent HERs to the west for Huncote Sand and Gravel Quarry (MLE23624) and an Iron Age site (MLE9569). Low heritage potential.
Soil resources	The land is Grade 3 with a moderate likelihood of the land being best and most versatile on most of the site.
Previously developed land	Mostly greenfield but includes agricultural buildings.
Flood risk	The site is in Flood Zone 1 but surface water flooding risk affects site around buildings and on the eastern edge (1 in 30, 1 in 100 and 1 in 1000). >=50% <75% area susceptible to groundwater flooding (60%) >75% (40% of site) Due to a significant part of the site being at higher risk of groundwater flooding (>=75%) a site specific risk assessment may be required to fully inform the likelihood of groundwater flooding.
Land contamination, pollution, and hazards	Western part of site is within 250m of a landfill site and further investigation is needed. High Voltage Electricity Lines Cross the western (north to south) portion of the of the site.
Minerals and waste	The site is not within a consultation area for mineral extraction.
Economic Factors	
Available and achievable	There is a single landowner who intends to sell or develop the site and there are no known legal issues.

Site Reference	HUN020
Site access and impact on road network	Access from Forest Road which is a Class C Road with a 60 mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No.
Policy Designations	Countryside (Policy CS18). Green Lodge Farm is an Employment Area in the Fosse Villages Neighbourhood Plan (Policy FV15).
Suitable	Potentially Suitable
Available	Yes.
Achievable	Yes.
Conclusion	Developable.
Estimated number of Dwellings (density)	807 (30 dph).
Timeframe for development	11- 15 years.
Additional information	Promoter indicates that site could deliver 1170 dwellings and that development could commence 2 years after allocation. A public footpath and a bridleway cross the site.



Settlement Map: Kilby



KIL008

KIL002

KIL006

1:5,000

Kilby

Site Reference	KIL002
Site Name (Parish)	Steeple Chase Farm, Main Street (Kilby)
Proposed use	Housing
Size in hectares (developable area and reason)	1.25 ha (1.03 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	30 (30 dph)
Grid Reference	E:462181, N:295442
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is located approximately 3750m from Fleckney Co-op Food (however this is via public footpaths through fields and so the route may not be suitable in adverse weather conditions).
Proximity to GP surgery	The site is located approximately 3750m from Kibworth Medical Centre – Fleckney (however this is via public footpaths through fields and so the route may not be suitable in adverse weather conditions).
Proximity to primary school	The site is located approximately 250m from Kilby St Marys C of E Primary School.
Proximity to secondary school	The site is located approximately 4880m from Wigston Academy.
Proximity to local employment	The site is located approximately 4710m from employment opportunities in Wigston town centre and 5590m from Magna Road, South Wigston (a key employment site in Oadby and Wigston borough).
Access to public transport	The site is located approximately 100m from a bus stop (on Main Street) with a hourly bus route - Arriva No. 49, Leicester to Fleckney.
Proximity to open space	The site is located approximately 2220m from a source of open space over 1 hectare at Wistow Estate countryside stewardship.
Environmental Factors	
Biodiversity and geodiversity	The site has the potential for protected species. Detailed surveys should be carried out and mitigation measures would be required.
Townscape and landscape	The site is on the southern edge of the Kilby Meadows Character Area, with the very southern part of the site (i.e. site access) falling within the Kilby settlement area. Kilby Meadows has medium sensitivity to residential development and the settlement edges of Kilby are particularly sensitive to change.

Site Reference	KIL002
Heritage assets	The site is partly inside historic core of the village. There is a listed building within the vicinity of the site. Heritage potential is considered to be high.
Soil resources	The site is categorised as urban / industrial land, with therefore no best and most versatile land, though some parts of the site are greenfield.
Previously developed land	The site is greenfield (the buildings on the site are used for agriculture, and therefore classed as greenfield)
Flood risk	The site is in Flood Zone 1 and a small part of the site is at risk of surface water flooding in a 1,000 year event.
Land contamination, pollution, and hazards	The site is not within 250m of a source of unstable or contaminated land, and there is no indication of groundwater pollution issues at this stage. There are no known sources of pollution or environmental quality issues at this stage.
Minerals and waste	Just under half of the site (the northern part) is within the sand and gravel Mineral Consultation Zone, and the site is not protected for a waste facility.
Economic Factors	
Available and achievable	The site is in single ownership and there is an intention from the site owner to develop the site for housing. There are no known legal issues.
Site access and impact on road network	Access from either Wistow Rd or Main St which are both Class C roads with a restricted 20mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No.
Policy Designations	Policy CS18 (Countryside)
Suitable	Potentially Suitable
Available	No.
Achievable	Yes.
Conclusion	Developable.
Estimated number of Dwellings (density)	30 (30 dph)
Timeframe for development	11 – 15 years

Site Reference	KIL002
Additional information	The site is not currently available due to the existing commercial enterprise on site.

Site Reference	KIL006
Site Name (Parish)	Land to the South of Chapel Close and Main Street (Kilby)
Proposed use	Housing
Size in hectares (developable area and reason)	0.80 ha (0.54ha after deduction of area within Flood Zone)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	16 (30 dph)
Grid Reference	E: 461934, N: 295340
Current use (previously developed?)	Paddocks/grazing land (No)
Social Factors	
Proximity to large convenience store	The site is located approximately 3730m from Fleckney Co-op Food (however this is via public footpaths through fields and so the route may not be suitable in adverse weather conditions).
Proximity to GP surgery	The site is located approximately 3730m from Kibworth Medical Centre – Fleckney (however this is via public footpaths through fields and so the route may not be suitable in adverse weather conditions).
Proximity to primary school	The site is located approximately 200m from Kilby St Marys C of E Primary School.
Proximity to secondary school	The site is located approximately 4640m from Wigston Academy (part of the route is via public footpaths through fields and so the route may not be suitable in adverse weather conditions).
Proximity to local employment	The site is located 4540m from employment opportunities in Wigston town centre and 5370m from Magna Road, South Wigston (a key employment site in Oadby and Wigston Borough).
Access to public transport	The site is located approximately 90m from a bus stop (on Main Street) with a hourly bus route - Arriva No. 49, Leicester to Fleckney.
Proximity to open space	The site is located approximately 2380m from a source of open space over 1 hectare at Wistow Estate countryside stewardship.
Environmental Factors	

Site Reference	KIL006
Biodiversity and geodiversity	Possible species rich grassland. Possible protected species. Protected species and phase 1 habitat surveys needed. Hedges with trees to east and trees along watercourse to south should be retained with buffer zone, and managed as natural open space.
Townscape and landscape	Site is within the Kilby Rural Rolling Farmland Character Area, which has medium sensitivity to residential development.
Heritage assets	Site is inside the historic core of the village, medieval feature recorded right on the edge. There is a listed building within the vicinity of the site. Heritage potential is high.
Soil resources	The land is Grade 3 and there is a moderate likelihood of it being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile.
Previously developed land	Most of the site is greenfield land.
Flood risk	18% of the site is at risk of flooding (through Flood Zones 3b, 3a and 2) mostly along the southern and eastern edges. A similar part of the site is subject to surface water flood risk.
Land contamination, pollution, and hazards	The site is not within 250m of a source of unstable or contaminated land, and there is no indication of groundwater pollution issues at this stage. There are no known sources of pollution or environmental quality issues at this stage.
Minerals and waste	The site is not within the Mineral Consultation Zone and is not protected for a waste facility.
Economic Factors	
Available and achievable	The site may be available and may be achievable subject to the constraints identified.
Site access and impact on road network	The site boundary does not directly access the public highway. Potential indirect access to the site from Main St which is a Class C road with a restricted 20mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Yes, part of site within Flood Zone.
Policy Designations	Policy CS18 (Countryside)
Suitable	Potentially Suitable.

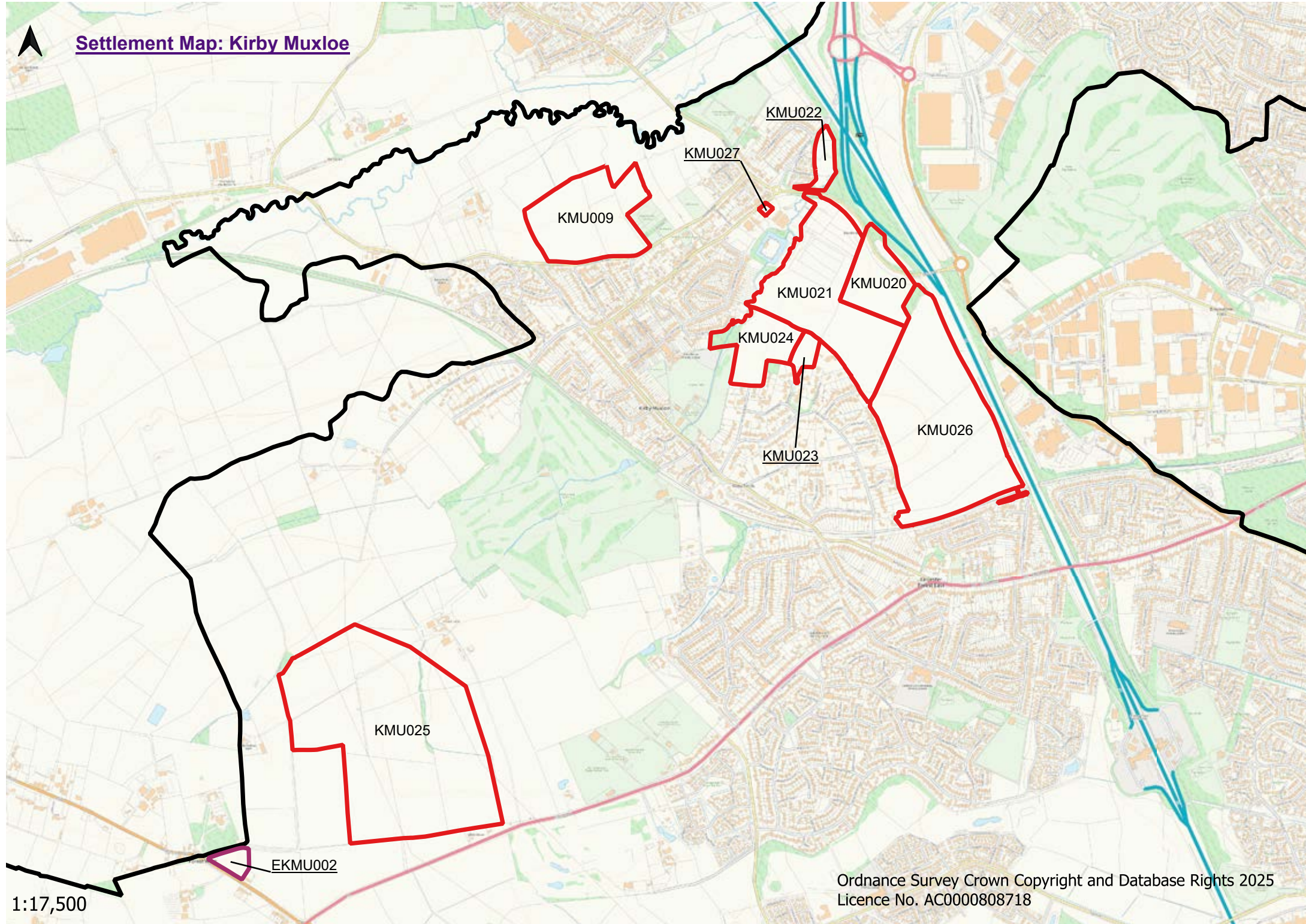
Site Reference	KIL006
Available	Yes.
Achievable	Yes.
Conclusion	Developable.
Estimated number of Dwellings (density)	16 (30 dph)
Timeframe for development	6 – 10 years
Additional information	Subject to the creation of a suitable access, the site is considered achievable.

Site Reference	KIL008
Site Name (Parish)	Land rear of 40 Main Street (Kilby)
Proposed use	Housing
Size in hectares (developable area and reason)	0.26 ha (0.26 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	7 (30 dph)
Grid Reference	E:462109 N:295446
Current use (previously developed?)	Agricultural (No)
Social Factors	
Proximity to large convenience store	The site is located approximately 3770m from Fleckney Co-op Food.
Proximity to GP surgery	The site is located approximately 3770m from Kibworth Medical Centre – Fleckney.
Proximity to primary school	The site is located approximately 220m from Kilby St Marys C of E Primary School.
Proximity to secondary school	The site is located approximately 4650m from Wigston Academy.
Proximity to local employment	The site is located approximately 4560m from employment opportunities in Wigston town centre and 5370m from Magna Road, South Wigston (a key employment site in Oadby and Wigston borough).
Access to public transport	The site is located approximately 80m from a bus stop (on Main Street) with a half hourly bus route - Arriva No. 49, Leicester to Fleckney.
Proximity to open space	The site is located approximately 2260m from a source of open space over 1 hectare at Wistow Estate countryside stewardship.

Site Reference	KIL008
Environmental Factors	
Biodiversity and geodiversity	Protected species and Phase 1 habitat surveys required. Retention of hedges/trees. Needs survey before making decision.
Townscape and landscape	The site is on the southern edge of the Kilby Meadows Character Area, with the very southern part of the site (i.e. site access) falling within the Kilby settlement area. Kilby Meadows has medium sensitivity to residential development and the settlement edges of Kilby are particularly sensitive to change.
Heritage assets	The former Bakehouse at 30 Main Street is a listed building directly adjacent the southwest boundary of the site. The site is partly within the historic core. The heritage potential is medium. Roman, Anglo-Saxon and Medieval finds are also recorded in the vicinity.
Soil resources	The land in this area is Grade 3. However, the site is categorised as urban / industrial land, with therefore no best and most versatile land. Further investigation may be required to identify whether the land is best and most versatile
Previously developed land	The site is greenfield land.
Flood risk	The site is in Flood Zone 1, and there is no other known form of flood risk on the site but surface water flood risk affects frontage.
Land contamination, pollution, and hazards	The site is not within 250m of a source of unstable or contaminated land, and there is no indication of groundwater pollution issues at this stage.
Minerals and waste	The northernmost part of the site is within the Mineral Consultation Zone for sand and gravel. The site is not protected for a waste facility.
Economic Factors	
Available and achievable	The site is carried forward from a previous SHELAA. No recent site information has been received.
Site access and impact on road network	Proposed access from Main St which is a Class C road with a restricted 20mph speed limit. The access is narrow with limited visibility due to the property boundary on the either side. This would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No.

Site Reference	KIL008
Policy Designations	The majority of the site is in Countryside (Policy CS18). The part of the site closest to Main Street is in the settlement boundary for Kilby.
Suitable	Potentially Suitable
Available	Yes.
Achievable	Yes.
Conclusion	Developable.
Estimated number of Dwellings (density)	7 (30 dph).
Timeframe for development	6 – 10 years.
Additional information	Planning application for one dwelling refused in 2015 and subsequent appeal dismissed in 2016. The lack of a suitable access inhibits the site's suitability to be developed.

Settlement Map: Kirby Muxloe



1:17,500

Kirby Muxloe

Site Reference	KMU009
Site Name (Parish)	Land north of Desford Road (Kirby Muxloe)
Proposed use	Housing
Size in hectares (developable area and reason)	13 ha (13 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	325 dwellings (40dph)
Grid Reference	E: 451757, N: 304670
Current use (previously developed?)	Agricultural land and related farm buildings (No)
Social Factors	
Proximity to large convenience store	There is a small 'One-stop' convenience store on Main Street some 350m walking distance away from the site. The nearest large convenience store is 2km away (Co-op at Ratby).
Proximity to GP surgery	The site is within 2,480m of Warren Lane Surgery
Proximity to primary school	The site is within 540m of Kirby Muxloe Primary
Proximity to secondary school	The site is within 2,236m of Brookvale High School
Proximity to local employment	The site is within 2,000m of Optimus Point Employment Site (Glenfield)
Access to public transport	The site is within 320m of a bus stop for a low frequency service
Proximity to open space	The site is within 600m of the nearest large open space at Kirby Muxloe Recreation ground.
Environmental Factors	
Biodiversity and geodiversity	The site consists of possible spp. rich grassland (ridge and furrow) hedges and potential protected species in the vicinity. Protected species and habitat surveys required.
Townscape and landscape	The site is within the Rothley Brook Fringe Landscape Character Area and is characteristic of that. The land slopes down towards the Rothley Brook giving views towards Ratby. Key pressures include expansion of built form on high ground would increase its visual prominence in the landscape, loss of existing separation between settlements. Development of the site would cause the village to extend beyond Desford Road which forms the northern extent of development within the village.
Heritage assets	The site is within 680m (as the crow flies) of Scheduled Monument (Kirby Muxloe Castle) to east, within 135m (at its closest point) of Listed St Bartholomew's Church GII* to east. There are other Listed Buildings in vicinity. The heritage potential is very high including large quantity of Medieval metal finds recorded within site that may indicate activity contemporary with nearby

	Kirby Muxloe Castle. Also Roman, Early Medieval and Post-Medieval metal finds and Ridge & Furrow earthworks on site. Prehistoric flints, Iron Age, Roman, Early Medieval, Medieval and Post-Medieval finds and sites recorded in vicinity. Adjacent historic settlement core. Further pre-determination archaeological evaluation would be required if the site were to be considered a suitable option.
Soil resources	Natural England Agricultural land Classification maps indicate that the land is grade 3 (good to moderate). 70% of the site has a moderate likelihood of being the best and most versatile agricultural land; 30% of the site, nearest the village is categorised as urban/industrial land.
Previously developed land	The site is agricultural land.
Flood risk	Most of the site is within Flood Zone 1. Some Flood Zone 2 and 3 along north east boundary of site. Small areas of 1 in 30 year surface water flooding risk and of 1 in 1000 risk. >=25% <50% area susceptible to groundwater flooding.
Land contamination, pollution, and hazards	The site has no known contamination issues.
Minerals and waste	The site is within a Minerals Consultation Zone for sand and gravel. The site is not protected for a waste facility.
Economic Factors	
Available and achievable	The site is in multiple ownership but there is an intention from the landowners to sell or develop the site. There are no known legal issues.
Site access and impact on road network	Access to the site from Desford Rd which is a Class C road with a 30mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No.
Policy Designations	Green Wedge (Policy CS16 of the Core Strategy)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	325 dwellings (40dph)
Timeframe for development	11 - 15
Additional information	

Site Reference	KMU020
Site Name (Parish)	Blood's Hill (small) (Kirby Muxloe)
Proposed use	Housing

Site Reference	KMU020
Size in hectares (developable area and reason)	6.25 ha (6.25 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	156 (40dph)
Grid Reference	E:452816, N:304482
Current use (previously developed?)	Agricultural Land (no)
Social Factors	
Proximity to large convenience store	There is a small 'One-stop' convenience store on Main Street some 1,200m from the site. The nearest large convenience store is 2,370m (Co-op at Ratby).
Proximity to GP surgery	The site is within 1,900m of Forest House Medical Centre.
Proximity to primary school	The site is within 950m walking distance of Kirby Muxloe Primary School.
Proximity to secondary school	The site is within 3,700m walking distance of Brookvale Secondary School, Groby and 3,500m from Winstanley School.
Proximity to local employment	The site is c.650m from Optimus Point employment site at Glenfield.
Access to public transport	The centre of the site is some 16050m to the nearest bus stop in Ratby, Station Road.
Proximity to open space	The centre of the site is some 600m to the nearest large area of Open Space at Kirby Muxloe Recreation ground (direct route).
Environmental Factors	ENVIRONMENTAL Factors
Biodiversity and geodiversity	LCC Ecology: arable, possible protected species; surveys needed. Retain 5m buffer to hedge to north; buffers / boundary features must not be included in back gardens or form back garden boundaries, but hedge / buffer strip to be managed as continuous corridor of natural open space.
Townscape and landscape	The site is within the Rothley Brook Fringe Character Area and is characteristic of that. Key pressures include expansion of built form on high ground towards the motorway corridor would increase visual prominence in the landscape. The site is isolated and has the potential to result in increasing separation between the settlements of Glenfield and Kirby Muxloe.

Site Reference	KMU020
Heritage assets	The site is close to a Scheduled Monument (Kirby Muxloe Castle) and Listed Building. The site is potentially within the setting of the Kirby Fields Conservation Area and other Listed Buildings are within the vicinity. Kirby Muxloe Park (MLE207) on-site; Sub-circular feature (MLE22151) to south-east. Undated linear features (MLE22150) to south-west. (Both off-site). Large area with some indications of archaeology on-site. Heritage potential is medium risk.
Soil resources	Natural England Agricultural Land Classification maps indicate that the land is grade 3 with a moderate likelihood that the land is best and most versatile agricultural land.
Previously developed land	The site is greenfield.
Flood risk	The site is within flood zone 1 with some potential for surface water flooding – areas of 1 in 30, 1 in 100 and 1 in 1000 risk. <25% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	No contamination issues have been identified. The site is adjacent to the M1 with potential for poor air quality and noise.
Minerals and waste	The site is not located in a Mineral Consultation Zone or site protected for waste facility.
Economic Factors	ECONOMIC Factors
Available and achievable	The site is in single ownership and there are no known legal issues.
Site access and impact on road network	Access from Ratby Lane which is Class C road with a 60mph speed limit. Ratby Lane experiences congestion in peak periods. It requires substantial infrastructure work to provide a surfaced footway to / from Kirby Muxloe and unlikely to be acceptable as a “stand-alone” site. This would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No. However, the site is within the setting of a Scheduled Monument and grade 1 listed building.
Policy Designations	Green Wedge (Policy CS16 of the Core Strategy)
Suitable	Potentially Suitable
Available	Yes

Site Reference	KMU020
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	156 (40dph)
Timeframe for development	11 – 15 years
Additional information	The site promoter estimates 100 dwellings.

Site Reference	KMU021
Site Name (Parish)	Blood's Hill (large)
Proposed use	Housing
Size in hectares (developable area and reason)	19.11 ha (18.73ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	468 (40dph)
Grid Reference	E: 452597, N: 304478
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	Small 'One-stop' convenience store on Main Street some 1,200m away from the site. The nearest large convenience store is 2,170m away (Co-op at Ratby).
Proximity to GP surgery	The site is within 1,900m of Forest House Medical Centre.
Proximity to primary school	The site is within 900m walking distance of Kirby Muxloe Primary School.
Proximity to secondary school	The site is within 3,600m walking distance of Brookvale Secondary School, Groby and 3,600m from Winstanley School.
Proximity to local employment	The site is c.850m from Optimus Point employment site at Glenfield.
Access to public transport	The centre of the site is some 1380m to the nearest bus stop on Station Road, Ratby.
Proximity to open space	The centre of the site is some 500m to the nearest large area of Open Space at Kirby Muxloe Recreation ground.
Environmental Factors	ENVIRONMENTAL Factors

Site Reference	KMU021
Biodiversity and geodiversity	The site includes a potential Local Wildlife Site of grassland / marsh to south which should be retained and enhanced. Possible protected species. Protected species surveys required.
Townscape and landscape	The site is within the Rothley Brook Fringe Character Area and is characteristic of that. Key pressures include expansion of built form on high ground towards the motorway corridor would increase visual prominence in the landscape, loss of existing separation between settlements. The northern part of the site has steeply sloping topography.
Heritage assets	The site is immediately adjacent to a Scheduled Monument (Kirby Muxloe Castle) and Listed Building. The Kirby Fields Conservation Area and other Listed Buildings are within the vicinity. The heritage potential is certain (due to survey) including Mancetter Roman Road, Neolithic and Bronze Age flint, Roman coin, Medieval and Post-Medieval finds, historic settlement core. Prehistoric, Bronze Age, Iron Age, Roman and Medieval finds and sites recorded in the near vicinity.
Soil resources	Natural England Agricultural Land Classification maps indicate that the land is grade 3 (good to moderate). There is a moderate likelihood of the land being best and most versatile agricultural land.
Previously developed land	The site is mainly in agricultural use.
Flood risk	Potential access to the site crosses Flood Zone 3. A small part of the south of the site is Flood Zones 3a and 3b and part Flood Zone 2. SFRA2 indicates there is some potential for Surface Water flooding: approx 8% has an AEP of 0.1% and 2-3 % along the western boundary has an AEP of 3.3%. The site's access may cross the Rothley Brook. The site will have to pass the Sequential Test and Exception Test. <25% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site is adjacent to the M1 with potential for poor air quality and noise. There are no other known sources of pollution or land contamination.
Minerals and waste	The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.
Economic Factors	
Available and achievable	The site is in single ownership and there are no known legal issues.

Site Reference	KMU021
Site access and impact on road network	Access through Ratby Lane which is a class C road with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph and due consideration to be given to the requirement to alter the speed limit to cover the development as well as the village and site access. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	The site is within the setting of a Scheduled Monument and grade 1 listed building.
Policy Designations	Green Wedge (Policy CS16 of the Core Strategy)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	468 (40dph)
Timeframe for development	11 – 15 years
Additional information	

Site Reference	KMU022
Site Name (Parish)	Land off Farley Way (Kirby Muxloe)
Proposed use	Housing
Size in hectares (developable area and reason)	1.69 ha (0.7ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	23 dwellings (40dph)
Grid Reference	E:452601, N: 304938
Current use (previously developed?)	Agricultural land and related farm buildings (No)
Social Factors	
Proximity to large convenience store	There is a small 'One-stop' convenience store on Main Street some 920m from the site. The nearest large convenience store is 1,700m (Co-op at Ratby).

Site Reference	KMU022
Proximity to GP surgery	The site is within 2,600m of Forest House Medical Centre.
Proximity to primary school	The site is within 1,190m walking distance of Kirby Muxloe Primary School.
Proximity to secondary school	The site is within 3,200m walking distance of Brookvale Secondary School, Groby.
Proximity to local employment	The site is c.1,350m from Optimus Point employment site at Glenfield.
Access to public transport	The centre of the site is some 1190m to the nearest bus stop on Station Road, Ratby.
Proximity to open space	The centre of the site is some 1,200m to the nearest large area of Open Space at Kirby Muxloe Recreation ground.
Environmental Factors	ENVIRONMENTAL Factors
Biodiversity and geodiversity	LCC Ecology: needs further surveys before making a decision. Retain 5-10m buffers to watercourse and adjacent woodland – depends on presence of protected species. Phase 1 habitat survey required.
Townscape and landscape	The site is within the Rothley Brook Fringe Character Area and is characteristic of that. Key pressures include expansion of built form on high ground towards the motorway corridor would increase visual prominence in the landscape, loss of existing separation between settlements.
Heritage assets	The site is close to a Scheduled Monument (Kirby Muxloe Castle) and Listed Building. The site is potentially within the setting of the Kirby Fields Conservation Area and other Listed Buildings are within the vicinity. Circular cropmarks within area; known archaeology. The heritage potential is medium risk.
Soil resources	Natural England Agricultural land Classification maps indicate that the land is grade 3 (good to moderate). The land has a moderate likelihood of being best and most versatile agricultural land. No detailed evidence has been produced that identifies whether any of the land is grade 3a - Best and Most Versatile (BMV).
Previously developed land	The site is greenfield land.

Site Reference	KMU022
Flood risk	<p>New EA Flood Maps show most of site affected by Flood Zones 2 and 3. The SFRA2 indicates most of the site has Surface Water flood risk with a substantial area of 1 in 30, 1 in 100 and 1 in 1000 year risk covering much of the site. New EA Flood Maps show a lower level. The site would have to pass the Sequential Test and Exception Test.</p> <p><=25% (75% of site) >=50% <75% area susceptible to groundwater flooding (25% of site)</p>
Land contamination, pollution, and hazards	No contamination issues have been identified. The site is adjacent to the A46 and M1 with potential for poor air quality and noise.
Minerals and waste	The site is not located in a Mineral Consultation Zone or site protected for waste facility.
Economic Factors	
Available and achievable	The site is in single ownership and there are no known legal issues.
Site access and impact on road network	Access via Glenfield Ln or Farley Way/Primrose Way which are unclassified roads with a 30mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Yes. A large part of the site is within Flood Zone 3. There is also potential for the site to be within the within the setting of a Scheduled Monument and grade 1 listed building (Kirby Muxloe Castle).
Policy Designations	Green Wedge (Policy CS16 of the Core Strategy)
Suitable	Potentially Suitable
Available	yes
Achievable	yes
Conclusion	Developable
Estimated number of Dwellings (density)	23 (40dph)
Timeframe for development	6—10 years
Additional information	

Site Reference	KMU023
Site Name (Parish)	Land at Roundhill (Kirby Muxloe)
Proposed use	Housing
Size in hectares (developable area and reason)	1.21ha (1.21ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	39 dwellings (40dph)
Grid Reference	E: 452524, N:304202
Current use (previously developed?)	Agriculture (No)
Social Factors	
Proximity to large convenience store	There is a small 'One-stop' convenience store on Main Street some 780m walking distance from the site (if access available across fields), some 1,600m by road. The nearest large convenience store is 2,770m (Co-op, Ratby).
Proximity to GP surgery	The site is within 1,860m of Forest House Medical Centre.
Proximity to primary school	The site is within 650m walking distance of Kirby Muxloe Primary School (1,400m by road).
Proximity to secondary school	The site is within 3,900m walking distance of Winstanley Secondary School, Braunstone.
Proximity to local employment	The site is c.3,400m from Braunstone Frith Industrial Estate.
Access to public transport	The centre of the site is some 570m to the nearest bus stop on Station Road, Kirby Muxloe.
Proximity to open space	The centre of the site is some 280m to the nearest large area of Open Space at Kirby Muxloe Recreation ground.
Environmental Factors	ENVIRONMENTAL Factors
Biodiversity and geodiversity	LCC Ecology: OK with mitigation. Appears to be amenity grassland, but maybe surrounded by plantation. Retain some, and hedges, with buffer zones.
Townscape and landscape	The site is within the Rothley Brook Fringe Landscape Character Area. The site adjoins Kirby Muxloe village. The site is adjacent to Kirby Fields which has a distinctive character and forms the built edge of the village.
Heritage assets	The site is adjacent to Kirby Fields Conservation Area and within 400m of the Scheduled Monument (Kirby Muxloe Castle) to the north. The site has the potential to directly impact on heritage assets and their settings. Within Kirby Muxloe Deer Park (MLE207). Heritage potential is medium risk.

Site Reference	KMU023
Soil resources	Natural England Agricultural Land Classification maps indicate that the land is grade 3 (good to moderate). Most of the site has a moderate likelihood of being best and most versatile agricultural land. A small part of the site is categorised as Urban/ Industrial. No detailed evidence has been produced that identifies whether any of the land is grade 3a - Best and Most Versatile (BMV).
Previously developed land	The site is in agricultural use.
Flood risk	The site is within Flood Zone 1 (EA data). <25% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site has no known contamination issues.
Minerals and waste	The site is not located in a Mineral Consultation Zone or site protected for a waste facility.
Economic Factors	
Available and achievable	The site is in single ownership and there are no known legal issues.
Site access and impact on road network	Proposed access from Roundhill which is an unadopted road. This would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No. The site is potentially within the setting of a Scheduled Monument and Grade I listed building.
Policy Designations	Green Wedge (Policy CS16 of the Blaby Core Strategy).
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	39 (40dph)
Timeframe for development	6 —10 years
Additional information	

Site Reference	KMU024
Site Name (Parish)	Land off Portland Road (Kirby Muxloe)
Proposed use	Housing
Size in hectares (developable area and reason)	5.88 ha (5.12 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	128 (40dph)
Grid Reference	E:452333, N:304264
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	There is a small 'One-stop' convenience store on Main Street some 560m walking distance from the site (if accessed from the west). The nearest large convenience store is 2,250m (Co-op at Ratby).
Proximity to GP surgery	The site is within 1,860m of Forest House Medical Centre.
Proximity to primary school	The site is within 650m walking distance of Kirby Muxloe Primary School (1,400m by road).
Proximity to secondary school	The site is within 3,900m walking distance of Winstanley Secondary School, Braunstone.
Proximity to local employment	The site is c.3,400m from Braunstone Frith Industrial Estate.
Access to public transport	The centre of the site is some 680m to the nearest bus stop on Station Road, Kirby Muxloe.
Proximity to open space	The centre of the site is some 180m to the nearest large area of Open Space at Kirby Muxloe Recreation ground.
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology: reject. Part of LWS at Kirby Muxloe Park. Habitat loss is not mitigatable and once buffer zone maintained along the brook (10m) there will be little land left to develop without unacceptable tree loss.
Townscape and landscape	The site is within the Rothley Brook Fringe Landscape Character Area. The site adjoins Kirby Muxloe village. The site is adjacent to Kirby Fields which has a distinctive character and forms the built edge of the village.
Heritage assets	The site is adjacent to Kirby Fields Conservation Area and within 400m of the Scheduled Monument (Kirby Muxloe Castle) to the north. The site has the potential to directly impact on heritage assets and their settings. Within Kirby Muxloe Deer Park (MLE207). Heritage potential is medium risk.

Site Reference	KMU024
Soil resources	Natural England Agricultural land Classification maps indicate that the land is grade 3 (good to moderate). Most of the site is within the settlement boundary and has a low likelihood (cat5) of being best and most versatile agricultural land. No detailed evidence has been identified that identifies whether any of the land is grade 3a - Best and Most Versatile (BMV).
Previously developed land	The site is in agricultural use.
Flood risk	Most of the site is within Flood Zone 1 but western section (16%) of the site is within flood zones 2 and 3. SFRA2 indicates 19% of the site has a surface water flood risk of 0.1% AEP, 11% of risk of 1% AEP and 9% risk of 3.3 % AEP. <25% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site has no known contamination issues
Minerals and waste	The site is not located in a Mineral Consultation Zone or site protected for waste facility.
Economic Factors	
Available and achievable	The site is in single ownership and there are no known legal issues.
Site access and impact on road network	Access from Portland Road which is an unadopted road. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Yes. Part of the site is within flood zone 3.
Policy Designations	Green Wedge (Policy CS16 of the Blaby Core Strategy).
Suitable	Potentially Suitable
Available	Yes
Achievable	No
Conclusion	Developable
Estimated number of Dwellings (density)	128 (40dph)
Timeframe for development	11 – 15 years
Additional information	The site may not be achievable because of the identified access constraints.

Site Reference	KMU025
Site Name (Parish)	Land north of Hinckley Road (Kirby Muxloe)
Proposed use	Housing
Size in hectares (developable area and reason)	37.42 ha (37.42 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	748 dwellings (40dph)
Grid Reference	E:451002, N: 302630
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The nearest large convenience store is 4,390m away (Co-op at Desford). The Sainsbury's Local is some 3,000m away.
Proximity to GP surgery	The site is within 2,250m of Warren Lane Surgery, Leicester Forest East.
Proximity to primary school	The site is within 2,750m of Stafford Leys Primary School.
Proximity to secondary school	The site is within 3,000m of Bosworth Academy, Desford.
Proximity to local employment	The site is within 2,670m of Caterpillar, Desford.
Access to public transport	The site is within 500m of a bus stop with a low frequency service at Desford Crossroads.
Proximity to open space	The site is within 1,750m of the nearest large open space at Beggars Lane informal open space.
Environmental Factors	
Biodiversity and geodiversity	LCC ecology: OK with mitigation. Mostly arable, but with some ponds and some LWS habitat. As it is a large site, it should be possible to retain these with buffer zones of natural open space - 10m to stream, a LWS.
Townscape and landscape	The site is within the Thurlaston Rolling Farmland Landscape Character Area. The site is currently isolated from the built form but is adjacent to an existing allocation.

Site Reference	KMU025
Heritage assets	There are no known heritage assets on the site however Oaks Farmhouse to the north-east is a Grade 2 listed heritage asset. Site is located within the former extent of Leicester Forest at the junction of two turnpike roads. Heathley Lodge, the Medieval Chief Lodge of Leicester Forest, lies to the south. The Roman Mancetter Road lies to the north and finds recorded in the vicinity include early Roman military cart fittings and the arm of a Roman statuette, as well as other Roman and medieval metalwork, indicating high-status activity in the vicinity. Little previous archaeological investigation has been undertaken in this area.
Soil resources	Natural England Agricultural Land Classification maps indicate that the land is grade 3 (good to moderate). The land has a moderate likelihood of being best and most versatile agricultural land. No detailed evidence has been produced that identifies whether any of the land is grade 3a - Best and Most Versatile (BMV).
Previously developed land	The site is in agricultural use.
Flood risk	The site is Flood Zone 1 (EA data) and within the surface water 1 in 1,000 year extent.
Land contamination, pollution, and hazards	High voltage power lines skirt the eastern border of the site. The site is 1180m from a former Landfill Site. There are no other known pollution, hazards or other environmental quality issues affecting the site
Minerals and waste	The site is located close to, but not within, a Mineral Consultation Zone and is not a site protected for a waste facility.
Economic Factors	ECONOMIC Factors
Available and achievable	The site is in single ownership and there are no known legal issues.
Site access and impact on road network	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. Consultation with emergency services on the suitability of access points is needed, given the increased number of dwellings over the previous allocation. This would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	Overall Assessment
Identified Red Constraints	None identified.

Site Reference	KMU025
Policy Designations	Countryside (Policy CS18)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	748 dwellings (40dph)
Timeframe for development	11—15 years
Additional information	Site promoter estimates 880 dwellings. Overhead powerlines cross the site.

Site Reference	KMU026
Site Name (Parish)	Land at Blood's Hill (South), Kirby Muxloe
Proposed use	Housing
Size in hectares (developable area and reason)	29.22ha (29.22ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	730 dwellings (40dph)
Grid Reference	E: 453030 N: 303933
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	There is a 'One-stop' convenience store on Main Street some 1310m away from the site. The nearest large convenience store is 2820m away (Co-op at Ratby).
Proximity to GP surgery	The site is within 1580m of Warren Lane Surgery, Leicester Forest East.
Proximity to primary school	The site is within 1290m of Kirby Muxloe Primary School.
Proximity to secondary school	The site is within 3720m from Winstanley School.
Proximity to local employment	The site is 970m from Optimus Point employment site at Glenfield.
Access to public transport	The centre of the site is some 820m to the nearest bus stop served by a low frequency service (no. 153).

Site Reference	KMU026
Proximity to open space	The centre of the site is some 1180m to the nearest large area of Open Space at Kirby Muxloe Recreation ground.
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology: arable fields with species-rich hedgerow. Semi-improved neutral / wet grassland LWS in the south of the site. Mature trees with potential for protected species to the western boundary.
Townscape and landscape	The site is within the Rothley Brook Fringe landscape character area where landscape sensitivity for residential is Low-moderate. Key sensitivities include: Undeveloped setting for scheduled monuments and Conservation Areas; importance of landscape as a recreation destination and pockets of relative tranquillity.
Heritage assets	The site lies directly to the south of Kirby Muxloe Castle, a scheduled monument and Grade I listed building, and it also lies alongside the Kirby Fields Conservation Area on its western boundary. The site forms part of the setting of Kirby Muxloe Castle. Much of the southern section of this site (the plateau area) is identified as falling within the Kirby Muxloe Park (MLE207). The southern section of this site alongside the railway lies within the extensive Medieval Leicester Forest (MLE22664). The HER also indicates that a Neolithic/Bronze Age flint (MLE21701) was found to the east of Kirby Fields and a geophysical survey in 2014 recorded sub-circular features east of Holt Drive (MLE22151). Potential for highly significant below-ground archaeological features. Development on the land is likely to significantly modify the setting of the Castle.
Soil resources	Natural England Agricultural Land Classification maps indicate that the land is grade 3 with a moderate likelihood of being best and most versatile.
Previously developed land	The site is in agricultural use.
Flood risk	The site is within Flood Zone 1 (SFRA 2017 2021). Southern parts and northern boundary are affected by surface water flood risk.
Land contamination, pollution, and hazards	The site has no known contamination issues.
Minerals and waste	The site is not in a Mineral Consultation Zone and is nor is the site protected as a waste facility.
Economic Factors	
Available and achievable	The site is in single ownership, owned by a housing developer and there are no known legal issues.
Site access and impact on road network	There is no direct access to the site. Potential access via Ratby Lane which is a class B road with a 60mph speed limit. The site is poorly located in relation to village services, with substantial infrastructure works

Site Reference	KMU026
	needed to deliver a surfaced footway to the site. This would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	None identified.
Policy Designations	The site is in Green Wedge (Policy CS16).
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density) and other uses	730 dwellings (40dph)
Timeframe for development	11 – 15 years
Additional information	Significant heritage constraints affect the site. Site promoter is considering a lower dwelling capacity.

Site Reference	KMU027
Site Name (Parish)	Land south east of Main Street
Proposed use	Housing
Size in hectares (developable area and reason)	0.14 ha (0.14 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	5 (40dph)
Grid Reference	E:452376, N:304755
Current use (previously developed?)	Agricultural (No)
Social Factors	
Proximity to large convenience store	The site is within 520m of a One Stop Convenience store on main street. The nearest large convenience store is a CO-OP 1580m away in Ratby (Old Bakery Lane off main street).
Proximity to GP surgery	The site is within 1020m of Ratby Surgery, Ratby.
Proximity to primary school	The site is within 800m of Kirby Muxloe Primary School, Kirby Muxloe.
Proximity to secondary school	The site is within 2700m of Brookvale Groby Learning Campus.
Proximity to local employment	The site is within 1370m of Optimus Point employment site, Glenfield.
Access to public transport	The site is within 850m of the nearest bus stop at Mainstreet, Kirby Muxloe (regular service 152/153)

Site Reference	KMU027
Proximity to open space	The site is within 760m of open space > 1ha at Kirby Muxlow Recreation Ground.
Environmental Factors	
Biodiversity and geodiversity	Needs further surveys. The quality and importance of the existing habitats (including grassland and hedgerows) must be established prior to the determination of the application. Results of the survey will determine the potential impact on any Biodiversity Action Plan (BAP) habitats on site.
Townscape and landscape	The site is within Rothley Brook Fringe (Urban Fringe) Character area. Key pressures include expansion of built form on high ground, towards the motorway corridor, increase visual prominence in the landscape, loss of existing separation between settlements.
Heritage assets	No designations or Historic Environment Records (HERs) within the site. Grade 1 listed and Scheduled Ancient Monument Kirby Muxloe Castle is to the south and Grade II listed Castle Farmhouse is to the southwest. HER MLE211 Historic settlement core of Kirby Muxloe is to the west and south. HER MLE26260 Former General Baptist Chapel is to the west.
Soil resources	Natural England Agricultural Land Classification maps indicate that the land is Urban. The Site is very unlikely to be best and most versatile.
Previously developed land	No: the land is grassland/pasture and therefore greenfield
Flood risk	The site is in Flood zone 1 (EA maps).
Land contamination, pollution, and hazards	There are no known land contamination issues. The site is 1270m N/E of a former landfill site.
Minerals and waste	The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.
Economic Factors	
Available and achievable	The site is in Single Ownership and there are no known Legal issues.
Site access and impact on road network	Access from Main Street which is a Class C road with a 30mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Yes: the site is within 60m of a scheduled monument (Grade 1 Listed Building, Kirby Muxloe Castle; LEN:1177213)
Policy Designations	Green Wedge

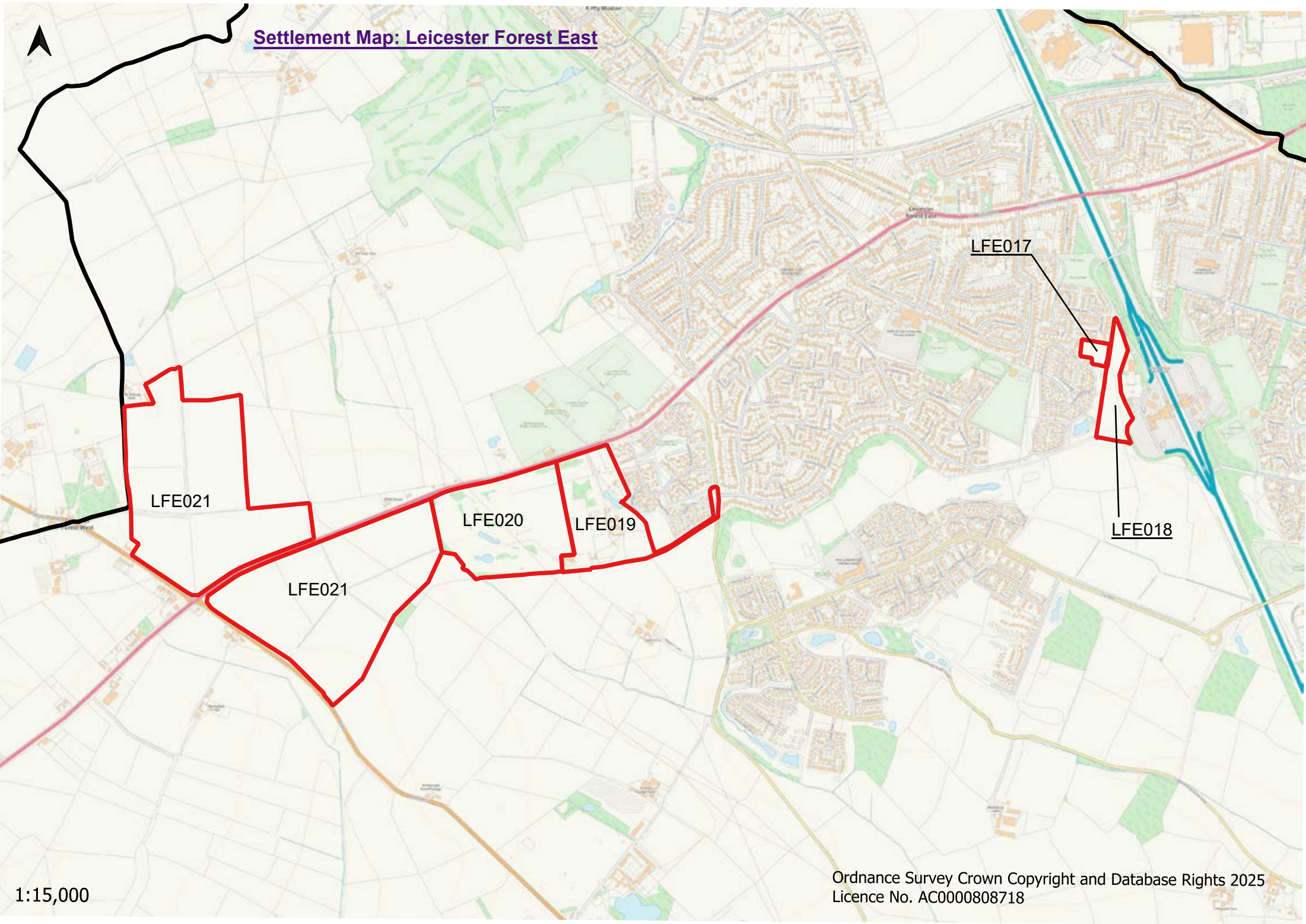
Site Reference	KMU027
Suitable	No
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	5
Timeframe for development	6-10 years
Additional information	Two recent planning applications: 20/0086/FUL - 6 dwellings. Refused 2020, 21/0475/FUL - 6 dwellings. Refused 03/2024

Site Reference	EKMU002
Site Name (Parish)	Land South of Desford Hall
Proposed use	Employment
Size in hectares (developable area and reason)	1.11ha (1.11ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	4329 sqm employment space (mix of B uses at ratio of 0.39)
Grid Reference	E:450318, N:302236
Current use (previously developed?)	Agricultural (No)
Social Factors	
Proximity to large convenience store	The site is within 2,900m of a convenience store (Co-op store, Desford).
Proximity to GP surgery	The site is within 2,500m of Warren Lane Surgery
Proximity to primary school	The site is within 2,980m of Lubbesthorpe Primary School
Proximity to secondary school	The site is within 2,500m of Bosworth Community College
Proximity to local employment	The site is within 2,900m of Desford Caterpillar site (PROW)
Access to public transport	The site is within 500m of a bus stop with a frequent service (148/158 Leicester to Coventry/Nuneaton)) every 15 minutes and approx 2200m to service 153 Leicester- Market Bosworth hourly service from Desford.

Site Reference	EKMU002
Proximity to open space	The site is within 2,400m of open space (larger than 1ha) at Lubbesthorpe.
Environmental Factors	
Biodiversity and geodiversity	OK with mitigation. Probably arable (unclear from aerials). OK with retention hedges and trees
Townscape and landscape	The site is within the Thurlaston Rolling Farmland LCA. Key pressures include urban pressures / influences could reduce the distinction between urban and rural character
Heritage assets	No designations within or adjacent to site. Site is within Historic Environment Record (HER) site MLE22664 Leicester Forest Area D. Heritage potential is low.
Soil resources	The site is Grade 3 Agricultural Land and has a moderate likelihood of being Best and Most Versatile.
Previously developed land	No, the land has Agricultural Uses so is greenfield.
Flood risk	The Site is in Flood Zone 1 but affected by surface water flood risk (1 in 30, 1 in 100 and 1 in 1000 year extents). There is negligible risk of ground water flooding.
Land contamination, pollution, and hazards	There are no known pollution, hazards or other environmental quality issues affecting the site
Minerals and waste	The site is located in a Mineral Consultation Zone for Sand and Gravel but is not a safeguarded waste facility.
Economic Factors	
Available and achievable	The site is in single ownership. There is an intention to sell the site. There are no other known legal issues.
Site access and impact on road network	Access from B582/Leicester Ln which is Class B road with a 40mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No red constraints identified
Policy Designations	Countryside (Policy CS18)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes

Site Reference	EKMU002
Conclusion	Developable
Estimated floorspace (square metres)	4329 sqm
Timeframe for development	5-10 years
Additional information	Submitted floorspace of 4,400 sqm

Settlement Map: Leicester Forest East



LFE021

LFE021

LFE020

LFE019

LFE017

LFE018

1:15,000

Leicester Forest East

Site Reference	LFE017
Site Name (Parish)	Land at Webb Close (Leicester Forest East)
Proposed use	Housing
Size in hectares (developable area and reason)	0.64 ha (0.64 ha)
Size in dwellings (density, dwelling per hectare)	21 (40 dph)
Size (floorspace)	
Grid Reference	E: 453599 N: 302856
Current use (previously developed?)	Agricultural (No)
Social Factors	
Proximity to large convenience store	The site is within 1.km from Tesco Express, Hinckley Road.
Proximity to GP surgery	The site is within 1.6km of Warren Lane Surgery.
Proximity to primary school	The site is within 477m of Fossebrook Primary School.
Proximity to secondary school	The site is within 1665m of Winstanley Community College
Proximity to local employment	The site is within 1100m of Oak Spinney Park and 1400m of Braunstone Frith Industrial estate.
Access to public transport	The site is within 550m of a bus stop for a low frequency service.
Proximity to open space	The site is within 150m of open space at King's Walk play area.
Environmental Factors	
Biodiversity and geodiversity	The Biodiversity Study 2017 indicated a site of low ecological value. No designated sites. Potential for protected species. Protected Species surveys required. Retain and enhance hedgerow. Remove and treat invasive cotoneaster.
Townscape and landscape	The site is within the built-up area of Leicester Forest East. It is adjoined by residential properties to the north and new residential development to south and west. A strip of land separates the site from the LFE M1 Services.
Heritage assets	No designated heritage assets within the vicinity. County Archaeologist indicates the site's heritage potential is very low. Site is located within the former extent of Leicester Forest. Previous archaeological investigation within the adjacent fields found no evidence of significant archaeological remains.
Soil resources	The land is classified as urban / industrial and is not best and most versatile agricultural land.
Previously developed land	The site is agricultural land. It is not previously developed.
Flood risk	The land is Flood Zone 1. LLFA states the site is not indicated to be at risk for surface water. The site is

Site Reference	LFE017
Site Name (Parish)	Land at Webb Close (Leicester Forest East)
	underlain by geology that is unlikely to be at risk from groundwater or suitable for infiltration.
Land contamination, pollution, and hazards	Close to the M1 motorway and Air Quality Management Area 3. Air quality and noise issues require further investigation and mitigation. The site has no other known contamination issues.
Minerals and waste	The site is not located within a Mineral Consultation Zone or affected by a safeguarded waste facility.
Economic Factors	
Available and achievable	Site is promoted by an agent.
Site access and impact on road network	Potential access from Webb Close which is an unclassified road with a 30mph speed limit. Suitable site access and design would need to be agreed with the Highways Authority. This would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	None identified.
Policy Designations	Within Principal Urban Area (PUA) boundary.
Suitable	Yes
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	21 (40 dph)
Timeframe for development	6 – 10 years
Additional information	Site is allocated for housing in the Delivery DPD and Leicester Forest East Neighbourhood Plan. It has been reviewed because no planning permission has been gained since the Delivery DPD was adopted.

Site Reference	LFE018
Site Name (Parish)	Land at Baines Lane
Proposed use	Housing
Size in hectares (developable area and reason)	2.62 ha (2.62 ha)
Size in dwellings (density, dwelling per hectare)	65 (40 dph)
Size (floorspace)	
Grid Reference	E: 453654 N: 302709

Site Reference	LFE018
Site Name (Parish)	Land at Baines Lane
Current use (previously developed?)	Agricultural (No)
Social Factors	
Proximity to large convenience store	The site is within 1,020m from the Cooperative food-store at Hinckley Road.
Proximity to GP surgery	The site is within 1,020m of Forest House Medical Centre.
Proximity to primary school	The site is within 1,019m of Fossebrook Primary School.
Proximity to secondary school	The site is within 2,640m of Winstanley Community College
Proximity to local employment	The site is within 1,390m of Braunstone Frith Industrial estate.
Access to public transport	The site is within 690m of a bus stop for a low frequency service.
Proximity to open space	The site is within 150m of open space at King's Walk play area.
Environmental Factors	
Biodiversity and geodiversity	The hedge to the south-west is a species-rich hedge and designated as a Local Wildlife Site. Retain hedges to south with buffer zones of at least 5m of natural vegetation, outside back gardens. Phase 1 habitat and protected species surveys required before making decision.
Townscape and landscape	The site is within the Leicester Forest East settlement character area, with the southern end of the site adjoining the 'Lubbesthorpe Agricultural Parkland' landscape character area.
Heritage assets	There are no designated assets within the vicinity of the site. Heritage potential is very low. Site is located within former extent of Leicester Forest. Previous archaeological investigation found no evidence of significant archaeological remains.
Soil resources	Natural England Agricultural Land Classification maps indicate that the land is grade 3 (good to moderate) but the likelihood of being best and most versatile agricultural land is low as it is at the settlement boundary.
Previously developed land	The site is agricultural land.
Flood risk	Most of the site is Flood Zone 1. New EA Maps show a small part is affected by Flood Zones 2 and 3 along southern boundary and surface water flood risk is also an issue. >=50% <75% area susceptible to groundwater flooding

Site Reference	LFE018
Site Name (Parish)	Land at Baines Lane
Land contamination, pollution, and hazards	The site has no known contamination issues.
Minerals and waste	The site is not located within a Mineral Consultation Zone or affected by a safeguarded waste facility.
Economic Factors	
Available and achievable	Site carried forward from a previous SHLAA. No recent site information received. The proposed bus and emergency services route for the Lubbesthorpe development runs along the western perimeter of the site. This may impact on the accessibility and deliverability of the site for residential development but details will not be known until reserved matters applications are submitted.
Site access and impact on road network	Site does not appear to have access to the public highway. The site abuts public footpaths to the west and south as well as Baines Lane which is unadopted, with a 'no motors except access' restriction. The land is protected for a primary public transport route linked to the Lubbesthorpe SUE.
Overall Assessment	
Identified Red Constraints	None identified.
Policy Designations	Within Principal Urban Area (PUA) boundary. Biodiversity and Wildlife Corridor in Leicester Forest East Neighbourhood Plan.
Suitable	Yes
Available	No
Achievable	No
Conclusion	Developable
Estimated number of Dwellings (density)	65 (40 dph)
Timeframe for development	11 – 15 years
Additional information	The site is considered not available / achievable as the land is required for operational requirements of the Lubbesthorpe SUE (proposed bus / emergency access).

Site Reference	LFE019
Site Name (Parish)	Land at Kingstand Farm
Proposed use	Housing
Size in hectares (developable area and reason)	9.35 ha (9.35 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	199 (40 dph)
Grid Reference	E: 451955 N: 302299
Current use (previously developed?)	Agricultural land. farmhouses and related buildings (Mixed/No)
Social Factors	
Proximity to large convenience store	The site is within 1,360 m from the Tesco Express store on Hinckley Road.
Proximity to GP surgery	The site is within 1,100m of Warren Lane Surgery.
Proximity to primary school	The site is within 1,170m of Lubbesthorpe Primary School.
Proximity to secondary school	The site is within 3,750m of Bosworth Academy.
Proximity to local employment	The site is within 2,900m of Braunstone Frith Industrial estate.
Access to public transport	The site is within 470m of a bus stop for a low frequency service.
Proximity to open space	The site is within 400m of open space (larger than 1ha) at Lubbesthorpe.
Environmental Factors	
Biodiversity and geodiversity	The site consists of possible species-rich grassland, hedges and ponds. Protected species may be present. Protected species and Phase 1 habitat surveys required.
Townscape and landscape	The site is within the Thurlaston Rolling Farmland Landscape Character Area.

Site Reference	LFE019
Site Name (Parish)	Land at Kingstand Farm
Heritage assets	The site is within 280m Scheduled Monument (Rabbit Warren at Lubbesthorpe) to the north-west. The heritage potential is low/medium including Parish Boundaries following boundaries of site; adjacent King's Stand Farm; Bronze Age, Iron Age, Roman, Medieval and Post-Medieval sites and finds recorded in vicinity. Developed as a golf course post-1991, so large areas of ground disturbance but below-ground archaeological remains could survive in areas of fill or minimal ground reduction. Kingstand Farmhouse is designated as a Locally Valued Heritage Asset in the Leicester Forest East Neighbourhood Plan.
Soil resources	Natural England Agricultural Land Classification maps indicate that the land is grade 3 (good to moderate) but there is 20 – 60% likelihood of it being best and most versatile agricultural land. No detailed evidence has been identified that identifies whether any of the land is grade 3a - Best and Most Versatile (BMV).
Previously developed land	There are some buildings on the site, although most of the land is in agricultural use.
Flood risk	The site is within Flood Zone 1 but the New EA Maps show a large portion is affected by surface water (1 in 30, 1 in 100 and 1 in 1000 year extents).
Land contamination, pollution, and hazards	The site has no known land contamination issues. There is evidence of some previous storage use on site associated with the former agricultural use. This may require further evidence.
Minerals and waste	The site is not located in a Mineral Consultation Zone or site protected for waste facility.
Economic Factors	
Available and achievable	The site is in multiple ownership and a developer has an option over both ownerships. There are no legal covenants or ransom strips that could impede development.
Site access and impact on road network	Access from Hinckley Road A47 which is Class A road and subject to 50mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No.
Policy Designations	Policy CS18 – Countryside, Leicester Forest East Neighbourhood Plan Policy ENV2 – Locally Valued Heritage Asset.

Site Reference	LFE019
Site Name (Parish)	Land at Kingstand Farm
Suitable	Potentially Suitable
Available	Yes.
Achievable	Yes.
Conclusion	Developable
Estimated number of Dwellings (density)	199 (40dph)
Timeframe for development	6 – 10 years
Additional information	Planning application 24/0615/OUT - up to 145 dwellings. Pending decision. Previous application 17/1735/FUL (160 dwellings) withdrawn prior to determination at time of Delivery DPD adoption. Site is in same ownership as LFE020.

Site Reference	LFE020
Site Name (Parish)	Land at Kingstand Golf Course
Proposed use	Housing
Size in hectares (developable area and reason)	13.36 ha (13.36 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	334 (40 dph)
Grid Reference	E: 451640 N: 302266
Current use (previously developed?)	Golf course (previously developed land)
Social Factors	
Proximity to large convenience store	The site is within 1,500m from the Tesco Express store on Hinckley Road.
Proximity to GP surgery	The site is within 1,050m of Warren Lane Surgery.
Proximity to primary school	The site is within 1,480m of Lubbesthorpe Primary School.
Proximity to secondary school	The site is within 3,540m of Bosworth Academy.
Proximity to local employment	The site is within 2,900m of Braunstone Frith Industrial estate.
Access to public transport	The site is within 690m of a bus stop for a low frequency service

Site Reference	LFE020
Site Name (Parish)	Land at Kingstand Golf Course
Proximity to open space	The site is within 600m of open space (larger than 1ha) at Lubbesthorpe.
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology: needs further survey. Protected species to be retained and maintain connectivity. This will constrain development footprint. May be species-rich grassland. Retain ponds, and boundary hedges, with buffer zones (5m for hedges).
Townscape and landscape	The site is within the Thurlaston Rolling Farmland Landscape Character Area.
Heritage assets	The site is within 400m Scheduled Monument (Rabbit Warren at Lubbesthorpe) to the north-west. The heritage potential is low/medium. Bronze Age, Iron Age, Roman, Medieval and Post-Medieval sites and finds recorded in vicinity adjacent to King's Stand Farm. Developed as a golf course post-1991, so large areas of ground disturbance but below-ground archaeological remains could survive in areas of fill or minimal ground reduction.
Soil resources	Natural England Agricultural Land Classification maps indicate that the land is grade 3 (good to moderate) but there is 20 – 60% likelihood of it being best and most versatile agricultural land. No detailed evidence has been identified that identifies whether any of the land is grade 3a - Best and Most Versatile (BMV).
Previously developed land	The site is mostly greenfield being mostly used as a golf course.
Flood risk	The site is within Flood Zone 1. New EA Maps show small areas of surface water risk affect site. $\geq 25\%$ $< 50\%$ area susceptible to groundwater flooding.
Land contamination, pollution, and hazards	The site has no known land contamination issues. High Voltage Electricity Pylons segment the site north west to south east.
Minerals and waste	The site is not located in a Mineral Consultation Zone or site protected for waste facility.
Economic Factors	
Available and achievable	The site is under option to a housebuilder and there are no known legal constraints.
Site access and impact on road network	Access from Hinckley Road A47 which is Class A road and subject to 50mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	

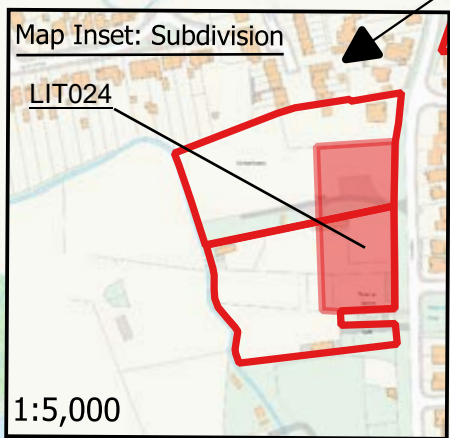
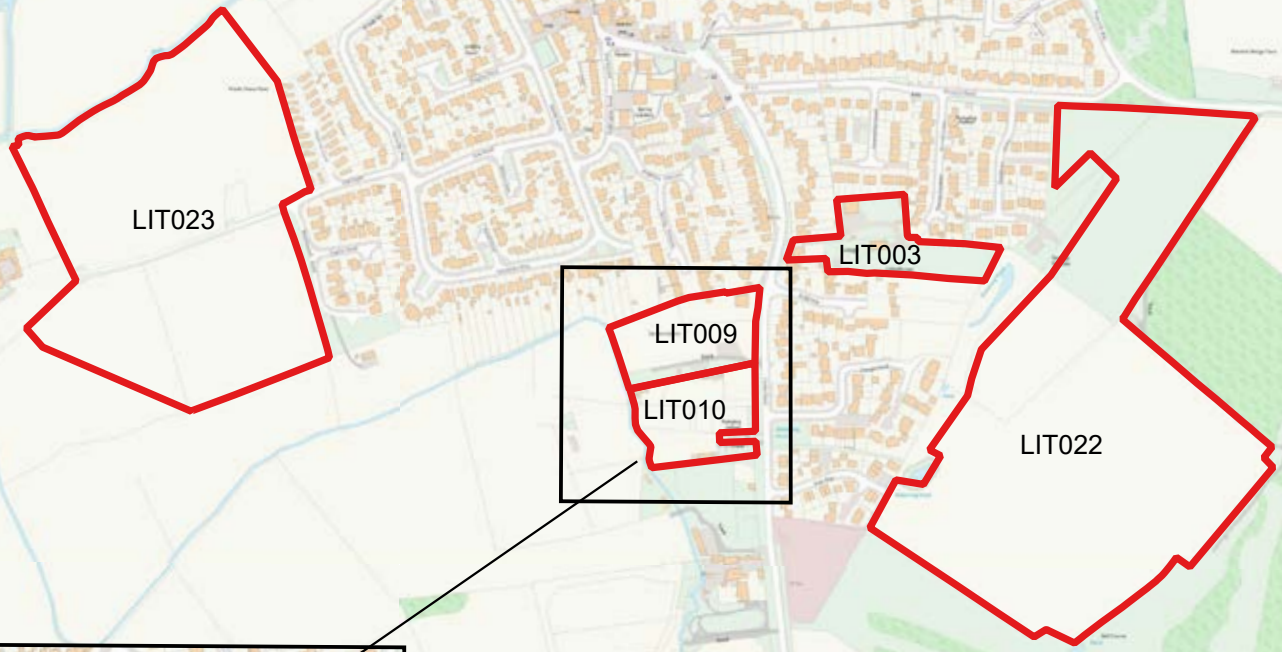
Site Reference	LFE020
Site Name (Parish)	Land at Kingstand Golf Course
Identified Red Constraints	No.
Policy Designations	Policy CS18 – Countryside.
Suitable	Potentially Suitable
Available	Yes.
Achievable	Yes.
Conclusion	Developable
Estimated number of Dwellings (density)	334 (40dph)
Timeframe for development	11 – 15 years
Additional information	As a standalone development, the site is not suitable for development as it is isolated from the built-up area of Leicester Forest East. However, the site is in the same ownership as LFE020 and under option agreement to housebuilders.

Site Reference	LFE021
Site Name (Parish)	Land north and east of Desford Crossroads
Proposed use	Housing-led mixed use development
Size in hectares (developable area and reason)	53.85 ha
Size in dwellings (density, dwelling per hectare) Size (floorspace)	807 dph (30 dph as site is remote from the PUA)
Grid Reference	E: 450768 N: 302052
Current use (previously developed?)	Agriculture (not previously developed land)
Social Factors	
Proximity to large convenience store	The site is within 3,300m from the Co-operative store in Desford.
Proximity to GP surgery	The site is within 2,180m of Warren Lane Surgery.
Proximity to primary school	The site is within 2,800m of Lubbesthorpe Primary School.
Proximity to secondary school	The site is within 2,500m of Bosworth Academy.

Site Reference	LFE021
Site Name (Parish)	Land north and east of Desford Crossroads
Proximity to local employment	The site is within 3,250m of Desford Caterpillar site.
Access to public transport	The site is within 690m of a bus stop for a low frequency service.
Proximity to open space	The site is within 2,200m of open space (larger than 1ha) at Lubbesthorpe.
Environmental Factors	
Biodiversity and geodiversity	LCC ecology: OK with mitigation. Arable land. Numerous ponds and GCNs close by. Presence of GCNs will constrain layout, but should be accommodated, with connecting habitat if needed. Retain hedges with 5m buffer natural open space.
Townscape and landscape	The site is within the Thurlaston Rolling Farmland Landscape Character Areas.
Heritage assets	The site is within 400m of Desford Hall (a grade II listed building). Roman finds (MLE197) at northern extent of area, Leicester Forest (MLE22664). Large area with some known archaeology. Heritage potential is medium risk.
Soil resources	Natural England Agricultural Land Classification maps indicate that the land is grade 3 (good to moderate) but there is 20 – 60% likelihood of it being best and most versatile agricultural land. No detailed evidence has been identified that identifies whether any of the land is grade 3a - Best and Most Versatile (BMV).
Previously developed land	The land is mostly greenfield used for agriculture.
Flood risk	The site is within Flood Zone 1. Areas of 1 in 30, 1 in 100 and 1 in 1000 risk of surface water flooding present within site. <25% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site has no known land contamination issues.
Minerals and waste	Part of the section of land to the north of Hinckley Road is within a Mineral Consultation Zone. Further work would be required to identify the economically workable reserves.
Economic Factors	
Available and achievable	The site is in multiple ownership but there is an intention from the landowners to bring forward a comprehensive development scheme. There are no known legal constraints.

Site Reference	LFE021
Site Name (Parish)	Land north and east of Desford Crossroads
Site access and impact on road network	Access from Hinckley Road which is a class A road with a 50mph speed limit and Desford Road which is a Class B road with a 60mph speed limit. Junction improvements/upgrades may be required to Desford Crossroads. This would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No.
Policy Designations	Policy CS18 – Countryside.
Suitable	Potentially Suitable
Available	Yes.
Achievable	Yes.
Conclusion	Developable.
Estimated number of Dwellings (density)	498 (30dph).
Timeframe for development	11 – 15 years.
Additional information	The site promoter's information indicates potential for 1,500 dwellings. 26.6 ha (approx. 398 dwellings) of the site overlaps with THU012.

Settlement Map: Littlethorpe



1:7,500

Littlethorpe

Site Reference	LIT003
Site Name (Parish)	40 Cosby Road (Littlethorpe)
Proposed use	Housing
Size in hectares (developable area and reason)	0.92 ha (0.92 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	22 dwellings (30dph)
Grid Reference	E:454430, N: 296746
Current use (previously developed?)	Garden land (No)
Social Factors	
Proximity to large convenience store	The Narborough Co-operative is located approximately 900m away.
Proximity to GP surgery	The Limes Medical Centre is located approximately 1400m away.
Proximity to primary school	Greystoke Primary School is located approximately 1440m away.
Proximity to secondary school	Brockington College is located approximately 2970m away.
Proximity to local employment	Employment opportunities at Coventry Road Industrial Estates are located approximately 1740m away.
Access to public transport	Narborough Train Station is located approximately 900m away. There are no regular buses services for the village. The Settlement is served by demand responsive transport Fox Connect.
Proximity to open space	Littlethorpe recreation ground is located approximately 700m away.
Environmental Factors	
Biodiversity and geodiversity	The site has the potential for protected species. Detailed surveys should be carried out and mitigation measures would be required.
Townscape and landscape	The site is partly within the defined settlement of Littlethorpe and partly within the Sence and Soar Floodplain Landscape Character Area. The rural transition is relatively defined and there are few urban fringe land uses. The southern edge between Littlethorpe and Cosby is the least defined. Any expansion along this edge would need to reinforce the identity of Littlethorpe.

Site Reference	LIT003
Heritage assets	No designated assets. Listed buildings in the vicinity. The heritage potential is uncertain due to former reservoir, possibly associated with former Victoria Mills (illustrated on 19th century mapping) continued into northern part of site; Historic settlement core and prehistoric remains in near vicinity; Prehistoric, Iron Age, Roman, Early Medieval, Medieval and Post-Medieval finds recorded in vicinity; and Parish Boundary previously followed eastern and north-eastern boundaries.
Soil resources	The site is Grade 3. Approx. 60% of the site has a high likelihood of being BMV and the rest of the site has a moderate likelihood of being BMV agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site is part brownfield and part greenfield. It includes a workshop, parking area, storage land and garden.
Flood risk	The site is within Flood Zone 1. Small areas of 1 in 30, 1 in 100 and 1 in 1000 year risk of surface water flooding. >=50% <75% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The western part of the site is on top of aquifer. The former use of the site will need investigating and if there is potential to cause contamination then a contamination assessment will be required. The site has no known pollution or other environmental quality issues.
Minerals and waste	The site is not within a mineral consultation zone of affected by a safeguarded waste facility.
Economic Factors	
Available and achievable	The site is understood to be in single ownership and there are no known legal constraints.
Site access and impact on road network	Access from Cosby Road which is a Class C road with a 30mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	The site is within the settlement boundary of Littlethorpe.
Suitable	Yes
Available	Yes

Site Reference	LIT003
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	22 dwellings (30dph)
Timeframe for development	6 —10 years
Additional information	

Site Reference	LIT008
Site Name (Parish)	Land south of Tysoes Nursery and west of Cosby Road (Littlethorpe)
Proposed use	1 st choice: Housing, 2 nd choice: Employment
Size in hectares (developable area and reason)	0.95 ha (0.60 ha due to Flood Zone 3)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	14 dwellings (30dph)
Grid Reference	E: 454249, N: 296569
Current use (previously developed?)	Grassland (No)
Social Factors	
Proximity to large convenience store	The Narborough Co-operative is located approximately 980m away.
Proximity to GP surgery	The Limes Medical Centre is located approximately 1400m away.
Proximity to primary school	Greystoke Primary School is located approximately 1380m away.
Proximity to secondary school	Brockington College is located approximately 2950m away.
Proximity to local employment	Employment opportunities at Coventry Road Industrial Estates are located approximately 1750m away.
Access to public transport	Narborough Train Station is located approximately 940m away. There are no regular buses services for the village. The Settlement is served by demand responsive transport Fox Connect.
Proximity to open space	Littlethorpe Recreation Ground is located approximately 770m away.
Environmental Factors	
Biodiversity and geodiversity	The site includes possible species-rich grassland and a watercourse to west. Possible protected species. Protected species and habitats surveys required.

Site Reference	LIT008
Site Name (Parish)	Land south of Tysoes Nursery and west of Cosby Road (Littlethorpe)
Townscape and landscape	The site is within the Sence and Soar Floodplain Landscape Character Area. The settlement character assessment states that the rural transition is relatively defined and there are few urban fringe land uses. The southern edge between Littlethorpe and Cosby is the least defined. Any expansion along this edge would need to reinforce the identity of Littlethorpe.
Heritage assets	No designated assets. Listed buildings in the vicinity. The heritage potential is uncertain and includes a watercourse follows western boundary with bridge crossing into site; Prehistoric remains, Prehistoric flint, possible barrow cemetery, Medieval and Post-Medieval archaeological remains recorded in vicinity.
Soil resources	The site is Grade 3 and has a high likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site is a small holding and greenfield.
Flood risk	Approximately 37% of the site is located in Flood Zone 3. Parts of the site are also affected by surface water flooding (24% at risk of 0.1% AEP; 6% at risk of 1% AEP; 3.3% at risk of 3.3% AEP). >=50% <75% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The whole of the site is on top of aquifer. The former use of the site will need investigating and if there is potential to cause contamination then a contamination assessment will be required.
Minerals and waste	This site lies within Sand and Gravel Mineral Consultation Areas (and proposed Mineral Safeguarding Areas) and has the potential to sterilise sand and gravel resources. A mineral assessment of the potential effect of the proposed development on the mineral resource beneath and adjacent to the site is required. It is not affected by a safeguarded waste site.
Economic Factors	
Available and achievable	The site is understood to be in single ownership and there are no known legal constraints.
Site access and impact on road network	Access from Cosby Road which is a Class C road with a 30mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Yes, part of the site is in Flood Zone 3.

Site Reference	LIT008
Site Name (Parish)	Land south of Tysoes Nursery and west of Cosby Road (Littlethorpe)
Policy Designations	The site is in Countryside.
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	14 dwellings (30dph)
Timeframe for development	6 —10 years
Additional information	

Site Reference	LIT009
Site Name (Parish)	Tysoes Nursery and 53 Cosby Road (Littlethorpe)
Proposed use	Housing
Size in hectares (developable area and reason)	1.02 ha (0.55ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	13 dwellings (30dph)
Grid Reference	E: 454242, N: 296647
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The Narborough Co-operative is located approximately 900m away.
Proximity to GP surgery	The Limes Medical Centre is located approximately 1310m away.
Proximity to primary school	Greystoke Primary School is located approximately 1340m away.
Proximity to secondary school	Brockington College is located approximately 2860m away.
Proximity to local employment	Employment opportunities at Coventry Road Industrial Estates are located approximately 1710m away.
Access to public transport	Narborough Train Station is located approximately 820m away. There are no regular buses services for the village. The Settlement is served by demand responsive transport Fox Connect.
Proximity to open space	Littlethorpe recreation ground is located approximately 640m away.
Environmental Factors	
Biodiversity and geodiversity	The site includes possible species-rich grassland and a watercourse to west. Possible protected species. Protected species and habitats surveys required.
Townscape and landscape	The site is within the Sence and Soar Floodplain Landscape Character Area. The settlement character assessment states that the rural transition is relatively defined and there are few urban fringe land uses. The southern edge between Littlethorpe and Cosby is the least defined. Any expansion along this edge would need to reinforce the identity of Littlethorpe.
Heritage assets	No designated assets. Listed buildings in the vicinity. The heritage potential is uncertain and includes a watercourse follows western boundary; Prehistoric remains, Prehistoric flint, possible barrow cemetery, Medieval and Post-Medieval archaeological remains recorded in vicinity.

Site Reference	LIT009
Site Name (Parish)	Tysoes Nursery and 53 Cosby Road (Littlethorpe)
Soil resources	The site is Grade 3 and has a high likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site is a nursery and considered to be greenfield.
Flood risk	Approximately 46% of the site is in Flood Zone 3 and parts of the site are affected by surface water flooding with an area of 1 in 30, 1 in 100 and 1 in 1000 risk present. >=50% <75% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The whole of the site is on top of aquifer. The former use of the site will need investigating and if there is potential to cause contamination then a contamination assessment will be required.
Minerals and waste	This site lies within Sand and Gravel Mineral Consultation Areas (and proposed Mineral Safeguarding Areas) and has the potential to sterilise sand and gravel resources. A mineral assessment should be carried out. It is not affected by a safeguarded waste site.
Economic Factors	
Available and achievable	Development would require closure and/or relocation of Tysoes Nursery. It has been indicated that there is an intention to sell or develop the site for housing.
Site access and impact on road network	Access from Cosby Road which is a Class C road with a 30mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Yes, part of the site is in Flood Zone 3.
Policy Designations	53 Cosby Road and its garden are within the settlement boundary for Littlethorpe. The remainder of the site is in Countryside.
Suitable	Potentially Suitable
Available	No
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	13 dwellings (30dph)

Site Reference	LIT009
Site Name (Parish)	Tysoes Nursery and 53 Cosby Road (Littlethorpe)
Timeframe for development	11—15 Years
Additional information	The site is not currently available as it would require the closure / relocation of the nursery business.

Site Reference	LIT022
Site Name (Parish)	Land south of Warwick Road and east of Cosby Road (Littlethorpe)
Proposed use	Residential
Size in hectares (developable area and reason)	10.39 ha (10.39 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	194 dwellings (30dph)
Grid Reference	E: 454629, N:296575
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The Narborough Co-operative is located approximately 115 m away.
Proximity to GP surgery	The Limes Medical Centre is located approximately 1600m away.
Proximity to primary school	Greystoke Primary School is located approximately 1540m away.
Proximity to secondary school	Brockington College is located approximately 3130m away.
Proximity to local employment	Employment opportunities at The Whittle Industrial Estates (Whetstone) are located approximately 1970m m away.
Access to public transport	Narborough Train Station is located approximately 1100m away. There are no regular buses services for the village. The Settlement is served by demand responsive transport Fox Connect.
Proximity to open space	Littlethorpe recreation ground is located approximately 910m away.
Environmental Factors	
Biodiversity and geodiversity	The site is generally of poor habitat (arable and neglected grassland) but many ponds in locality as well as trees and hedges. Protected species, Phase 1 habitats, hedges and tree surveys required.

Site Reference	LIT022
Site Name (Parish)	Land south of Warwick Road and east of Cosby Road (Littlethorpe)
Townscape and landscape	The site is within the Blaby, Countesthorpe and Whetstone Fringe landscape character area. The site consists of irregular shaped fields with hedgerow boundaries which is a key characteristics of the landscape character area.
Heritage assets	The site has no designated assets but there are Listed Buildings within the vicinity. The heritage potential is certain as parts of site already investigated by archaeological desk-based assessment, geophysical survey, trial trenching and a small area excavation - a prehistoric pit was recorded. Prehistoric, Iron Age, Roman, Medieval and Post-Medieval finds, Prehistoric settlement and barrow cemetery recorded in vicinity.
Soil resources	The site is Grade 3 and has a moderate likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site is agricultural land.
Flood risk	EA mapping indicates that the northern portion of the site is within Flood Zone 2. Areas of 1 in 30, 1 in 100 and 1 in 1000 year risk of surface water flooding also present in northern part of site. >=50% <75% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	There are no known contamination issues.
Minerals and waste	This site lies within Sand and Gravel Mineral Consultation Areas and has the potential to sterilise sand and gravel resources. A mineral assessment should be carried out. The site is not affected by a safeguarded waste facility.
Economic Factors	
Available and achievable	The site is in single ownership and there is an intention to develop the site for housing.
Site access and impact on road network	Access from Warwick Rd which is Class C road with a 30mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	The site is in Green Wedge.
Suitable	Potentially Suitable

Site Reference	LIT022
Site Name (Parish)	Land south of Warwick Road and east of Cosby Road (Littlethorpe)
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	194 dwellings (30dph)
Timeframe for development	6 – 10 years
Additional information	

Site Reference	LIT023
Site Name (Parish)	Land off Oak Road (Littlethorpe)
Proposed use	1 st choice: Housing, 2 nd choice: Employment
Size in hectares (developable area and reason)	7.88 ha (7.62 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	142 dwellings (30dph)
Grid Reference	E:453726, N: 296766
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The Narborough Co-operative is located approximately 990m away.
Proximity to GP surgery	The Limes Medical Centre is located approximately 1440m away.
Proximity to primary school	Greystoke Primary School is located approximately 1260m.
Proximity to secondary school	Brockington College is located approximately at 2980m.
Proximity to local employment	Employment opportunities at Coventry Road Industrial Estates are located approximately 1230m away (heading west via a public footpath to join Coventry Road).
Access to public transport	Narborough Train Station is located approximately 930m away. There are no regular buses services for the village. The settlement is served by demand responsive transport Fox Connect.
Proximity to open space	Littlethorpe recreation ground is located approximately 590m away.

Site Reference	LIT023
Site Name (Parish)	Land off Oak Road (Littlethorpe)
Environmental Factors	
Biodiversity and geodiversity	A watercourse runs parallel to the northern boundary of the site and ponds nearby with possible protected species. There is also potential for possible species-rich grassland.
Townscape and landscape	Part of the site is in the Blaby, Countesthorpe and Whetstone Fringe landscape character area but most of the site is in the Croft Hill landscape character area. The site is agricultural land with well defined hedgerows.
Heritage assets	No designated assets on site. Low heritage potential.
Soil resources	Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site is greenfield.
Flood risk	A small part of the site is in Flood Zone 3. Small area of 1 in 30, 1 in 100 and 1 in 1000 year flood risk present. $\geq 75\%$ area susceptible to groundwater flooding. A site specific risk assessment may be required to fully inform the likelihood of groundwater flooding.
Land contamination, pollution, and hazards	The northern portion of the site is on an aquifer, but the previous use of the site is greenfield.
Minerals and waste	The site is within Sand and Gravel Mineral Consultation Areas and has the potential to sterilise sand and gravel resources. A mineral assessment should be carried out. No safeguarded waste facilities affect the site.
Economic Factors	
Available and achievable	The site is in single ownership and there is an intention to sell or develop the site for housing. There are no known legal issues.
Site access and impact on road network	Proposed access from Beechwood Rd or Oak Rd which are all unclassified roads with 30mph speed limits. Road widening may be needed to cater for the extra volume of traffic in future. This would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Yes, a small part of the site is in Flood Zone 3. However, this is unlikely to significantly affect the developable area of the site.
Policy Designations	The site is in Countryside.

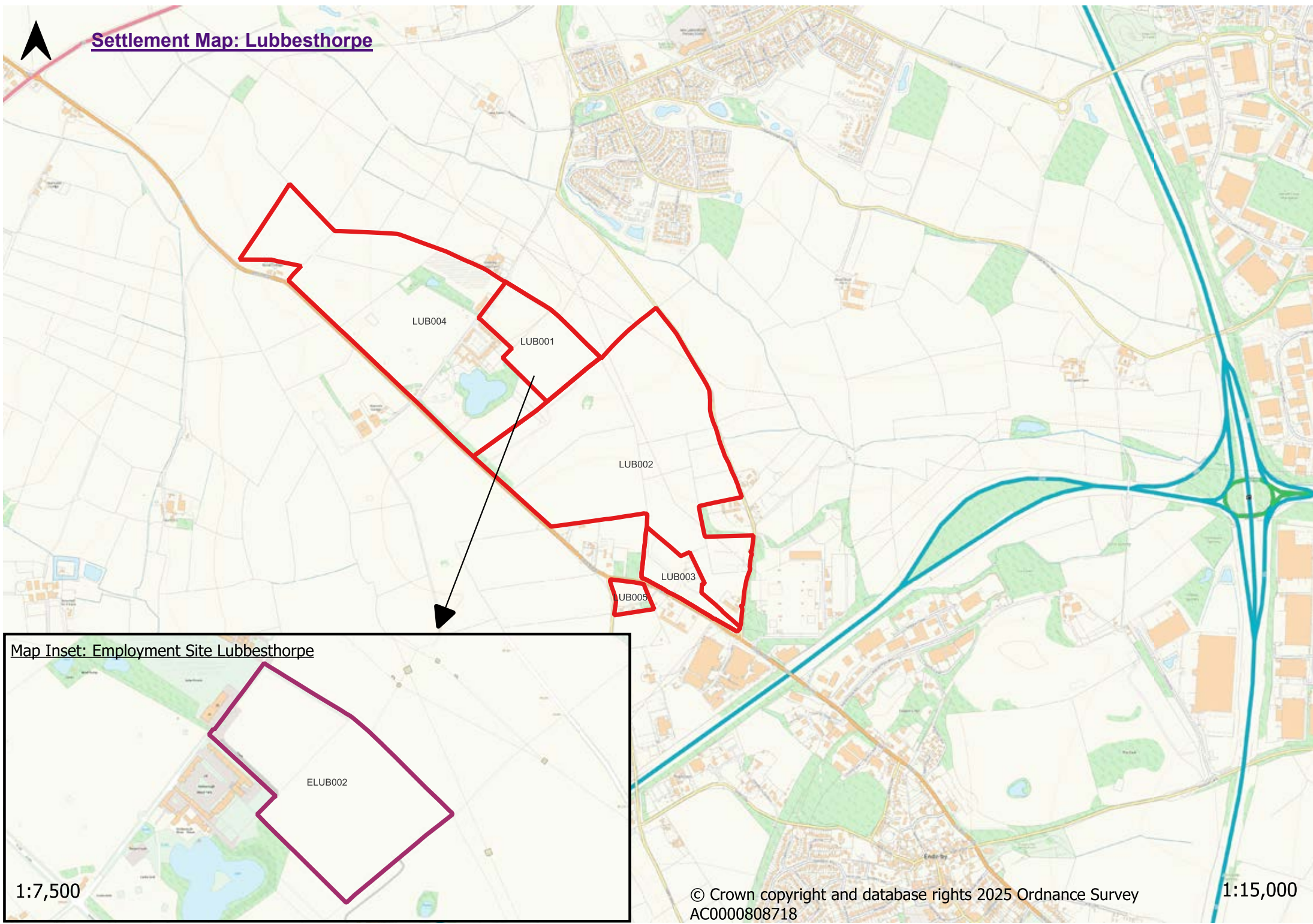
Site Reference	LIT023
Site Name (Parish)	Land off Oak Road (Littlethorpe)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	142 dwellings (30dph)
Timeframe for development	6 – 10 years
Additional information	Planning applications: 24/0527/OUT - up to 155 dwellings. Refused. 19/0266/OUT 108 dwellings. Refused. 07/2019

Site Reference	LIT024
Site Name (Parish)	Land West of Cosby Road (Littlethorpe)
Proposed use	Housing
Size in hectares (developable area and reason)	0.54 ha (0.54 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	13 (30dph)
Grid Reference	E:454290, N: 296606
Current use (previously developed?)	The site is composed of a small holding and associated infrastructure, and a garden nursery. Most of the site is categorised as greenfield.
Social Factors	
Proximity to large convenience store	Narborough Co-operative is located approximately 940m
Proximity to GP surgery	The Limes Medical Centre is located approximately Within 1380m
Proximity to primary school	Greystokes Primary School Narborough is located approximately 1360m
Proximity to secondary school	Brockington College is located approximately 2910m
Proximity to local employment	Coventry Road Industrial estate is located approximately 1760km away
Access to public transport	Narborough railway station is located approximately 900m away. The Settlement is served by demand responsive transport Fox Connect.
Proximity to open space	Littlethorpe recreation ground is located approximately 670m away.

Site Reference	LIT024
Site Name (Parish)	Land West of Cosby Road (Littlethorpe)
Environmental Factors	
Biodiversity and geodiversity	No designated assets identified. The site includes possible species-rich grassland and a watercourse to west. Possible protected species. Protected species and habitats surveys required.
Townscape and landscape	The site is within the Sence and Soar Floodplain character area which is a low-intensity managed landscape with a naturalistic feel shaped by riparian vegetation and well-developed hedgerows. The edges of the character area are defined by urban development. Key pressures include river pollution; climate change; pressure for new housing; change in woodland cover and tree species composition; loss of field boundary vegetation.
Heritage assets	No designations or Historic Environment Records (HERs) within or adjacent to the site. Low heritage potential.
Soil resources	The site is within the existing urban area; however it is categorised as Grade 3 (EA map) and has a high likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site has been used for agricultural purposes and related infrastructure. The site is greenfield.
Flood risk	3% of the site is affected by flood zone 2. The site adjoins Flood Zone 3 with a negligible part of the site affected. Small areas of 1 in 30, 1 in 100 and 1 in 1000 year risk of surface water flooding present. >75% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The whole of the site is on top of an aquifer. The former use of the site will need investigating and if there is potential to cause contamination then a contamination assessment will be required.
Minerals and waste	This site lies within Sand and Gravel Mineral Consultation Areas (and proposed Mineral Safeguarding Areas) and has the potential to sterilise sand and gravel resources. A mineral assessment of the potential effect of the proposed development on the mineral resource beneath and adjacent to the site should be carried out. It is not affected by a safeguarded waste site.
Economic Factors	
Available and achievable	The site is a joint venture by two land owners. Development requires closure and/or relocation of Tysoes Nursery. Site promoter indicates an intention to sell or develop the site for housing.

Site Reference	LIT024
Site Name (Parish)	Land West of Cosby Road (Littlethorpe)
Site access and impact on road network	Access is via Cosby Road, a Class C road with a 30mph limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	A negligible part of the site is within flood zone 3
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	No
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	13
Timeframe for development	
Additional information	Availability restricted as development requires closure or relocation of Tysoes nursery. However, there remains a desire to sell land for development

Settlement Map: Lubbesthorpe



Map Inset: Employment Site Lubbesthorpe



Lubbesthorpe

Site Reference	LUB001
Site Name (Parish)	Land east of Narborough Wood Park (Lubbesthorpe)
Proposed use	Housing
Size in hectares (developable area and reason)	7.6ha (7.6ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	190 (40 dph)
Grid Reference	E:452113, N: 301235
Current use (previously developed?)	Agricultural (No)
Social Factors	
Proximity to large convenience store	The site is within 3050m of Co-op in Enderby District Centre (but less than 2km to proposed new district centre at Lubbesthorpe SUE)
Proximity to GP surgery	The site is within 3280m of Enderby Medical Centre (but less than 2km to proposed new health centre in district centre at Lubbesthorpe SUE)
Proximity to primary school	The site is within 960m of a New Lubbesthorpe Primary School
Proximity to secondary school	The site is within 3680m of Brockington College, Enderby (but about 2km to proposed secondary school at Lubbesthorpe SUE)
Proximity to local employment	The site is within 1800m of employment opportunities at Next and 2500m from Warren Business Park and Mill Hill Industrial Estate, Enderby.
Access to public transport	Regular Novus Direct service every 30 mins from Lubbesthorpe to Leicester (and Novus Fosse service to Fosse Park). Most of site within 1200m of existing bus stop on Tay Road (approx. 30 min walk). Alternative regular Arriva service (148/158) every 15 mins from A47 to North of Lubbesthorpe (approx. 25 min walk).
Proximity to open space	The site is within 1500m of Informal open space at land off Tay Road, Lubbesthorpe (E:452554, N:302201).
Environmental Factors	
Biodiversity and geodiversity	Arable, OK. Retain hedges with buffer zones of natural vegetation. Good opportunities for on-site BNG - species-rich grassland creation
Townscape and landscape	The site is within the Thurlaston Rolling Farmland LCA. Key pressures include urban pressures / influences could reduce the distinction between urban and rural character.
Heritage assets	No designations on or adjacent to the site. Site is within the Historic Environment Record (HER) for Leicester Forest Area D (MLE22664). Non-designated Narborough Wood House (HER MLE25466) is to the southwest of the site. Non-designated Roman site at

Site Reference	LUB001
	Billsdon's Hollow (HER MLE5979) is to the south. Heritage potential is medium to low.
Soil resources	The land is Grade 3 and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	No: The Site is Agricultural land with associated agricultural buildings and infrastructure.
Flood risk	The Site is in Flood Zone 1 but small area of surface water risk (1 in 1000 year extent). Risk of Groundwater Flooding is greater than 25% but less than 50%. <25% area susceptible to groundwater flooding (50% of site) >=25% <50% area susceptible to groundwater flooding (50% of site)
Land contamination, pollution, and hazards	The site has no known land contamination issues.
Minerals and waste	The site is not located within a minerals consultation area or affected by a safeguarded waste facility.
Economic Factors	
Available and achievable	The site is promoted on behalf of a single landowner and there are no known legal issues.
Site access and impact on road network	Site separated from the main highway at Desford Road, a Class B road with a 60 mph limit. Possible access via narrow lane to Narborough Wood Park serving existing properties in vicinity. Subject to 30mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	There are no identified red constraints
Policy Designations	Countryside CS18
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	190 (40 dph)
Timeframe for development	11 – 15
Additional information	

Site Reference	LUB002
Site Name (Parish)	Land at Desford Road / Beggars Lane (Lubbesthorpe)
Proposed use	Housing

Site Reference	LUB002
Size in hectares (developable area and reason)	45.25 ha (45.25ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	905 (40dph) (site promoter indicates 800 dwellings and 1 primary school)
Grid Reference	E: 452575 N: 300748
Current use (previously developed?)	Agricultural (No)
Social Factors	
Proximity to large convenience store	The site is within 2320m of Co-op in Enderby District Centre (but less than 2km to proposed new district centre at Lubbesthorpe SUE)
Proximity to GP surgery	The site is within 2350m of Enderby Medical Centre (but less than 2km to proposed new health centre in district centre at Lubbesthorpe SUE)
Proximity to primary school	The site is within 1270m of a New Lubbesthorpe Primary School
Proximity to secondary school	The site is within 2770m of Brockington College, Enderby (but about 2km to proposed secondary school at Lubbesthorpe SUE)
Proximity to local employment	The site is within 960m of employment opportunities at Next and 1360m from Warren Business Park and Mill Hill Industrial Estate, Enderby
Access to public transport	Regular Novus Direct service every 30 mins from Lubbesthorpe to Leicester. Most of site within 1270m of existing bus stop on Tay Road (approx. 20 min walk). Site also adjacent to road used by Novus Fosse service to Fosse Park Park (which also travels along Tay Road). Alternative Arriva service (148/158) every 15 mins from A47 to North of Lubbesthorpe (approx. 40 min walk).
Proximity to open space	The site is within 2490m of Mill Hill Recreation Ground.
Environmental Factors	
Biodiversity and geodiversity	LCC ecology: northern part of the site is arable and therefore OK with mitigation. The southern part of the site is grassland, some of which has a historic wildlife designation and may still be species-rich. Numerous ponds; if GCN present this will constrain development and connecting habitat will be needed. Hedgerows retained with 5m buffer natural open space.
Townscape and landscape	The site is within the Thurlaston Rolling Farmland LCA. Key pressures include urban pressures / influences could reduce the distinction between urban and rural character.
Heritage assets	There are no designated heritage assets on site. LCC Archaeology advise: Rabbit warren (DLE414) 700m to north, moated site (DLE261) 1000m to west, Medieval settlement (DLE391) 1000m to east and Enderby Conservation Area (DLE689) 600m to south-east. Roman site (MLE5979) at northern extent of area,

Site Reference	LUB002
	Medieval earthworks (MLE15940) to east. All part of Leicester Forest Area D (MLE22664). Further Iron Age (MLE17230) and Roman (MLE8347) occupation to west of area. Heritage potential is medium risk.
Soil resources	The land is Grade 3 and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land
Previously developed land	The site is agricultural land and so greenfield.
Flood risk	The site is in Flood Zone 1. The site has surface water flood risk 7% at 1 in 30%, 18% at 1 in 1000. <25% area susceptible to groundwater flooding (80% of site) >=25% <50% area susceptible to groundwater flooding (20% of site)
Land contamination, pollution, and hazards	The site has no known land contamination issues. It is within close proximity to the M69 and industrial sites and so potential for noise issues. High Voltage electricity pylons segment the site north to south. Further investigation is required.
Minerals and waste	A small part of the site at the southern end is within the minerals consultation area for igneous rock. The site is not affected by a safeguarded waste facility.
Economic Factors	
Available and achievable	The site is promoted on behalf of six landowners who intend to sell / develop the site. There are no known legal issues.
Site access and impact on road network	Access from Desford Road which is a class B road with a 60mph speed limit and Beggar's Lane which is a Class C road with a 60mph speed limit. Safety and junction capacity would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	None
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	905
Timeframe for development	11-15 years
Additional information	Site promoter estimates 800 dwellings and 1 primary school

Site Reference	LUB003
Site Name (Parish)	Land north of Desford Road (Lubbesthorpe)
Proposed use	Housing
Size in hectares (developable area and reason)	3.51 ha (3.51ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	87 dwellings (40dph)
Grid Reference	E:452727, N:300338
Current use (previously developed?)	Agricultural (No)
Social Factors	
Proximity to large convenience store	The site is within 1460m of Co-op in Enderby District Centre (but less than 2km to proposed new district centre at Lubbesthorpe SUE)
Proximity to GP surgery	The site is within 1670m of Enderby Medical Centre (but less than 2km to proposed new health centre in district centre at Lubbesthorpe SUE)
Proximity to primary school	The site is within 1840m of a New Lubbesthorpe Primary School
Proximity to secondary school	The site is within 2060m of Brockington College, Enderby (but about 2km to proposed secondary school at Lubbesthorpe SUE)
Proximity to local employment	The site is within 330m of employment opportunities at Next and 740m from Warren Business Park and Mill Hill Industrial Estate, Enderby
Access to public transport	Regular Novus Direct service every 30 mins from Lubbesthorpe to Leicester. Most of site within 1900m of existing bus stop on Tay Road (approx. 30 min walk). Site also near (within 250m) to road used by regular Novus Fosse service every 30 minutes to Fosse Park (which also travels along Tay Road). Alternative Arriva service (148/158) every 15 mins from A47 to North of Lubbesthorpe (approx. 45 min walk).
Proximity to open space	The site is within 2140m of Open space over 1 hectare at the recreation ground off Forest Road, Narborough.
Environmental Factors	
Biodiversity and geodiversity	LCC ecology: the southern part of the site is grassland, some of which has a historic wildlife designation and may still be species-rich. Possible GCN in vicinity (ponds). Hedgerows retained with 5m buffer natural open space.
Townscape and landscape	The site is within the Thurlaston Rolling Farmland LCA. Key pressures include urban pressures / influences could reduce the distinction between urban and rural character.

Site Reference	LUB003
Heritage assets	There are no designated heritage assets on site. LCC Archaeology: Enderby Conservation Area to south-east. All part of Leicester Forest Area D (MLE22664). Heritage potential is medium risk.
Soil resources	The land is Grade 3 and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land
Previously developed land	The site is agricultural land and so greenfield.
Flood risk	The site is Flood Zone 1. Very small area of 1 in 1000 year risk of surface water flooding present. <25% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site has no known land contamination issues. It is within close proximity to the M69 and industrial sites and so potential for noise issues. High Voltage electricity lines cross the site at the south east. Further investigation is required.
Minerals and waste	Part of the site at the southern end is within the minerals consultation area for igneous rock. The site is not affected by a safeguarded waste facility.
Economic Factors	
Available and achievable	The site is promoted on behalf of a single landowner and there are no known legal issues.
Site access and impact on road network	Access from Desford Road which is a class B road with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph and due consideration to be given to the requirement to alter the speed limit to cover the development as well as the village and site access. LCC Highways highlights that B582/Beggar's Lane/NEXT HQ junction is already over capacity – implications for this junction as well as A47/Beggars Lane and Desford Crossroads. This would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	None
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes

Site Reference	LUB003
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	87 dwellings (40dph)
Timeframe for development	6-10 years
Additional information	Overlaps with LUB002 – do not count towards final housing numbers to avoid double-counting.

Site Reference	LUB004
Site Name (Parish)	Land East of Desford Road (Lubbesthorpe)
Proposed use	Housing
Size in hectares (developable area and reason)	44.1 ha (44.1ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	882 (40 dph)
Grid Reference	E:452113, N: 301235
Current use (previously developed?)	Agricultural (No)
Social Factors	
Proximity to large convenience store	The site is within 2550m of Co-op in Enderby District Centre (but less than 2km to proposed new district centre at Lubbesthorpe SUE)
Proximity to GP surgery	The site is within 2770m of Enderby Medical Centre (but less than 2km to proposed new health centre in district centre at Lubbesthorpe SUE)
Proximity to primary school	The site is within 1510m of a New Lubbesthorpe Primary School
Proximity to secondary school	The site is within 3170m of Brockington College, Enderby (but about 2km to proposed secondary school at Lubbesthorpe SUE)
Proximity to local employment	The site is within 1680m of employment opportunities at Next and 2000m from Warren Business Park and Mill Hill Industrial Estate, Enderby.

Site Reference	LUB004
Access to public transport	Regular service every 30 mins by NovusDirect from Lubbesthorpe to Leicester (and Novus Fosse service to Fosse Park). Most of site within 1100m of existing bus stop on Tay Road (approx. 30 min walk). Alternative Arriva service (148/158) every 15 mins from A47 to North of Lubbesthorpe (approx. 25 min walk)
Proximity to open space	The site is within 1280m of Informal open space at land off Tay Road, Lubbesthorpe (E:452554 N:302201).
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology: Nearly all arable and therefore OK; retain hedges, pond, lake, woodland and scrub with buffer zones of natural vegetation. Quality of grassland not clear; may be amenity. Surveys of buildings for bats/birds needed. A habitat survey needed before making final decision. May be opportunities for on-site BNG - species-rich grassland creation/enhancement, woodland planting and enhancement of water bodies.
Townscape and landscape	The site is within the Thurlaston Rolling Farmland LCA. Key pressures include urban pressures / influences could reduce the distinction between urban and rural character.
Heritage assets	No designations on the site but Grade II listed Huncote Grange is to the south, on the opposite side of Desford Road. Site is within the Historic Environment Record (HER) for Leicester Forest Area D (MLE22664) and the non-designated Narborough Wood House (HER MLE25466) is within the site. Non-designated Roman site at Billsdon's Hollow (HER MLE5979) to the southeast. The site's southern boundary is Desford Road, HER MLE21277 Foston Lane to Osbaston Turnpike Road. Heritage potential is medium.
Soil resources	The land is Grade 3 and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land
Previously developed land	Yes, mixed use: The site is primarily agricultural land and associated uses; however, diversification of uses, to incorporate a small business park and solar farm, has taken place.
Flood risk	The site is in Flood Zone 1 and is unaffected by fluvial flooding. Areas of 1 in 30, 1 in 100 and 1 in 1000 year surface water flooding risk present mostly along site boundary.
Land contamination, pollution, and hazards	The site has no known land contamination issues.
Minerals and waste	The site is not located within a minerals consultation area or affected by a safeguarded waste facility.

Site Reference	LUB004
Economic Factors	
Available and achievable	The site is promoted on behalf of a single landowner and there are no known legal issues. The site is mixed use and parts of the site are occupied by alternative land uses (small business park and solar farm).
Site access and impact on road network	Access onto Desford Road, a Class B road with 60mph speed limit. Road is rural in nature and distanced from other settlements, so extending lower speed limit area unlikely to be practical. Alternative access onto Narborough Wood Park but this is a narrow lane service existing properties. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	There are no identified red constraints
Policy Designations	Countryside CS18
Suitable	Potentially Suitable
Available	No
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	882 (40 dph)
Timeframe for development	11 – 15
Additional information	

Site Reference	LUB005
Site Name (Parish)	Trois Acres, Forest Road, Enderby (Lubbesthorpe)
Proposed use	Housing
Size in hectares (developable area and reason)	1.17 ha (1.17 ha)

Site Reference	LUB005
Size in dwellings (density, dwelling per hectare) Size (floorspace)	38 (40 dph)
Grid Reference	E:452568, N: 300269
Current use (previously developed?)	Mixed: Residential and Greenfield/ Residential Leisure (Yes, Partly).
Social Factors	
Proximity to large convenience store	The site is within 1610m of Co-op in Enderby District Centre (but less than 2km to proposed new district centre at Lubbesthorpe SUE)
Proximity to GP surgery	The site is within 1800m of Enderby Medical Centre.
Proximity to primary school	The site is within 2050 of Danemill Primary School, Enderby.
Proximity to secondary school	The site is within 2240m of Brockington College, Enderby.
Proximity to local employment	The site is within 1100m of employment opportunities at Next and 2000m from Warren Business Park and Mill Hill Industrial Estate, Enderby.
Access to public transport	Regular Novus Direct service every 30 mins from Lubbesthorpe to Leicester (and Novus Fosse service to Fosse Park). Most of site within 2500m of existing bus stop on Tay Road (approx. 35 min walk). Site near (within 250m) to road used by regular Novus Fosse service every 30 minutes to Fosse Park (which also travels along Tay Road). Alternative Arriva service (148/158) every 15 mins from A47 to North of Lubbesthorpe (approx. 45 min walk).
Proximity to open space	The site is within 19220m of Informal open space at Mill Lane recreational ground, Enderby.
Environmental Factors	
Biodiversity and geodiversity	Not Assessed: Taken From 20/0758/OUT: However, these statements disregard the findings of the appellant's own Ecology Survey report. Page 15 of the submitted Elite Ecology Bat Activity Survey Report Sept 2020 (page 254 of the appellants Statement of Case) identifies at paragraph 4.2.2 that the impact of the development is classed as "high" across all three criteria of Short-term Impacts: Disturbance, Long term Impacts: Roost Modification and Long-term Impacts: Roost Loss, and the Report goes on to state that species specific compensation and mitigation measures are required.

Site Reference	LUB005
Townscape and landscape	The site is within the Thurlaston Rolling Farmland LCA. Key pressures include urban pressures / influences could reduce the distinction between urban and rural character.
Heritage assets	Not Assessed. Taken from 20/0758/OUT: Having reviewed the application against the Leicestershire and Rutland Historic Environment Record (HER), we do not believe the proposal will result in a significant direct or indirect impact upon the archaeological interest or setting of any known or potential heritage assets. We would therefore advise that the application warrants no further archaeological action (NPPF Section 16, para. 189-190). Heritage potential is low.
Soil resources	The land is Grade 3 and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land
Previously developed land	Yes, mixed use: The site is primarily greenfield with a small section of existing residential uses.
Flood risk	The site is in Flood Zone 1 and is unaffected by fluvial flooding. Very small areas of land are affected by risk of flooding from surface water at 1 in 100 and 1 in 1000 year risk. The area has low susceptibility to ground water flooding at <25%.
Land contamination, pollution, and hazards	The site has no known land contamination issues. A landfill consultation zone lies 317m to the east of the site
Minerals and waste	The site is not located within a minerals consultation area or affected by a safeguarded waste facility
Economic Factors	
Available and achievable	The site is promoted on behalf of a single landowner and there are no known legal issues. Part of the site is in use for one residential dwelling. The landowner and site promoter intends to develop the site (small scale builder/developer).
Site access and impact on road network	Access from Forest Road which is Class C road with 60mph speed limit. For a recent planning application the LHA raised concerns that 215m visibility splays could not be achieved at the proposed access and this would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	

Site Reference	LUB005
Identified Red Constraints	There are no identified red constraints
Policy Designations	Countryside CS18
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	38 (40 dph)
Timeframe for development	6-10 years
Additional information	Site promoter notes estimated yield of 9-10 houses.

Site Reference	ELUB002
Site Name (Parish)	Land east of Narborough Wood Park
Proposed use	Employment
Size in hectares (developable area and reason)	7.6 ha (7.6 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	29,640m ² use class B floorspace (a mix of B1(a), B2, and B8)
Grid Reference	E:452262, N:301108
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Access to public transport	Regular Novus Direct service every 30 mins from Lubbethorpe to Leicester (and Novus Fosse service to Fosse Park). Most of site within 1200m of existing bus stop on Tay Road (approx. 30 min walk). Also, regular Arriva service (148/158) every 15 mins from A47 to North of Lubbethorpe (approx. 25 min walk).
Environmental Factors	
Biodiversity and geodiversity	No designated assets. Habitat and protected species surveys may be required.

Site Reference	ELUB002
Townscape and landscape	The site is within the Thurlaston Rolling Farmland LCA. Key pressures include urban pressures / influences could reduce the distinction between urban and rural character.
Heritage assets	No designations on or adjacent to the site. Site is within the Historic Environment Record (HER) for Leicester Forest Area D (MLE22664). Non-designated Narborough Wood House (HER MLE25466) is to the southwest of the site. Non-designated Roman site at Billsdon's Hollow (HER MLE5979) is to the south. Heritage potential is medium to low.
Soil resources	The land is Grade 3 and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land
Previously developed land	The site is agricultural land and so greenfield.
Flood risk	The Site is in Flood Zone 1 but small area of surface water risk (1 in 1000 year extent). Risk of Groundwater Flooding is greater than 25% but less than 50%. <25% area susceptible to groundwater flooding (50% of site) >=25% <50% area susceptible to groundwater flooding (50% of site)
Land contamination, pollution, and hazards	The site has no known land contamination issues.
Minerals and waste	The site is not located within a minerals consultation area or affected by a safeguarded waste facility.
Economic Factors	
Available and achievable	The site is promoted on behalf of a single landowner and there are no known legal issues.
Site access and impact on road network	Site separated from the main highway at Desford Road, a Class B road with a 60 mph limit. Possible access via narrow lane to Narborough Wood Park serving existing properties in vicinity. Subject to 30mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	There are no identified red constraints
Policy Designations	Countryside CS18
Suitable	Potentially Suitable

Site Reference	ELUB002
Available	Yes
Achievable	No
Conclusion	Developable
Estimated number of Dwellings (density)	29,640m ² use class B floorspace (a mix of B1(a), B2, and B8)
Timeframe for development	11 – 15 years
Additional information	The site promoter estimates that the site could yield 6,000 to 12,000m ² of use class B floorspace. The estimated yield is based on the SHELAA methodology.

Settlement Map: Narborough



Inset Map: Subdivision
NAR020
1:15,000

NAR021
NAR018

Inset Map: Subdivision
NAR016
1:25,000

NAR022
NAR002

NAR008

NAR019

Narborough

Site Reference	NAR002
Site Name (Parish)	Land at Ambulance Station, adjacent to The Rosings
Proposed use	Residential
Size in hectares (developable area and reason)	2.4 ha (2.4 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	45 (30dph)
Grid Reference	E: 453720, N: 298095
Current use (previously developed?)	Ambulance station (yes)
Social Factors	
Proximity to large convenience store	The site is within 710m of a Tesco Express at Copt Oak Court, Narborough.
Proximity to GP surgery	The site is within 1010m of the Limes Medical Centre.
Proximity to primary school	The site is within 760m of Greystoke Primary School.
Proximity to secondary school	The site is within 1600m of Brockington College, Enderby (by footpath).
Proximity to local employment	The site is within 600m of Carlton Park.
Access to public transport	Narborough served by regular bus services at least every 20 mins (Arriva 50 and X84). Site approximately 500m from existing stops. Narborough is also served by the demand responsive Fox Connect bus service. Site within 950m of Narborough railway station.
Proximity to open space	The site is within 470m from open space over 1 hectare at Narborough Recreation Ground.
Environmental Factors	
Biodiversity and geodiversity	LCC ecology: protected species surveys required.
Townscape and landscape	The site is within the Narborough Settlement Character Area.
Heritage assets	The site is 370m north of Narborough Conservation Area. The heritage potential is uncertain including Prehistoric features, Fosse Way Roman Road, Roman finds, Medieval trackway and former Carlton Hayes Hospital in near vicinity. Neolithic axe, Prehistoric, Roman, Medieval and Post-Medieval sites and finds recorded in vicinity.

Site Reference	NAR002
Soil resources	The site is approximately 40% grade 3 agricultural land with a moderate likelihood of being best and most versatile agricultural land. The rest is urban / industrial land.
Previously developed land	The site is a mix of greenfield and previously developed land.
Flood risk	The site is in Flood Zone 1. Small areas of surface water risk identified to north east corner. ≥25% <50% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site has no known contamination or pollution issues.
Minerals and waste	The site is not affected by a Mineral Consultation Zone or a safeguarded waste facility.
Economic Factors	
Available and achievable	The site is promoted on behalf of a single landowner who intends to sell / develop the site. There are no known legal issues.
Site access and impact on road network	Access from Forest Rd which is a Class C road with a 30mph limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No.
Policy Designations	The site is within the Narborough settlement boundary.
Suitable	Yes.
Available	No.
Achievable	Yes.
Conclusion	Developable.
Estimated number of Dwellings (density)	45 (30 dph).
Timeframe for development	11 – 15 years.
Additional information	The site was assessed as a potential housing allocation in the Local Plan Delivery DPD, however there were concerns about the site's availability for development.

Site Reference	NAR008
Site Name (Parish)	Land off Leicester Road (Narborough)
Proposed use	Residential
Size in hectares (developable area and reason)	3.2 ha (3.04 ha due to 0.16 ha within Flood Zone 2)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	57 (30dph)
Grid Reference	E: 454664, N: 298118
Current use (previously developed?)	Vacant grassland (no)
Social Factors	
Proximity to large convenience store	The site is within 1040m of the Cooperative store in Narborough.
Proximity to GP surgery	The site is within 630m of the Limes Medical Centre.
Proximity to primary school	The site is within 880m of Greystoke Primary School.
Proximity to secondary school	The site is within 1180m of Brockington College, Enderby (by footpath).
Proximity to local employment	The site is within 980m of Carlton Park.
Access to public transport	Narborough served by regular bus services at least every 20 mins (Arriva 50 and X84). Site is approx. 300m from existing stop. Site is approx. 1100m from Narborough railway station. Narborough is also served by the demand responsive Fox Connect bus service.
Proximity to open space	The site is within 940m from open space over 1 hectare at Narborough Recreation Ground.
Environmental Factors	
Biodiversity and geodiversity	LCC ecology: Possible species-rich grassland. Watercourse to east, linked to Narborough Bogs SSSI. Consult Natural England. Protected species and habitat surveys needed. Pending surveys and consultation with NE, retain hedges with 5m buffer zones alongside, watercourse with 10m and no light overspill; buffers / boundary features must not be included in back gardens or form back garden boundaries, but hedge / buffer strip to be managed as continuous corridor of natural open space.
Townscape and landscape	The site is in the Sence and Soar Floodplain Landscape Character Area.

Site Reference	NAR008
Heritage assets	High archaeological potential for the presence of significant archaeological remains in relation to occupation and settlement ranging in date from the prehistoric through to the medieval periods. Medieval pilgrim badge (MLE6651) found within the site and there are numerous Roman and Medieval findspots in the near vicinity.
Soil resources	The site is part Grade 4 and part Grade 3 with a low likelihood of being best and most versatile agricultural land.
Previously developed land	The site is greenfield.
Flood risk	Eastern part of the site is within Flood Zone 2 (approximately 5%). Surface water flood risk presents development challenges as there is a large flow conveyance route bisecting the site from west to east in the 30-year, 100-year and 1,000-year events. Development should be steered away from here or mitigated, to prevent displacement of water elsewhere. $\geq 50\%$ $< 75\%$ area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site has no known contamination issues but is close to the M1 and B4114 where there is potential for air and noise pollution. Site adjoins Air Quality Management Area (AQMA) 2.
Minerals and waste	The site is within a Minerals Consultation Zone for sand and gravel. The site is not a safeguarded waste facility.
Economic Factors	
Available and achievable	The site is understood to be available for development and planning permission has been sought (21/1492/FUL) to develop the site for affordable housing (50 dwellings).
Site access and impact on road network	Access to site via Leicester Road B4114 which is a Class B road with speed limit of 40mph. Safety and detailed assessment of site access points would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Yes, part of the site is in Flood Zone 2.
Policy Designations	The site is within Green Wedge (policy CS16).
Suitable	Potentially Suitable.

Site Reference	NAR008
Available	Yes.
Achievable	Yes.
Conclusion	Developable.
Estimated number of Dwellings (density)	55 (30 dph).
Timeframe for development	6 – 10 years.
Additional information	Previously assessed as a potential housing allocation for the Delivery DPD but concerns about the site's achievability. Current planning application (21/1492/FUL) for 50 affordable dwellings awaiting decision.

Site Reference	NAR016
Site Name (Parish)	Land South of Carlton Park (Narborough)
Proposed use	Residential
Size in hectares (developable area and reason)	17.93 ha (17.93 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	336 (30dph)
Grid Reference	E: 454002, N: 298052
Current use (previously developed?)	Unused grassland (No)
Social Factors	
Proximity to large convenience store	The site is within 930m of the Cooperative store in Narborough.
Proximity to GP surgery	The site is within 900m of the Limes Medical Centre.
Proximity to primary school	The site is within 600m of Greystoke Primary School.
Proximity to secondary school	The site is within 1400m of Brockington College, Enderby (by footpath).
Proximity to local employment	The site is within 150m of Carlton Park.

Site Reference	NAR016
Access to public transport	Narborough served by regular bus services at least every 20 mins (Arriva 50 and X84). Site is approximately 500m from existing stops. Site is approx. 950m from Narborough railway station. Narborough is also served by the demand responsive Fox Connect bus service.
Proximity to open space	The site is within 530m from open space over 1 hectare at Narborough Recreation Ground.
Environmental Factors	
Biodiversity and geodiversity	Candidate Local Wildlife Site affects north-eastern part of site relating to grassland and pond. Potential for some development in southern land parcels. Surveys required. Retain pond and surrounding habitat, plantations, hedges; 5m buffer natural open space needed. Narborough Bogs SSSI is within 450m of the site.
Townscape and landscape	The site is within the Lubbesthorpe Agricultural Parkland character area.
Heritage assets	There are no designated heritage assets on site but Narborough Conservation Area is within 100m of site to the south. LCC archaeology: Fosse Way (MLE1380) runs through the area. Two phases of medieval ridge and furrow (MLE22100). Site of Carlton Hayes model Farm (MLE18649) at north-east extent of area. Large area with some known archaeology: medium risk heritage potential.
Soil resources	Natural England data shows that at least 50% of the site is Grade 3 with a moderate likelihood of being best and most versatile land.
Previously developed land	The site is greenfield.
Flood risk	The site is within Flood Zone 1. Surface water flood risk affects parts of the site (1 in 30, 1 in 100 and 1 in 1000 extents) <25% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The north east edge of the site is within 250m of a former landfill site and is close to the M1 and B4114 where there is potential for air and noise pollution. Site is near to Air Quality Management Area (AQMA) 2, where the M1 crosses the B4114.
Minerals and waste	The north eastern part of the site is within a Minerals Consultation Zone for sand and gravel. The site is not a safeguarded waste facility.
Economic Factors	
Available and achievable	The site is promoted on behalf of a single landowner who intends to sell / develop the site. There are no known legal issues.

Site Reference	NAR016
Site access and impact on road network	Access via an un-adopted highway which is linked to King Edward Avenue Road. King Edward Ave is a Class B road with a 40mph speed limit. The B4114 provides access to the Strategic Road Network (M1 Junction 21), serves major areas of employment and retail and is a key route into Leicester. This will need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No.
Policy Designations	Green Wedge (Policy CS16).
Suitable	Potentially Suitable.
Available	Yes.
Achievable	Yes.
Conclusion	Developable.
Estimated number of Dwellings (density)	336 (30 dph).
Timeframe for development	6 – 10 years.
Additional information	Access to Carlton Park, a key employment site, will need to be maintained.

Site Reference	NAR018
Site Name (Parish)	Land at Seine Lane (Narborough)
Proposed use	Residential
Size in hectares (developable area and reason)	13 ha (13 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	243 (30dph)
Grid Reference	E: 452852, N: 299402
Current use (previously developed?)	Agricultural (No)
Social Factors	

Site Reference	NAR018
Proximity to large convenience store	The site is within 1010m of the Cooperative store in Enderby District Centre.
Proximity to GP surgery	The site is within 980m of Enderby Medical Centre.
Proximity to primary school	The site is within 1120m of The Pastures Primary School.
Proximity to secondary school	The site is within 1570m of Brockington College, Enderby.
Proximity to local employment	The site is within 1260m of employment opportunities at Warren Business Park and Mill Hill Industrial Estate.
Access to public transport	Narborough served by regular bus services at least every 20 mins (Arriva 50 and X84). Site is approximately 900m from existing stops. Site is 2.6km from Narborough railway station. Narborough is also served by the demand responsive Fox Connect bus service.
Proximity to open space	The site is within 800m from open space over 1 hectare at Wimpey Park / Southey Close Recreation Ground.
Environmental Factors	
Biodiversity and geodiversity	LCC ecology: OK with mitigation. Grassland is not species-rich in body of site; additional surveys needed on south-west part. Retain hedges with 5m buffer natural open space; buffers also to plantation woodland and old railway line. The site adjoins a disused railway wildlife corridor. Protected species surveys needed.
Townscape and landscape	The site is within the Thurlaston Rolling Farmland landscape character area.
Heritage assets	The site has no designated heritage assets. LCC Archaeology: post-medieval watercourse (MLE20645) runs east-west across the area. Disused freight line (MLE16185) forms eastern boundary of area. Heritage potential is medium risk.
Soil resources	The site is Grade 3 with a moderate likelihood of being best and most versatile agricultural land.
Previously developed land	The site is greenfield.
Flood risk	The site is in Flood Zone 1. Areas of surface water area flood risk to north east corner and along field boundaries to west and south (1 in 30, 1 in 100 and 1000 extents). >=50% <75% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The eastern part of the site is within 250m of a landfill site and the site is close to the M69 where there is potential for air and noise pollution.

Site Reference	NAR018
Minerals and waste	The site is partially located in a mineral consultation zone for igneous rock. Two safeguarded waste sites are located on the opposite side of Seine Lane.
Economic Factors	
Available and achievable	The site is promoted on behalf of three landowners who intend to sell / develop the land. There are no known legal issues.
Site access and impact on road network	Access through Seine Lane which is a class B road with a 60mph speed limit. At the approach to the nursery, speed limit changes to 30mph and due consideration to be given to the requirement to alter the speed limit to cover the development as well as the village and site access. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No.
Policy Designations	Countryside (Policy CS18).
Suitable	Potentially Suitable.
Available	Yes.
Achievable	Yes.
Conclusion	Developable.
Estimated number of Dwellings (density)	243 (30 dph).
Timeframe for development	6 – 10 years.
Additional information	Planning application 12/0823/1/OX for up to 244 dwellings, public open space, landscaping and vehicular access refused and dismissed at Appeal. Smaller sites previously considered as NAR014 and NAR015. The site overlaps with NAR020.

Site Reference	NAR019
Site Name (Parish)	Land North of Huncote Road (Narborough).
Proposed use	Residential
Size in hectares (developable area and reason)	6.13 ha (5.85 ha due to Flood Zones 2 and 3)

Site Reference	NAR019
Size in dwellings (density, dwelling per hectare) Size (floorspace)	109 (30dph)
Grid Reference	E: 452713, N: 297453
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 820m of the Tesco Express at Copt Oak.
Proximity to GP surgery	The site is within 1670m of the Limes Medical Centre.
Proximity to primary school	The site is within 1320m of Huncote Community Primary School and 810m of Redhill Field Primary School.
Proximity to secondary school	The site is within 2930m of Brockington College, Enderby by footpath.
Proximity to local employment	The site is within 720m of employment opportunities at Coventry Road Industrial Estate.
Access to public transport	Narborough served by regular bus services at least every 20 mins (Arriva 50 and X84). Site is approximately 250m from existing stop. Narborough is also served by the demand responsive Fox Connect bus service. Site is approx. 1500m from Narborough railway station.
Proximity to open space	The site is within 1000m from open space over 1 hectare at Chaucer Street amenity green space.
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology: OK with mitigation as mainly arable but need to retain 10m buffer natural open space to stream, and 5m to hedges north and south and to eastern railway line.
Townscape and landscape	The site is within the Croft Hill and Quarries Landscape Character Area.
Heritage assets	There are no designated heritage assets on site or nearby. LCC Archaeology: earthworks for disused tramway (MLE17863) on-site. Narborough Quarry (MLE21378) to immediate west. Heritage potential is medium risk.
Soil resources	The site is Grade 3 with a high likelihood of being best and most versatile agricultural land.
Previously developed land	The site is greenfield.

Site Reference	NAR019
Flood risk	Flood Zone 2 and 3 follow the western boundary and extend into the site (EA maps) (approx 5%). South western corner affected by surface water flood risk (1 in 30, 1 in 100, 1 in 1000-year extents). <25% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site is within 250m of a former landfill site and requires further investigation.
Minerals and waste	The site is within a Mineral Consultation Zone for sand and gravel and is not affected by a safeguarded waste facility.
Economic Factors	
Available and achievable	The site is promoted on behalf of a developer. There is a single landowner and no known legal issues.
Site access and impact on road network	Access from Huncote Road which is a class C road with a 60mph speed limit. At the approach to the nursery, the speed limit changes to 30mph and due consideration to be given to the requirement to alter the speed limit to cover the development as well as the village and site access. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Yes, small part of western side of the site is within Flood Zone 2 and 3.
Policy Designations	Area of Separation (Policy CS17).
Suitable	Potentially Suitable
Available	Yes.
Achievable	Yes.
Conclusion	Developable.
Estimated number of Dwellings (density)	109 (30 dph).
Timeframe for development	6 – 10 years.
Additional information	The site promoter indicates the site could yield 180 dwellings.

Site Reference	NAR020
Site Name (Parish)	Land off Forest Road (Narborough).
Proposed use	Residential
Size in hectares (developable area and reason)	5.57 ha (5.57 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	104 (30dph)
Grid Reference	E: 452786, N: 299260
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 1160m of the Co-operative store in Enderby District Centre by footpath.
Proximity to GP surgery	The site is within 1190m of Enderby Medical Centre by footpath.
Proximity to primary school	The site is within 980m of The Pastures Primary School.
Proximity to secondary school	The site is within 1790m of Brockington College, Enderby by footpath.
Proximity to local employment	The site is within 1120m of employment opportunities at Enderby District Centre and by footpath it is within 1210m of Warren Business Park and Mill Hill Industrial Estate.
Access to public transport	Narborough served by regular bus services at least every 20 mins (Arriva 50 and X84). Site is approximately 900m from existing stops. Site is approx. 2500m from Narborough railway station. Narborough is also served by the demand responsive Fox Connect bus service.
Proximity to open space	The site is within 710m from open space over 1 hectare at Wimpey Park / Southey Close Recreation Ground.
Environmental Factors	
Biodiversity and geodiversity	LCC ecology: needs survey before making a decision. Grassland, which may be species-rich. Retain hedges with 5m buffer natural open space. The site adjoins a disused railway wildlife corridor. Protected species surveys needed.
Townscape and landscape	The site is within the Thurlaston Rolling Parkland Landscape Character Area.
Heritage assets	The site has no designated heritage assets. LCC Archaeology advise: disused freight line (MLE16185) forms eastern boundary of area. Heritage potential is medium risk.
Soil resources	The site is Grade 3 with a moderate likelihood of being best and most versatile agricultural land.

Site Reference	NAR020
Previously developed land	The site is greenfield.
Flood risk	The site is in Flood Zone 1 but surface water flood risk affects field boundaries within the 1 in 30, 1 in 100 and 1 in 1000 year extents. >=50% <75% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site is close to the M69 where there is potential for air and noise pollution. There are no known land contamination issues.
Minerals and waste	The site is not located in a mineral consultation zone or affected by a safeguarded waste facility.
Economic Factors	
Available and achievable	The site is promoted on behalf of two landowners and there is interest from developers. There are no known legal issues.
Site access and impact on road network	Access through Forest Road which is an unclassified road with a 60mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No.
Policy Designations	Countryside (Policy CS18).
Suitable	Potentially Suitable
Available	Yes.
Achievable	Yes.
Conclusion	Developable.
Estimated number of Dwellings (density)	104 (30 dph).
Timeframe for development	6 – 10 years.
Additional information	Planning application 12/0823/1/OX for up to 244 dwellings, public open space, landscaping and vehicular access refused / dismissed at Appeal for a larger site. The site overlaps with NAR018. The rest of the site would yield an additional 19 dwellings.

Site Reference	NAR021
Site Name (Parish)	Land at Cottage Farm (Narborough)
Proposed use	Residential (1 st choice) or Employment (2 nd choice)
Size in hectares (developable area and reason)	6.29 ha (6.29 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	117 (30dph) Or 24,200 sqm
Grid Reference	E: 452652, N: 300077
Current use (previously developed?)	Agricultural land potentially with farm buildings (No)
Social Factors	
Proximity to large convenience store	The site is within 1310m of the Co-operative store in Enderby District Centre.
Proximity to GP surgery	The site is within 1520m of Enderby Medical Centre.
Proximity to primary school	The site is within 2440m of The Pastures Primary School.
Proximity to secondary school	The site is within 1770m of Brockington College, Enderby.
Proximity to local employment	The site adjoins employment opportunities at Next and is within 510m of Warren Business Park and Mill Hill Industrial Estate.
Access to public transport	Narborough served by regular bus services at least every 20 mins (Arriva 50 and X84). Site is approximately 1650m from existing stops. Site is approx. 3250m from Narborough railway station. Narborough is also served by the demand responsive Fox Connect bus service.
Proximity to open space	The site is within 2160m from open space over 1 hectare at Wimpey Park / Southey Close Recreation Ground.
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology: needs further surveys before making a decision. All grassland, possibly ridge and furrow; may be good. Retain large trees to north of building and hedges with 5m buffer of natural open space.
Townscape and landscape	The site is within the Thurlaston Rolling Farmland Landscape Character Area.
Heritage assets	There are no designated heritage assets on site or nearby. LCC Archaeology advise: Enderby Conservation Area to the south-east. Leicester Forest Area D (MLE22664) on-site. Early post-med drainage ditch (MLE20691) to south, Roman occupation site to north-west (MLE8347). Large area with known archaeology: medium risk heritage potential.

Site Reference	NAR021
Soil resources	Natural England data shows that the site is Grade 3 with a moderate likelihood of being best and most versatile land.
Previously developed land	The site is agricultural land (and farm buildings)
Flood risk	The site is in Flood Zone 1 with some limited surface water flood risk at boundaries. <25% area susceptible to groundwater flooding >=50% <75% area susceptible to groundwater flooding (40% of site)
Land contamination, pollution, and hazards	The site is close to the M69 where there is potential for air and noise pollution. High Voltage electricity pylons cross the site along the eastern boundary. There are no known land contamination issues.
Minerals and waste	The site is partly within the Minerals Consultation Zone for igneous rock. It is not affected by a safeguarded waste facility.
Economic Factors	
Available and achievable	The site is promoted on behalf of a single landowner with some interest from developers. There are no known legal issues. An overhead power line crosses the site's eastern boundary so may affect the layout of any development.
Site access and impact on road network	Access from Desford Road which is a class B road with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph and due consideration to be given to the requirement to alter the speed limit to cover the development as well as the village and site access. Junction capacity would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No.
Policy Designations	Countryside (Policy CS18).
Suitable	Potentially Suitable
Available	Yes.
Achievable	Yes.
Conclusion	Developable.

Site Reference	NAR021
Estimated number of Dwellings (density) or floorspace (sqm)	117 (30 dph) or 24,400 sqm
Timeframe for development	6 – 10 years.
Additional information	This site has also been submitted but excluding the farm buildings.

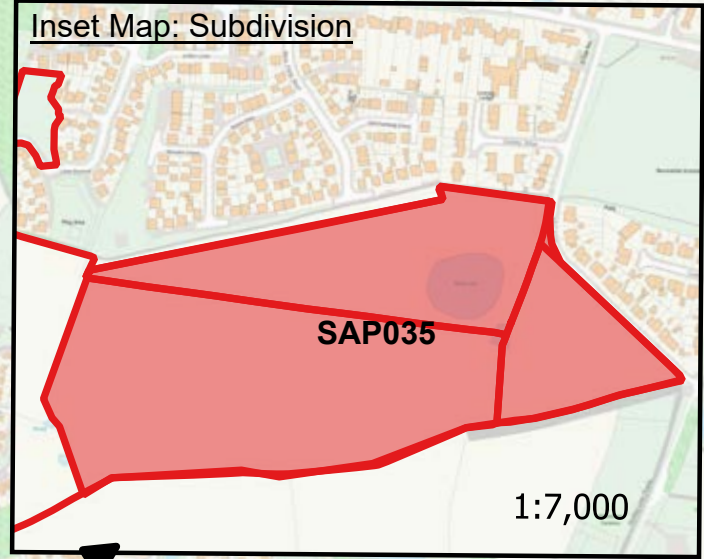
Site Reference	NAR022
Site Name (Parish)	Land at Carlton Park and Enderby Golf Course (known as Hayes Gardens) (Narborough)
Proposed use	Residential
Size in hectares (developable area and reason)	57 ha (57 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	855 (30dph)
Grid Reference	E: 453714, N: 298426
Current use (previously developed?)	Mixed: Golf Course, Grassland, Employment Uses (Class E) and associated uses. (yes).
Social Factors	
Proximity to large convenience store	The site is within 1290m of the Cooperative store in Enderby.
Proximity to GP surgery	The site is within 1350m of Enderby Medical Centre and 1400m of the Limes Medical Centre.
Proximity to primary school	The site is within 800m of Danemill Primary school Enderby and 1000m of Greystoke Primary School and 1200m of The Pastures Primary School, Narborough.
Proximity to secondary school	The site is within 940 m of Brockington College, Enderby (by footpath).
Proximity to local employment	The site is partly within the grounds of Carlton Park, an existing employment use.
Access to public transport	Narborough served by regular bus services at least every 20 mins (Arriva 50 and X84). Site is approximately 1200 m from existing stops. Site is approx. 1430 m from Narborough railway station. Narborough is also served by the demand responsive Fox Connect bus service.
Proximity to open space	The site is within 1200m from open space over 1 hectare at Narborough Recreation Ground.
Environmental Factors	

Site Reference	NAR022
Biodiversity and geodiversity	Candidate Local Wildlife Site affects part of site relating to grassland and pond. Potential for some development avoiding these areas. Surveys required. Retain pond and surrounding habitat, plantations, hedges; 5m buffer natural open space needed. Narborough Bogs SSSI is within 450m of the site.
Townscape and landscape	The northwest quarter of the site is within the settlement boundary of Narborough; the north east and south of the site is within Lubbesthorpe Agricultural Parkland character area. The strong presence of infrastructure, including the M1 is a key pressure with further expansion along the fringes of adjacent settlements increasing the urban influences of the character area, particularly to the south.
Heritage assets	No designated heritage assets on site. Grade 2 listed building (Former Carlton Hayes Chapel) located close to western boundary. Narborough Conservation Area is within 100m to the south although an intervening dual carriageway road is present (B4114). Several non-designated features identified on site: MLE18106 Monument Carlton Hayes hospital (now demolished), MLE7132 Prehistoric flint find spot and MLE7718 Roman coin find spot. Two phases of medieval ridge and furrow (MLE22100). Site of Carlton Hayes Model Farm (MLE18649) towards south of site north-east extent of area. Large area with some known archaeology and nearby listed asset: medium risk heritage potential.
Soil resources	Natural England data shows that the site is Grade 3 with a moderate likelihood of being best and most versatile land.
Previously developed land	The site is a mix of previously developed land (key employment site) and greenfield sites bounded by the residential, built-up area of Narborough.
Flood risk	The site is within Flood Zone 1. Areas of surface water flood risk across site (1 in 30, 1 in 100 and 1 in 1000 year extents) <25% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The Site is within 250 meters of 3 former landfill sites. The site is close to the M1 and B4114 where there is potential for air and noise pollution. Site is near to Air Quality Management Area (AQMA) 2, where the M1 crosses the B4114.
Minerals and waste	Approximately 40% of the site is within a Minerals Consultation Zone for sand and gravel. The site is not a safeguarded waste facility.
Economic Factors	

Site Reference	NAR022
Available and achievable	The site is promoted on behalf of two landowners. There are no known legal issues.
Site access and impact on road network	Access via an un-adopted highway which is linked to King Edward Avenue Road. King Edward Ave is a Class B road. Alternate access from Forest Rd which is a Class C road with a 30mph speed limit. The B4114 provides access to the Strategic Road Network (M1 Junction 21), serves major areas of employment and retail and is a key route into Leicester. This will need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No.
Policy Designations	Green Wedge (Policy CS16). Key Employment Site (Policy CS5, SA5).
Suitable	Potentially Suitable
Available	Yes.
Achievable	Yes.
Conclusion	Developable.
Estimated number of Dwellings (density)	855 (30 dph)
Timeframe for development	6 – 10 years.
Additional information	Developer estimates up to 800 dwellings



Settlement Map: Sapcote



SAP026

SAP028

SAP031

SAP013

SAP025

SAP019

SAP033

SAP024

SAP029

SAP034

1:10,000

Sapcote

Site Reference	SAP013
Site Name (Parish)	Land north of Hinckley Road
Proposed use	Residential
Size in hectares (developable area and reason)	6.25 ha
Size in dwellings (density, dwelling per hectare) Size (floorspace)	113 dwellings (30dph)
Grid Reference	E:448288, N:293674
Current use (previously developed?)	Agricultural (No)
Social Factors	
Proximity to large convenience store	The site is within 760m of the Co-op store, Sapcote.
Proximity to GP surgery	The site is within 1080m of Dr K Rothwell / The Old School Surgery, Stoney Stanton.
Proximity to primary school	The site is within 940m of All Saints C of E Primary School.
Proximity to secondary school	The site is more than 5km from Thomas Estley Community College, Broughton Astley and Hastings High School, Burbage.
Proximity to local employment	The site is within 2500m of employment opportunities at Foxbank Industrial Estate, Stoney Stanton.
Access to public transport	Sapcote is served by the demand responsive Fox Connect bus service. No scheduled bus services within reasonable walking distance (approx. 5000m).
Proximity to open space	The site is within 480m of open space over 1 hectare at Sapcote recreation ground.
Environmental Factors	
Biodiversity and geodiversity	The site includes possible species-rich grassland and a watercourse that was known to be good ecological feature in past. LCC ecology advise that protected species, hedge and Phase 1 habitat surveys needed.
Townscape and landscape	The site is within the Stoney Stanton Rolling Farmland landscape character area and is characteristic of that. Key pressures include: increased urban influence at the edges of villages emphasising the dominance of the built form in the landscape and reduces that already fragmenting rural character; expansion around the edges of Stoney Stanton and Sapcote may result in the loss of individual identities; and loss of already scarce hedgerow trees.

Site Reference	SAP013
Heritage assets	No designated heritage assets on site. Scheduled Monument (Sapcote Castle and Moat) is 120m to south-east and there are Listed Buildings in vicinity. The site forms a positive contribution to the Sapcote Castle and Moat Scheduled Monument and is also likely to be archaeologically sensitive. LCC Archaeology advise that the heritage potential for archaeology is high and includes: Palaeolithic flint, Bronze Age spearhead, Prehistoric burial, Roman cemetery, Medieval finds, Medieval Sapcote Castle and historic settlement core recorded in near vicinity. Bronze Age, Iron Age, Roman, Early Medieval, Saxo-Norman and Medieval remains recorded in vicinity. Small watercourse crosses site and possible palaeochannels visible on aerial photographs. Former workhouse cottages to south-east.
Soil resources	The site is Grade 3 and has a moderate likelihood of being best and most versatile land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site is agricultural land
Flood risk	The site is flood zone 1. Areas of 1 in 30, 1 in 100 and 1 in 1000 year risk of surface water flooding present to north of site associated with unnamed watercourse. $\geq 50\%$ $< 75\%$ area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site has no known contamination, pollution or environmental quality issues.
Minerals and waste	The site is not located in a Mineral Consultation Zone or affected by a site protected for waste facility.
Economic Factors	
Available and achievable	The site is promoted through the Call for Sites 2019 on behalf of a single landowner who intends to sell / develop the site. There are no known legal issues.
Site access and impact on road network	Access from Hinckley Road which is a Class B road with a 30mph limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable

Site Reference	SAP013
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	113 (30dph)
Timeframe for development	6 – 10 years
Additional information	SAP013 previously a larger site but the land north of the watercourse is now excluded.

Site Reference	SAP019
Site Name (Parish)	Land at Park Road (Sapcote)
Proposed use	Residential
Size in hectares (developable area and reason)	1.5 ha (1.5 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	37 dwellings (30dph)
Grid Reference	E: 448556, N: 293233
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 570m of the Co-op store at Sapcote.
Proximity to GP surgery	The site is within 1860m of Dr K Rothwell / The Old School Surgery at Stoney Stanton
Proximity to primary school	The site is within 190m of All Saints C of E Primary School
Proximity to secondary school	The site is more than 5km from Thomas Estley Community College, Broughton Astley and Hastings High School, Burbage
Proximity to local employment	The site is within 2300m of Foxbank Industrial Estate, Stoney Stanton
Access to public transport	Sapcote is served by the demand responsive Fox Connect bus service. No scheduled bus services within reasonable walking distance (approx. 5000m).
Proximity to open space	The site is within 170m of open space over 1 hectare at Sapcote recreation ground.
Environmental Factors	

Site Reference	SAP019
Biodiversity and geodiversity	The site is species-rich grassland and a candidate Local Wildlife Site. LRERC advise that protected species and habitat surveys needed.
Townscape and landscape	The site is within the Stoney Stanton Rolling Farmland landscape character area and is characteristic of that. Key pressures include: increased urban influence at the edges of villages emphasising the dominance of the built form in the landscape and reduces that already fragmenting rural character; and loss of already scarce hedgerow trees.
Heritage assets	There are no designated assets on site. The site is partly within Sapcote historic settlement core and within 45m of Scheduled Monument (Sapcote Castle and moat), associated enclosure (not Scheduled) continues into site and within 190m of Grade II Listed church. LCC Archaeology advise that the heritage potential is certain including: potential for site to contain archaeological remains of equivalent significance to Scheduled Monument; Palaeolithic, Bronze Age, Iron Age, Roman, and Medieval finds recorded in near vicinity. Bronze Age, Iron Age, Roman, Early Medieval, Saxo-Norman and Medieval remains, Prehistoric burial and Roman cemetery recorded in vicinity. Possible Ridge and Furrow earthworks on site and would be a positive contribution to the setting of the Scheduled Monument.
Soil resources	The site is Grade 3 and has a moderate likelihood of being best and most versatile land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site is agricultural land.
Flood risk	The site is flood zone 1. Very small areas of 1 in 30, 1 in 100 and 1 in 1000 year risk of surface water flooding present along boundaries. >=50% <75% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The land has no known contamination, pollution or other environmental quality constraints
Minerals and waste	The site is not located in a Mineral Consultation Zone or affected by a site protected for waste facility.
Economic Factors	
Available and achievable	The site is in single ownership and the site owner has indicated that they are willing to sell or develop the land for housing.
Site access and impact on road network	Access from Park Rd which is an unclassified road with a 30mph speed limit. Detailed consideration would be required as part of the usual development management process.

Site Reference	SAP019
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	37 dwellings (30dph)
Timeframe for development	6 - 10
Additional information	

Site Reference	SAP024
Site Name (Parish)	Land north of Leicester Road Sapcote
Proposed use	Residential
Size in hectares (developable area and reason)	6.03 ha (6.03 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	149 dwellings (30dph)
Grid Reference	E:449559, N:293483
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 760m of the Co-op store at Sapcote.
Proximity to GP surgery	The site is within 1970m of The Old School Surgery at Stoney Stanton
Proximity to primary school	The site is within 910m of All Saints C of E Primary School
Proximity to secondary school	The site is more than 5km from Thomas Estley Community College, Broughton Astley and Hastings High School, Burbage
Proximity to local employment	The site is within 2340m of employment opportunities at Foxbank Industrial Estate, Stoney Stanton

Site Reference	SAP024
Access to public transport	Sapcote is served by demand responsive Fox Connect bus service. No scheduled bus services within reasonable walking distance (approx. 5000m).
Proximity to open space	The site is within 800m of open space over 1 hectare at Sapcote Recreation Ground
Environmental Factors	
Biodiversity and geodiversity	LCC ecology: OK with mitigation. Arable: hedges to north look good, with trees. Buffer zone to Sapcote Quarry to SE, and to retained hedges: 5m natural open space. Retain LWS tree with no development/ public/ private open space under crown except informal open space.
Townscape and landscape	The site is within the Stoney Stanton Rolling Farmland LCA. Key pressures include increased urban influences, loss of individual identities of Sapcote and Stoney Stanton and increased prominence of roads.
Heritage assets	There are no designated heritage assets on site. LCC Archaeology advise near possible Roman cemetery (MLE284). There is a Scheduled Monument in the vicinity. Heritage potential is medium risk.
Soil resources	The site is Grade 3 and has a low likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site is agricultural land and so greenfield.
Flood risk	The site is within Flood Zone 1 (EA Maps). Surface water flood risk affects north western boundary of site (1 in 30, 1 in 100 and 1 in 1000 year extents) <25% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site is has no known land contamination, pollution or other environmental quality issues.
Minerals and waste	The site is within the Minerals Consultation Zone for igneous rock. It is not affected by a safeguarded waste facility.
Economic Factors	
Available and achievable	The site is promoted through the Call for Sites 2019 on behalf of a single landowner who intends to sell / develop the site. There are no known legal issues.
Site access and impact on road network	Access from Leicester Road which is a class B road with a 30 mph changing to a 40mph speed limit. At the approach to the village, the speed limit changes to 30mph and due consideration to be given to the requirement to alter the speed limit to cover the development as well as the village and site access. Detailed consideration would be required as part of the usual development management process.

Site Reference	SAP024
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Countryside (Policies CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	149 (30dph)
Timeframe for development	6 – 10 years
Additional information	24/0511/OUT for up to 80 dwellings. Approved at Planning Committee 28/11/2024 but part of site remaining

Site Reference	SAP025
Site Name (Parish)	Land south of Hinckley Road
Proposed use	Residential
Size in hectares (developable area and reason)	3.12 ha (3.12 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	77 dwellings (30dph) (dph)
Grid Reference	E: 448383, N: 293304
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 620m of the Co-op store at Sapcote.
Proximity to GP surgery	The site is within 2090m of Dr K Rothwell / The Old School Surgery at Stoney Stanton
Proximity to primary school	The site is within 1000m of All Saints C of E Primary School
Proximity to secondary school	The site is more than 5km from Thomas Estley Community College, Broughton Astley and Hastings High School, Burbage

Site Reference	SAP025
Proximity to local employment	The site is within 2460m of Foxbank Industrial Estate, Stoney Stanton
Access to public transport	Sapcote is served by the demand responsive Fox Connect bus service. No scheduled bus services within reasonable walking distance (approx. 5000m).
Proximity to open space	The site is within 200m of open space over 1 hectare at Sapcote recreation ground.
Environmental Factors	ENVIRONMENTAL Factors
Biodiversity and geodiversity	LCC ecology: OK with mitigation and avoidance. Includes land for GCN mitigation and SUDS associated with development to north which needs to be retained and protected. Additional GCN connectivity required along southern hedgerow - wide margin of rough grass along hedge. Protect hedge to east, with 5m buffer of natural open space. Retain LWS tree; no private/public open space or development under crown, unless informal open space.
Townscape and landscape	The site is within the Stoney Stanton Rolling Farmland landscape character area and is characteristic of that. Key pressures include: increased urban influence at the edges of villages emphasising the dominance of the built form in the landscape and reduces that already fragmenting rural character; and loss of already scarce hedgerow trees.
Heritage assets	No designated heritage assets on site but the site is within 100m of Scheduled Monument (Sapcote Castle and moat). LCC Archaeology: evaluation recorded prehistoric and Roman activity (MLE23428), other known archaeological remains in the vicinity of the site. Heritage potential is medium risk.
Soil resources	The site is Grade 3 and has a moderate likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site is agricultural land and so greenfield
Flood risk	The site is within flood zone 1 (EA Maps). Small areas of 1 in 30, 1 in 100 and 1 in 1000 year risk of surface water flooding present along boundary. >=50% <75% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site has no known land contamination, pollution or other environmental quality issues.
Minerals and waste	The site is not within a Minerals Consultation Zone or affected by a safeguarded waste facility.
Economic Factors	ECONOMIC Factors

Site Reference	SAP025
Available and achievable	The site is promoted in the Call for Sites 2019 on behalf of a single landowner who intends to sell / develop the site.
Site access and impact on road network	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. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	Overall Assessment
Identified Red Constraints	No
Policy Designations	Countryside (Policies CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	77 (30dph)
Timeframe for development	6 - 10
Additional information	

Site Reference	SAP026
Site Name (Parish)	Limes Avenue, The Limes
Proposed use	Housing
Size in hectares (developable area and reason)	0.89 ha (0.89 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	22 dwellings (30dph)
Grid Reference	E: 447956 N: 293433
Current use (previously developed?)	Open space (No)
Social Factors	
Proximity to large convenience store	The site is within 1110m of the Co-op store at Sapcote.

Site Reference	SAP026
Proximity to GP surgery	The site is within 2150m of Dr K Rothwell / The Old School Surgery at Stoney Stanton
Proximity to primary school	The site is within 1100m of All Saints C of E Primary School
Proximity to secondary school	The site is more than 5km from Thomas Estley Community College, Broughton Astley and Hastings High School, Burbage
Proximity to local employment	The site is within 2500m of Foxbank Industrial Estate, Stoney Stanton
Access to public transport	Sapcote is served by the demand responsive Fox Connect bus service. No scheduled bus services within reasonable walking distance (approx. 5000m).
Proximity to open space	The site is within 700m of open space over 1 hectare at Sapcote recreation ground.
Environmental Factors	ENVIRONMENTAL Factors
Biodiversity and geodiversity	LCC ecology: reject. This is land set aside for GCN mitigation associated with The Limes development. See documentation for 18/01740/FUL.
Townscape and landscape	The site is within the Stoney Stanton Rolling Farmland landscape character area. It forms the open space to a recent housing development.
Heritage assets	There are no designated heritage assets on site. LCC Archaeology advise: no known archaeological remains on site, archaeological remains in vicinity. Small area with no indications of any archaeological potential; low risk heritage potential.
Soil resources	The site is Grade 3 and has a moderate likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site is open space and so greenfield.
Flood risk	The site is within flood zone 1 (EA Maps). Small area of 1 in 30, 1 in 100 and 1 in 1000 year surface water flooding risk present. ≥50% <75% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site has no known land contamination, pollution or other environmental quality issues.
Minerals and waste	The site is not within a Minerals Consultation Zone or affected by a safeguarded waste facility.
Economic Factors	
Available and achievable	The site is promoted in the Call for Sites 2019 by a single landowner who is a developer and indicates that the site has no known legal issues.

Site Reference	SAP026
Site access and impact on road network	Access from Lime Ave which is an unclassified road with a 30mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Within settlement boundary
Suitable	Yes
Available	No
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	22 (30dph)
Timeframe for development	6 - 10
Additional information	18/1740/FUL – Erection of 28 dwellings. Withdrawn.

Site Reference	SAP028
Site Name (Parish)	Land north of Stanton Lane, west of Stoney Stanton (Sapcote).
Proposed use	Residential
Size in hectares (developable area and reason)	4.39 ha (4.39 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	82 dwellings (30dph)
Grid Reference	E:447833, N:293972
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 1400m of the Co-op store at Stoney Stanton
Proximity to GP surgery	The site is within 1210m of Dr K Rothwell / The Old School Surgery at Stoney Stanton

Site Reference	SAP028
Proximity to primary school	The site is within 1220m of Manorfield C of E Primary School, Stoney Stanton
Proximity to secondary school	The site is more than 5km from Thomas Estley Community College, Broughton Astley and Hastings High School, Burbage
Proximity to local employment	The site is within 1500m of Foxbank Industrial Estate, Stoney Stanton
Access to public transport	Sapcote is served by the demand responsive Fox Connect bus service. No scheduled bus services within reasonable walking distance (approx. 5000m).
Proximity to open space	The site is within 1000m of open space over 1 hectare at Memorial Playing Fields, Stoney Stanton
Environmental Factors	
Biodiversity and geodiversity	LCC ecology: OK with mitigation. Arable field with hedgerow boundary; phase 1 habitat surveys required.
Townscape and landscape	The site is within the Stoney Stanton Rolling Farmland landscape character area and is characteristic of that. Key pressures include: increased urban influence at the edges of villages emphasising the dominance of the built form in the landscape and reduces that already fragmenting rural character; and loss of already scarce hedgerow trees.
Heritage assets	There are no designated heritage assets on site. LCC Archaeology: no known archaeological remains on site, but archaeological remains in vicinity. Medium risk heritage potential.
Soil resources	The site is Grade 3 and has a moderate likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site is agricultural land and so greenfield.
Flood risk	The site is within flood zone 1 (EA Maps). Small area of 1 in 30, 1 in 100, 1 in 1000 year risk of surface water flooding present.
Land contamination, pollution, and hazards	The site is has no known land contamination, pollution or other environmental quality issues.
Minerals and waste	The site is not within a Minerals Consultation Zone or affected by a safeguarded waste facility.
Economic Factors	
Available and achievable	The site was promoted in the Call for Sites 2019 on behalf of a single landowner and there are no known legal issues.

Site Reference	SAP028
Site access and impact on road network	Access from Stanton Lane which is a Class C road subject to a 60mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	No
Conclusion	Developable
Estimated number of Dwellings (density)	82 (30dph)
Timeframe for development	11 - 15
Additional information	Site also submitted as part of STO026 – Land west of Stoney Stanton. Not suitable as a standalone development away from the nearest settlement. Do not count towards final housing numbers to avoid double counting.

Site Reference	SAP029
Site Name (Parish)	London Leys Farm, Sharnford Road (Sapcote)
Proposed use	Residential
Size in hectares (developable area and reason)	7.69 ha (7.69 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	144 dwellings (30dph)
Grid Reference	E: 449368, N: 293158
Current use (previously developed?)	Agricultural land and farm buildings (Mixed)
Social Factors	
Proximity to large convenience store	The site is within 750m of the Co-op store at Sapcote.

Site Reference	SAP029
Proximity to GP surgery	The site is within 2km of the Old School Surgery at Stoney Stanton
Proximity to primary school	The site is within 990m of All Saints C of E Primary School
Proximity to secondary school	The site is 4690m from Thomas Estley Community College, Broughton Astley
Proximity to local employment	The site is within 2430m of local employment opportunities at Foxbank Industrial Estate, Stoney Stanton
Access to public transport	Sapcote is served by the demand responsive Fox Connect bus service. No scheduled bus services within reasonable walking distance (approx. 5000m).
Proximity to open space	The site is within 800m of open space over 1 hectare at Sapcote recreation ground.
Environmental Factors	ENVIRONMENTAL Factors
Biodiversity and geodiversity	The site includes possible species-rich grassland, hedges, and mature trees and potential for protected species. LRERC advise that protected species and habitats surveys required.
Townscape and landscape	The site is within the Stoney Stanton Rolling Farmland landscape character area and is characteristic of that. Key pressures include: increased urban influence at the edges of villages emphasising the dominance of the built form in the landscape and reduces that already fragmenting rural character; expansion around the edges of Stoney Stanton and Sapcote may result in the loss of individual identities; and loss of already scarce hedgerow trees.
Heritage assets	The site has no designated assets. Listed buildings in the vicinity and Sapcote Castle Scheduled Monument within 400m to the west. LCC Archaeology advise heritage potential for archaeology is high due to Neolithic, Bronze Age, Prehistoric, Roman and Medieval finds, Roman villa, Fosse Way Roman Road, historic settlement core and Medieval remains in near vicinity. Possible Ridge and Furrow earthworks in south-western field but unclear whether it still survives. Hedgerow at northern part of site follows line of former Ridge and Furrow and could be classed as 'important'.
Soil resources	The site is Grade 3 and almost all has a moderate likelihood of being best and most versatile land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site is mostly agricultural land but includes farm buildings

Site Reference	SAP029
Flood risk	The site is within Flood Zone 1. Small area of 1 in 30, 1 in 100 and 1 in 1000 year risk of surface water flooding present. <25% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	BDC Environmental Health indicate that the site has possible landfill gas affecting the northern end of the site. Further investigation is required. There are no known pollution or environmental quality issues.
Minerals and waste	The site is within the Minerals Consultation Area but LCC Minerals advise that the potential impact on mineral resources would not appear to be significant given their location. The site is not affected by a safeguarded waste facility.
Economic Factors	ECONOMIC Factors
Available and achievable	The site is promoted through Call for Sites 2019 on behalf of a single landowner. No known legal issues.
Site access and impact on road network	Access from either Sharnford Road which is a Class C road or Leicester Road which is a Class B road with 30mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	144 (30dph)
Timeframe for development	6 - 10
Additional information	

Site Reference	SAP0031
Site Name (Parish)	Nuttingore Farm, Stanton Lane (Sapcote)
Proposed use	Residential
Size in hectares (developable area and reason)	18.41ha (18.41ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	345 dwellings (30dph)
Grid Reference	E: 448458, N: 294124
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 1210m of the Co-op store at Stoney Stanton
Proximity to GP surgery	The site is within 900m of The Old School Surgery
Proximity to primary school	The site is within 900m of Manorfield C of E Primary School
Proximity to secondary school	The site is more than 5km from Thomas Estley Community College, Broughton Astley and Hastings High School, Burbage.
Proximity to local employment	The site is within 1250m of employment opportunities at Foxbank Industrial Estate.
Access to public transport	Sapcote is served by the demand responsive Fox Connect bus service. No scheduled bus services within reasonable walking distance (approx. 5000m).
Proximity to open space	The site is within 350m of (and adjoins) open space over 1 hectare at Memorial Playing Fields, Stoney Stanton
Environmental Factors	ENVIRONMENTAL Factors
Biodiversity and geodiversity	LCC ecology: needs further survey before making a decision. All grassland, possible ridge and furrow; good-looking pond with what appears to be species-rich grassland around. Hedges and ditch / watercourse to north. Retain hedge / ditch with 5m buffer zone of natural open space. Retain pond and associated habitats, possibility of more spp-rich grassland to retain as well. Retain LWS tree with no public / private open space under crown except informal open space.

Site Reference	SAP0031
Townscape and landscape	The site is within the Stoney Stanton Rolling Farmland landscape character area and is characteristic of that. Key pressures include: increased urban influence at the edges of villages emphasising the dominance of the built form in the landscape and reduces that already fragmenting rural character; expansion around the edges of Stoney Stanton and Sapcote may result in the loss of individual identities; and loss of already scarce hedgerow trees.
Heritage assets	There are no designated heritage assets on site or nearby. LCC Archaeology advise possible roman inhumation cemetery on-site (MLE284). Other known archaeological remains are within the vicinity. Heritage potential is medium risk.
Soil resources	The site is Grade 3 and almost all has a moderate likelihood of being best and most versatile land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site is mostly agricultural land and includes farm buildings
Flood risk	The site is within Flood Zone 1 (EA Maps). Small areas of 1 in 30, 1 in 100 and 1 in 1000 year risk of surface water flooding present.
Land contamination, pollution, and hazards	The site is has no known land contamination, pollution or other environmental quality issues.
Minerals and waste	The eastern part of the site is within the Minerals Consultation Zone for sand and gravel. It is not affected by a safeguarded waste facility.
Economic Factors	
Available and achievable	The site is promoted through the Call for Sites 2019 on behalf of a single landowner.
Site access and impact on road network	Access from Hinckley Road which is a class C road with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph and due consideration to be given to the requirement to alter the speed limit to cover the development as well as the village and site access. The LHA would also recommend that access be gained from either Underwood Drive or Howe Close. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No

Site Reference	SAP0031
Policy Designations	Part Area of Separation and part Countryside (Policies CS17, CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	345 dwellings (30dph)
Timeframe for development	11 - 15
Additional information	Site also submitted as part of STO026 – Land west of Stoney Stanton. SAP031 is assessed as a standalone site. The site promoter estimates a yield of 340 dwellings.

Site Reference	SAP033
Site Name (Parish)	Land South of Hinckley Road (Sapcote)
Proposed use	Residential
Size in hectares (developable area and reason)	45 ha (45 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	675 (30 dph)
Grid Reference	E:447733, N:293172
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 1130m of the Co-op store at Sapcote.
Proximity to GP surgery	The site is within 2400m of Dr K Rothwell / The Old School Surgery at Stoney Stanton
Proximity to primary school	The site is within 1000m of All Saints C of E Primary School
Proximity to secondary school	The site is more than 5km from Thomas Estley Community College, Broughton Astley and Hastings High School, Burbage
Proximity to local employment	The site is within 2850m of Foxbank Industrial Estate, Stoney Stanton

Site Reference	SAP033
Access to public transport	Sapcote is served by the demand responsive Fox Connect bus service. No scheduled bus services within reasonable walking distance (approx. 5000m).
Proximity to open space	The site is within 760m of open space over 1 hectare at Sapcote recreation ground.
Environmental Factors	
Biodiversity and geodiversity	OK with mitigation: The land is arable, and therefore acceptable for development subject to hedges being retained and protected species mitigation. There are good opportunities for BNG habitat creation, of species-rich grassland
Townscape and landscape	The site is within the Stoney Stanton Rolling Farmland landscape character area and is characteristic of that. Key pressures include: increased urban influence at the edges of villages emphasising the dominance of the built form in the landscape and reduces that already fragmenting rural character; expansion around the edges of Stoney Stanton and Sapcote may result in the loss of individual identities; and loss of already scarce hedgerow trees.
Heritage assets	No designations within or adjacent to the site. Historic Environment Record (HER) MLE287 for Bronze Age site in the west of the site. HERs for Roman activity and Bronze Age/Iron Age activity on adjacent land to the north of the site. Low to medium heritage potential.
Soil resources	The site is Grade 3 and almost all has a moderate likelihood of being best and most versatile land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site is arable agricultural land
Flood risk	The site is within Flood Zone 1 but the site is partly affected by risk of surface water flooding to along south and west boundaries (1 in 30, 1 in 100 and 1 in 1000 year extent). >=50% <75% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site is has no known land contamination, pollution or other environmental quality issues.
Minerals and waste	The site is located in a Sand and Gravel Mineral Consultation Zone but is not affected by a site protected for waste facility.
Economic Factors	
Available and achievable	The site is under single ownership with the intention of the landowner to sell. There are no known legal issues.

Site Reference	SAP033
Site access and impact on road network	Site does not have clear access to the highway network. Potential access through adjoining estate via Hawthorn Grove which is an unclassified road within a speed limit of 30 mph. Alternatively access may be onto Hinckley Road B4669 which is a Class B road with 50mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No red constraints have been identified.
Policy Designations	Countryside (Policies CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	675 (30 dph)
Timeframe for development	11-15
Additional information	

Site Reference	SAP034
Site Name (Parish)	Land West of Sharnford Road (Sapcote)
Proposed use	Residential
Size in hectares (developable area and reason)	7.78 ha (7.78 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	145 (30 dph)
Grid Reference	E:449052, N:292865
Current use (previously developed?)	Agricultural Land (No)
Social Factors	
Proximity to large convenience store	The site is within 830m of the Co-op store at Sapcote.

Site Reference	SAP034
Proximity to GP surgery	The site is within 2010m of the Old School Surgery at Stoney Stanton
Proximity to primary school	The site is within 710m of All Saints C of E Primary School
Proximity to secondary school	The site is 4720m from Thomas Estley Community College, Broughton Astley
Proximity to local employment	The site is within 2630m of local employment opportunities at Foxbank Industrial Estate, Stoney Stanton
Access to public transport	Sapcote is served by the demand responsive Fox Connect bus service. No scheduled bus services within reasonable walking distance (approx. 5000m).
Proximity to open space	The site is within 900m of open space over 1 hectare at Sapcote recreation ground.
Environmental Factors	
Biodiversity and geodiversity	OK with mitigation: The land is arable, and so acceptable for development. Hedges and pond to be retained and GCN mitigation is in place - but it would be possible to join the DLL scheme (expensive due to numbers of ponds affected, on and off-site). Retention of buffer zone to south, along ditch, also needed. There are good opportunities for BNG habitat creation, of species-rich grassland and wetland
Townscape and landscape	The site is within the Stoney Stanton Rolling Farmland landscape character area and is characteristic of that. Key pressures include: increased urban influence at the edges of villages emphasising the dominance of the built form in the landscape and reduces that already fragmenting rural character; expansion around the edges of Stoney Stanton and Sapcote may result in the loss of individual identities; and loss of already scarce hedgerow trees.
Heritage assets	No designations within or adjacent to the site. National Monument Record (NMR) excavation record for a Roman villa on the northern boundary of the site. Historic Environment Record (HER) MLE9898 for a find of Roman coins in the southeast of the site. Low heritage potential.
Soil resources	The site is Grade 3 and almost all has a moderate likelihood of being best and most versatile land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site is arable agricultural land

Site Reference	SAP034
Flood risk	The site is within Flood Zone 1. Possible small area of 1 in 30, 1 in 100 and 1 in 1000 year risk of surface water flooding affecting southern boundary. ≥25% <50% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site has no known land contamination, pollution or other environmental quality issues.
Minerals and waste	The site is not located in a Mineral Consultation Zone or affected by a site protected for waste facility.
Economic Factors	
Available and achievable	The site is in joint ownership. Both landowners intend to see the site developed as residential development.
Site access and impact on road network	Access from Sharnford Road which is a Class C Road with a 30mph speed limit on this stretch. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No red constraints have been identified
Policy Designations	Countryside (Policies CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	145 (30 dph)
Timeframe for development	11-15
Additional information	

Site Reference	SAP035
Site Name (Parish)	Land off Hinckley Road (Sapcote)
Proposed use	Residential
Size in hectares (developable area and reason)	10.61 ha (10.61 ha)

Site Reference	SAP035
Size in dwellings (density, dwelling per hectare) Size (floorspace)	198 (30 dph)
Grid Reference	E:448306, N:293263
Current use (previously developed?)	Agricultural Land (No)
Social Factors	
Proximity to large convenience store	The site is within 600m of the Co-op store at Sapcote.
Proximity to GP surgery	The site is within 1950m of the Old School Surgery at Stoney Stanton
Proximity to primary school	The site is within 500m of All Saints C of E Primary School
Proximity to secondary school	The site is 5380m from Thomas Estley Community College, Broughton Astley
Proximity to local employment	The site is within 2320m of local employment opportunities at Foxbank Industrial Estate, Stoney Stanton
Access to public transport	Sapcote is served by the demand responsive Fox Connect bus service. No scheduled bus services within reasonable walking distance (approx. 5000m).
Proximity to open space	The site is within 220m of open space over 1 hectare at Sapcote recreation ground.
Environmental Factors	
Biodiversity and geodiversity	Incorporates SAP019 and SAP025. SAP019 part is species-rich grassland and a candidate Local Wildlife Site. LRERC advise that protected species and habitat surveys needed. SAP025 part LCC ecology state: OK with mitigation and avoidance. Includes land for GCN mitigation and SUDS associated with development to north which needs to be retained and protected. Additional GCN connectivity required along southern hedgerow - wide margin of rough grass along hedge. Protect hedge to east, with 5m buffer of natural open space. Retain LWS tree; no private/public open space or development under crown, unless informal open space.
Townscape and landscape	The site is within the Stoney Stanton Rolling Farmland landscape character area and is characteristic of that. Key pressures include: increased urban influence at the edges of villages emphasising the dominance of the built form in the landscape and reducing the already fragmenting rural character; expansion around the edges of Stoney Stanton and Sapcote may result in the loss of individual identities; and loss of already scarce hedgerow trees.

Site Reference	SAP035
Heritage assets	<p>Incorporates sites SAP019 and SAP025. No designated heritage assets on the site. LCC Archaeology for SAP025: evaluation recorded prehistoric and Roman activity (MLE23428 and MLE25712), other known archaeological remains in the vicinity of the site (MLE282 and MLE292). The site is partly within Sapcote historic settlement core and within 45m of Scheduled Monument (Sapcote Castle and moat), associated enclosure (not Scheduled) continues into site and within 190m of Grade II Listed church. LCC Archaeology advise that the heritage potential for SAP019 is certain including: potential for site to contain archaeological remains of equivalent significance to Scheduled Monument; Palaeolithic, Bronze Age, Iron Age, Roman, and Medieval finds recorded in near vicinity. Bronze Age, Iron Age, Roman, Early Medieval, Saxo-Norman and Medieval remains, Prehistoric burial and Roman cemetery recorded in vicinity. Possible Ridge and Furrow earthworks on site - if so could be considered as a positive contribution to the setting of the Scheduled Monument. Heritage potential is medium risk.</p>
Soil resources	<p>The site is Grade 3 and almost all has a moderate likelihood of being best and most versatile land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.</p>
Previously developed land	<p>The site is arable agricultural land</p>
Flood risk	<p>The site is within Flood Zone 1. Possible small area of 1 in 30, 1 in 100 and 1 in 1000 year risk of surface water flooding affecting site. >=25% <50% area susceptible to groundwater flooding</p>
Land contamination, pollution, and hazards	<p>The site has no known land contamination, pollution or other environmental quality issues.</p>
Minerals and waste	<p>The site is not located in a Mineral Consultation Zone or affected by a site protected for waste facility.</p>
Economic Factors	
Available and achievable	<p>The site is in joint ownership. Both landowners intend to see the site developed as residential development.</p>
Site access and impact on road network	<p>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. Detailed consideration would be required as part of the usual development management process.</p>
Overall Assessment	

Site Reference	SAP035
Identified Red Constraints	No red constraints have been identified
Policy Designations	Countryside (Policies CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	198 (30 dph)
Timeframe for development	11-15
Additional information	Agent estimates site can accommodate 220 dwellings



Settlement Map: Sharnford

ESHA001

SHA010

SHA010

SHA009

SHA008

Sharnford

Site Reference	SHA008
Site Name (Parish)	Land west of Coventry Road (Sharnford)
Proposed use	Housing
Size in hectares (developable area and reason)	0.87 ha (0.87ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	21 dwellings (30dph)
Grid Reference	E:447760, N: 291552
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 2610m of the Co-operative store in Sapcote.
Proximity to GP surgery	The site is within 4020m of The Old School Surgery in Stoney Stanton.
Proximity to primary school	The site is within 1040m of Sharnford Primary School.
Proximity to secondary school	The site is within 5320m of Hastings High School in Burbage.
Proximity to local employment	The site is within 4550m of Foxbank Industrial Estate in Stoney Stanton.
Access to public transport	Sharnford is served by the demand responsive Fox Connect bus service. No scheduled bus services within reasonable walking distance (approx. 5000m and no footway).
Proximity to open space	The site is within 1810m of open space over 1 hectare at Fosse Meadows nature reserve.
Environmental Factors	ENVIRONMENTAL Factors
Biodiversity and geodiversity	LCC Ecology: part OK with mitigation. Further survey needed. Grassland to north and south may be species-rich as the destroyed LWS was. Retain hedges and trees with at least 5m buffer zone natural open space.
Townscape and landscape	The site is in Aston Flamville Wooded Farmland. Characteristics of the LCA: distinct rural character; two small settlements with designated conservation area status; skyline is predominately wooded. Key Pressures include urban expansion of surrounding settlements; reduction in natural vegetation and trees; diversification of farmland to non-agricultural uses.
Heritage assets	There are no protected heritage assets on or adjacent the site. LCC Archaeology: no known archaeological remains on-site. Sharnford settlement core (MLE316) lies along the eastern boundary; medieval / post-medieval pits and ditches (MLE22888) were recorded to the immediate east. Heritage potential is medium-risk.

Site Reference	SHA008
Site Name (Parish)	Land west of Coventry Road (Sharnford)
Soil resources	The site is categorised as urban / industrial land.
Previously developed land	The site is greenfield.
Flood risk	The site is in Flood Zone 1 with a small area of 1 in 1000 year extent surface water flood risk. >=25% <50% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site is within 250m of a historic landfill site to the south (adjacent to the B4114). Further investigation may be required to determine any potential land contamination / pollution.
Minerals and waste	This site lies within Sand and Gravel Mineral Consultation Areas (and proposed Mineral Safeguarding Areas). It has the potential to sterilise sand and gravel resources. A mineral assessment of the potential effect of the proposed development on the mineral resource beneath and adjacent to the site should be carried out. It is not affected by a safeguarded waste site.
Economic Factors	ECONOMIC Factors
Available and achievable	The site is in single ownership by a house-builder.
Site access and impact on road network	Proposed access through the new-build residential development to the east from Butler Close, unclassified road. LCC Highways suggest that due consideration to be given to the requirement to alter the speed limit to cover the development as well as the village and site access. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	The site is in Countryside (policy CS18)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	21 (30dph)

Site Reference	SHA008
Site Name (Parish)	Land west of Coventry Road (Sharnford)
Timeframe for development	6 - 10
Additional information	Planning application 24/0957/FUL - 19 dwellings. Decision pending.

Site Reference	SHA009
Site Name (Parish)	Leicester Road (Sharnford)
Proposed use	Housing
Size in hectares (developable area and reason)	0.80 ha (0.79 ha due to flood zone 3)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	19 (30dph)
Grid Reference	E:447774, N:291715
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is approximately 620m from the Post Office and Village store, Sharnford and is 2500m from Co-op, Sapcote.
Proximity to GP surgery	The site is approximately 310m from a conjoined GP Service: Sharnford Surgery at Evergreen/Village Hall. A full GP Service is located 3920m away at Old School Surgery, Stoney Stanton.
Proximity to primary school	The site is 950m from Sharnford CofE Primary School.
Proximity to secondary school	The site is approximately 5.96km via PROW to Thomas Estley Broughton Astley and 5.35 km, partially by PROW to Hastings High school, Burbage within Hinckley and Bosworth BC.
Proximity to local employment	The Site is 4600m, by established PROW, from Foxbank Industrial Estate, Station Road, Stoney Stanton.
Access to public transport	Sharnford is served by the demand responsive Fox Connect bus service. No scheduled bus services within reasonable walking distance (approx. 5000m and no footway).
Proximity to open space	The Site is 1060m from informal open space/natural green space at Fosse Meadows nature reserve.
Environmental Factors	
Biodiversity and geodiversity	Red: Part Reject; Part Further Survey: Part of site to west is grassland. Habitat surveys needed. Some trees look significant. Retain hedges, trees and pond. BNG requirements will be high.

Site Reference	SHA009
Site Name (Parish)	Leicester Road (Sharnford)
Townscape and landscape	The site is in Aston Flamville Wooded Farmland. Characteristics of the LCA: distinct rural character; two small settlements with designated conservation area status; woodland features prominently in skyline. Key Pressures: HNRFI industrialisation; urban expansion of surrounding settlements; reduction in natural vegetation and trees; diversification of farmland to non-agricultural uses.
Heritage assets	No designations within the site but the site is within a Historic Environment Record (HER) for the historic settlement core of Sharnford (MLE316). Grade II listed Pipalipen House site is adjacent to the east. Medium heritage potential.
Soil resources	Defra classifies the site as grade 4 agricultural land. 40 % of site is categorised as Urban/Industrial Land. 60% of the site has a moderate likelihood of being BMV.
Previously developed land	The site is Agricultural land and farm buildings / farmhouse. Most of the site is considered greenfield.
Flood risk	Most of the site is in Flood Zone 1; a very small part of the site (less than 1%) on the northern boundary is affected by flood zone 3. The length of the northern boundary abuts flood zone 2 and 3. Very small areas of 1 in 100 and 1 in 1000 year risk of surface water flooding are within the site. >=25% <50% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	There is no known pollution or hazards on the site. The site is 310m from a historic landfill site to the south (adjacent to the B4114).
Minerals and waste	This site lies within Sand and Gravel Mineral Consultation Areas (and proposed Mineral Safeguarding Areas) and has the potential to sterilise sand and gravel resources. A mineral assessment of the potential effect of the proposed development on the mineral resource beneath and adjacent to the site should be carried out. It is not affected by a safeguarded waste site.
Economic Factors	
Available and achievable	The site is in single ownership. Discussions with developers are ongoing.
Site access and impact on road network	Primary access onto Leicester Road B4114 which is Class B road with 30mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	A small part of the site is in flood zone 3.

Site Reference	SHA009
Site Name (Parish)	Leicester Road (Sharnford)
Policy Designations	Within limits to built development.
Suitable	Yes
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	19 (30dph)
Timeframe for development	6-10 Years
Additional information	

Site Reference	SHA010
Site Name (Parish)	Land off Mill Lane
Proposed use	Housing
Size in hectares (developable area and reason)	12.12. ha (12.12. ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	227 (30dph)
Grid Reference	E:448281, N:292239
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is approximately 480m from the Post Office and Village store Sharnford and is 1470m from the Co-op, Sapcote.
Proximity to GP surgery	The site is approximately 800m from a conjoined GP Service: Sharnford Surgery at Evergreen/Village Hall. A full GP Service is located 2910m away at Old School Surgery, Stoney Stanton.
Proximity to primary school	The site is 180m from Sharnford Church of England Primary School.
Proximity to secondary school	The site is approximately 5700m via PROW to Thomas Estley Broughton Astley and 5450m partially by PROW to Hastings High school, Burbage within Hinckley and Bosworth BC.
Proximity to local employment	The Site is 3550m, by established PROW, from Foxbank Industrial Estate, Station Road, Stoney Stanton.

Site Reference	SHA010
Site Name (Parish)	Land off Mill Lane
Access to public transport	Sharnford is served by the demand responsive Fox Connect bus service. No scheduled bus services within reasonable walking distance (approx. 5000m and no footway).
Proximity to open space	The Site is 1060m from informal open space/natural green space at Fosse Meadows nature reserve.
Environmental Factors	
Biodiversity and geodiversity	Needs habitat survey and badger/GCN surveys or enter GCN DLL scheme. Grassland is marked with ridge and furrow and therefore old and undisturbed. It is likely to have biodiversity value, at least in part. There may be species-rich grassland, so the habitat survey is needed before making decision. BNG requirements will be high unless a significant proportion of best quality grassland retained.
Townscape and landscape	The site is located within Stoney Stanton's Rolling Farmland character area. Characteristics of the LCA: Gently rolling landform with predominately arable agriculture; former quarrying activity influences the landscape and has produced a leisure industry; topography and landforms produce open and varied views Key Pressures: loss of wildlife corridors through changing field patterns; HNRFI and increased industrial activity; merging of Stoney Stanton and Sapcote through peripheral development. Climate change related alterations to local hydrology and riparian habitats.
Heritage assets	No designations within or adjacent to the site. Western part of site has Historic Environment Records (HER) for cropmarks (MLE17102), Anglo-Saxon brooch (MLE6092), Roman finds (MLE7724) and the site of a possible medieval windmill (MLE305) and post-medieval windmill (MLE306). Medium heritage potential.
Soil resources	The site is grade 3-4 agricultural land. 85% of site has a moderate likelihood of being BMV land. 15% of the site is categorised as urban /industrial use. .
Previously developed land	The site is agricultural land and so categorised as greenfield.
Flood risk	The site is in Flood Zone 1. Very small areas of 1 in 100 and 1 in 1000 year risk of surface water flood risk along site boundary. >=75% area susceptible to groundwater flooding therefore a site specific risk assessment may be required to fully inform the likelihood of groundwater flooding.

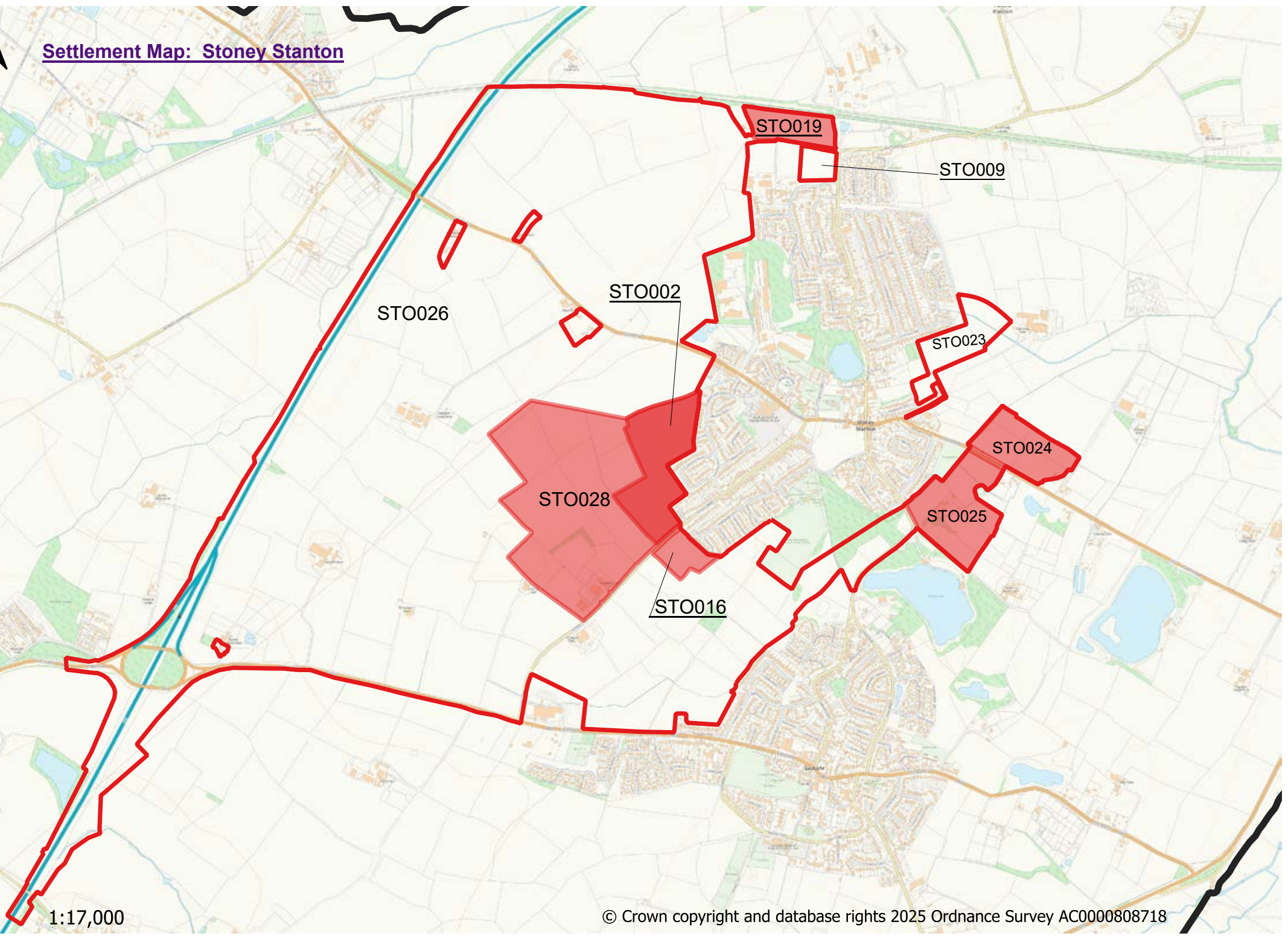
Site Reference	SHA010
Site Name (Parish)	Land off Mill Lane
Land contamination, pollution, and hazards	Distributor power lines run across the northern portion of the site. The site is within 880m of a former landfill site to the southwest. There is no other known pollution or hazards.
Minerals and waste	30% of the site lies within the Sand and Gravel Mineral Consultation Areas (and proposed Mineral Safeguarding Areas) and has the potential to sterilise sand and gravel resources. A mineral assessment of the potential effect of the proposed development on the mineral resource beneath and adjacent to the site should be carried out. It is not affected by a safeguarded waste site.
Economic Factors	
Available and achievable	The land is in single ownership.
Site access and impact on road network	Access onto Mill Lane which is a with 30mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	There are no identified constraints.
Policy Designations	The site is in Countryside (policy CS18)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	227 (30dph)
Timeframe for development	11-15 Years
Additional information	

Site Reference	ESHA001
Site Name (Parish)	Aston Lane
Proposed use	Employment and retail

Site Reference	ESHA001
Size in hectares (developable area and reason)	14.06 ha (14.06ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	The site promoter indicates: 21,600m ² B1, B2 and B8 uses and use class A floorspace of up to 5,400m ²
Grid Reference	E:447481, N:292160
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Access to public transport	Sharnford is served by the demand responsive Fox Connect bus service. No scheduled bus services within reasonable walking distance (approx. 5000m and no footway).
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology: OK with mitigation. Arable, OK with retention hedges with 5m buffer zones natural open space. If GCN present in pond and off-site ponds, may need to adjust layout to create corridors, buffers etc.
Townscape and landscape	The site is within the Aston Flamville Wooded Farmland landscape character area. The landscape sensitivity is moderate high for small scale commercial and high for large scale commercial.
Heritage assets	There are no known heritage assets on or adjacent to the site. LCC archaeology: Neolithic / Bronze Age flint scatter (MLE311) on-site; further flints from Mickle Hill (MLE7392) to south-west and Mesolithic / Bronze Age flint scatters to the north. Large area with some potential for prehistoric occupation: heritage potential is medium risk.
Soil resources	The site is Grade 3 agricultural land and has a moderate likelihood of being best and most versatile.
Previously developed land	The site is greenfield.
Flood risk	The site is in Flood Zone 1 but part of the site affected by 1 in 30, 1 in 100 and 1 in 1,000 year extent surface water flood risk.
Land contamination, pollution, and hazards	There are no known sources of land contamination or pollution.
Minerals and waste	The site is not within a Minerals Consultation Zone and the site is not protected for a waste facility.
Economic Factors	ECONOMIC Factors
Available and achievable	The site is in single ownership and there is an intention to sell or develop the site. An overhead power line crosses through the site and this will affect any proposed layout.

Site Reference	ESHA001
Site access and impact on road network	Access from Aston Lane which is a class C road with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph and due consideration to be given to the requirement to alter the speed limit to cover the development as well as the village and site access. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	The site is located in Countryside.
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	The site promoter indicates: 21,600m ² B1, B2 and B8 uses and use class A floorspace of up to 5,400m ²
Timeframe for development	6 - 10
Additional information	A recent planning application to extend an existing B8 haulage yard on part of this site was withdrawn before a decision was made (Ref 22/0235/FUL).

Settlement Map: Stoney Stanton



1:17,000

Stoney Stanton

Site Reference	STO002
Site Name (Parish)	Land at Boundary Farm (smaller site) Stanton Lane, Stoney Stanton
Proposed use	Housing
Size in hectares (developable area and reason)	9.65 ha (9.65ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	180 (30dph)
Grid Reference	E: 448894 N: 295681
Current use (previously developed?)	Agricultural Land (No)
Social Factors	
Proximity to large convenience store	The site is within 1090m of the Co-op store at Stoney Stanton.
Proximity to GP surgery	The site is within 840m of the Old School Surgery in Stoney Stanton.
Proximity to primary school	The site is within 850m of Manorfield C of E Primary School.
Proximity to secondary school	The site is more than 5km to Heath Lane Academy, Earl Shilton or Hastings High School, Burbage.
Proximity to local employment	The site is within 1110m of Foxbank Industrial Estate, Station Road, Stoney Stanton.
Access to public transport	The site is within 1250m of a bus stop. Stoney Stanton is served by the demand responsive FoxConnect bus service.
Proximity to open space	The site is within 760m of open space over 1 hectare at Memorial Playing Fields.
Environmental Factors	
Biodiversity and geodiversity	LCC ecology advise that there are possible protected species and that protected species and habitat surveys are required.
Townscape and landscape	The site is within the Stoney Stanton Rolling Farmland Landscape Character Area and is characteristic of this. Low to moderate landscape sensitivity for residential. Key sensitivities include: sense of separation the landscape maintains between distinct settlements including Stoney Stanton and Sapcote and wide and open views due to undulating land form and limited mature vegetation.
Heritage assets	There are no designated heritage assets within the vicinity. LCC Archaeology advise that heritage potential is high.

Site Reference	STO002
Soil resources	The land is Grade 3 with approximately 60% of the site having a moderate likelihood of being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile.
Previously developed land	The site is currently in agricultural use and so is greenfield.
Flood risk	The site is located in Flood Zone 1. SRFA1 indicates surface water flood risk along Tansey Crescent – very small areas of 1 in 30, 1 in 100 and 1 in 1000 risk. >=25% <50% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site is unlikely to be affected by land contamination or landfill, pollution and the site is unlikely to cause groundwater pollution or other environmental quality issues.
Minerals and waste	The site is not located in a Minerals Consultation Zone nor is it close to a site protected for a waste facility.
Economic Factors	
Available and achievable	The site is promoted through Call for Sites 2019 on behalf of a single landowner who intends to sell / develop the site. There are no known legal issues.
Site access and impact on road network	Access to the site from Hinckley Road which is a Class C road with 30mph and 60mph speed limits. LCC Highways advise that the 30mph speed limit may need to be extended and a footway provided adjacent to the site on Hinckley Road. This would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Countryside (Policy CS18 and Policy Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	180 (30dph)
Timeframe for development	6-10 years

Site Reference	STO002
Additional information	The site promoter indicates that the estimated dwelling yield is 120 dwellings. The site is also promoted as a wider development (see STO026). Do not count towards final housing numbers to avoid double counting.

Site Reference	STO009
Site Name (Parish)	Land west of Huncote Road Stoney Stanton
Proposed use	Housing
Size in hectares (developable area and reason)	1.54 ha (1.54ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	37 (30dph)
Grid Reference	E: 448894 N: 295681
Current use (previously developed?)	Agricultural Land (No)
Social Factors	
Proximity to large convenience store	The site is within 1130m of the Co-op store at Stoney Stanton.
Proximity to GP surgery	The site is within 1190m of the Old School Surgery, Stoney Stanton.
Proximity to primary school	The site is within 1260m of Manorfield C of E Primary School.
Proximity to secondary school	The site is more than 5km from Heath Lane Academy, Earl Shilton or Thomas Estley College, Broughton Astley
Proximity to local employment	The site is within 1560m of employment opportunities at Foxbank Industrial Estate.
Access to public transport	The site is within 160m of a bus stop. Stoney Stanton is served by the demand responsive FoxConnect bus service.
Proximity to open space	The site is within 630m of open space over 1 hectare at Cadle Close.
Environmental Factors	
Biodiversity and geodiversity	Arable field with hedges. LCC ecology advise that possible protected species surveys needed.
Townscape and landscape	The site is within the Stoney Stanton Rolling Farmland Landscape Character Area and is characteristic of this. Low to moderate landscape sensitivity for residential. Key sensitivities include: wide and open views due to undulating land form and limited mature vegetation.

Site Reference	STO009
Heritage assets	There are no designated heritage assets on the site or in the vicinity. LCC Archaeology advise that heritage potential is high.
Soil resources	The land is Grade 3 with a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site is greenfield.
Flood risk	The site is within Flood Zone 1. Surface water flood risk affects eastern part of site along Huncote Road. ≥25% <50% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site is unlikely to be affected by land contamination or landfill, pollution, groundwater pollution or other environmental quality issues
Minerals and waste	The site is not located in a Minerals Consultation Zone nor is it close to a site protected for a waste facility.
Economic Factors	
Available and achievable	The site is promoted on behalf of a developer. There is a single landowner and no known legal issues.
Site access and impact on road network	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. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	37 (30dph)
Timeframe for development	6-10 years
Additional information	

Site Reference	STO016
Site Name (Parish)	Land south of Hinckley Road Stoney Stanton
Proposed use	Housing
Size in hectares (developable area and reason)	2.26 ha (2.26ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	42 (30dph)
Grid Reference	E: 448390 N: 294225
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 990m of the Co-op store, Stoney Stanton
Proximity to GP surgery	The site is within 750m of the Old School Surgery, Stoney Stanton.
Proximity to primary school	The site is within 760m of Manorfield C of E Primary School.
Proximity to secondary school	The site is more than 5km to Heath Lane Academy, Earl Shilton or Thomas Estley College, Broughton Astley.
Proximity to local employment	The site is within 1000m of Foxbank Industrial Estate, Station Road, Stoney Stanton.
Access to public transport	The site is within 1160m of a bus stop. Stoney Stanton is served by the demand responsive FoxConnect bus service.
Proximity to open space	The site is within 670m of open space over 1 hectare at Memorial Playing Fields, Stoney Stanton.
Environmental Factors	
Biodiversity and geodiversity	Arable land. Possible protected species. LRERC advise that species and hedge surveys required.
Townscape and landscape	The site is within the Stoney Stanton Rolling Farmland Landscape Character Area and is characteristic of this. Low to moderate landscape sensitivity for residential. Key sensitivities include: sense of separation the landscape maintains between distinct settlements including Stoney Stanton and Sapcote and wide and open views due to undulating landform and limited mature vegetation.
Heritage assets	There are no designated heritage assets within the site or in the vicinity. Possible Roman cemetery nearby (MLE284). LCC Archaeology advise that heritage potential is high.

Site Reference	STO016
Soil resources	The land is Grade 3 with approximately 80% of the site having a moderate likelihood of being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site is agricultural land.
Flood risk	The site is located in Flood Zone 1. SFRA1 indicates some limited surface water flood risk along the eastern boundary. Very small area of 1 in 30, 1 in 100 and 1 in 1000 year risk. $\geq 25\%$ $< 50\%$ area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site is unlikely to be affected by land contamination or landfill, pollution, groundwater pollution or other environmental quality issues.
Minerals and waste	The site is not located in a Mineral Consultation Zone nor is the site protected for a waste facility.
Economic Factors	
Available and achievable	The site is promoted through the Call for Sites 2019 on behalf of a single landowner who intends to sell or develop the site. There are no known legal issues.
Site access and impact on road network	Access from Hinckley Road which is a Class C road with 30mph speed limit. The 30mph speed limit may need to be extended. This would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	42 (30dph)
Timeframe for development	6-10 years

Site Reference	STO016
Additional information	It also forms part of larger site SAP031. Do not count towards final housing numbers to avoid double counting.

Site Reference	STO019
Site Name (Parish)	Land at junction of Huncote Road and Calor Gas access road, Stoney Stanton
Proposed use	Housing
Size in hectares (developable area and reason)	3.6 ha (2.52ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	47 (30dph)
Grid Reference	E: 448806 N: 295812
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 1300m of the Co-op store at Stoney Stanton
Proximity to GP surgery	The site is within 1420m of the Old School Surgery, Stoney Stanton.
Proximity to primary school	The site is within 1480m of Manorfield C of E Primary School.
Proximity to secondary school	The site is more than 5km from Heath Lane Academy, Earl Shilton or Thomas Estley College, Broughton Astley.
Proximity to local employment	The site is within 1650m of employment opportunities at Foxbank Industrial Estate
Access to public transport	The site is within 370m of a bus stop. Stoney Stanton is served by the demand responsive FoxConnect bus service.
Proximity to open space	The site is within 800m of open space over 1 hectare at Cadle Close.
Environmental Factors	
Biodiversity and geodiversity	Wildlife corridor to the north of the site. LRERC advise that protected species surveys required.
Townscape and landscape	The site is within the Stoney Stanton Rolling Farmland Landscape Character Area and is characteristic of this. Low to moderate landscape sensitivity for residential. Key sensitivities include: wide and open views due to undulating landform and limited mature vegetation.

Site Reference	STO019
Heritage assets	Former 19th century 'tramway' cutting within western limit of site and railway along northern boundary. Roman, Medieval and Post-Medieval finds recorded in vicinity. Some potential for archaeological remains to be present. LCC Archaeology advise that the heritage potential is medium.
Soil resources	The land is Grade 3 with a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site is greenfield.
Flood risk	The site is in Flood Zone 1. SRFA1 indicates surface water flood risk on eastern boundary – very small area of 1 in 30, 1 in 100 and 1 in 1000 year risk. ≥25% <50% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	Electricity lines run across the northwest corner and the northwest corner is within the Hazard Consultation Zone for Calor Gas. This may affect the developable area of the site. The site is unlikely to be affected by land contamination / landfill or cause groundwater pollution.
Minerals and waste	The site is not located in a Mineral Consultation Zone or is a site protected for a waste facility.
Economic Factors	
Available and achievable	The site is promoted through the Call for Sites 2019 on behalf of a landowner and a developer who intend to sell / develop the site. There are no known legal issues.
Site access and impact on road network	Access from a local road joining Huncote Road which is Class C road with a 30mph speed limit. The access route meets Huncote Road on a sharp bend, where the speed limit is 60mph. This would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Yes. Approx. 30% within Hazard Consultation Zone.
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes

Site Reference	STO019
Conclusion	Developable
Estimated number of Dwellings (density)	47 (30dph)
Timeframe for development	6 – 10 years
Additional information	Part of the site is not suitable for development as it is within the Hazard Consultation Zone. This could also affect the deliverability of the site. The site also forms part of STO026 and so should not be counted to avoid double counting.

Site Reference	STO023
Site Name (Parish)	Land off Middleton Close, Stoney Stanton
Proposed use	Housing
Size in hectares (developable area and reason)	5.48 ha (3.11ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	58 (30dph)
Grid Reference	E: 449395 N: 294986
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 530m of the Co-op store in Stoney Stanton centre
Proximity to GP surgery	The site is within 800m of The Old School Surgery
Proximity to primary school	The site is within 850m of Manorfield C of E Primary School
Proximity to secondary school	The site is within 4800m of Thomas Estley College, Broughton Astley
Proximity to local employment	The site is within 1020m of employment opportunities at Foxbank Industrial Estate
Access to public transport	The site is within 540m of a bus stop. Stoney Stanton is served by the demand responsive FoxConnect bus service.
Proximity to open space	The site is within 840m of open space over 1 hectare at Memorial Playing Fields.
Environmental Factors	

Site Reference	STO023
Biodiversity and geodiversity	LCC Ecology advise that protected species surveys are required. All grassland, which may be species-rich, some adjacent grassland was, but is not part developed. Watercourse through northern part needs protection with 5m buffer zone to bank. Northern hedge also looks good, with mature trees; 10m buffer. 5m buffer to other retained hedges; all buffer zones to be natural open space.
Townscape and landscape	The site is within the Stoney Stanton Rolling Farmland Landscape Character Area and is characteristic of this. Low to moderate landscape sensitivity for residential. Key sensitivities include: wide and open views due to undulating land form and limited mature vegetation.
Heritage assets	The south-west part of the site appears to contain the remains of Medieval Ridge and Furrow cultivation but their condition and significance are not currently understood. Roman, Medieval and Post-Medieval coins have been recovered within and adjacent to the site. The Historic Settlement Core lies to the west. LCC Archaeology advise that heritage potential is uncertain and further investigation is required.
Soil resources	The land is Grade 3 with a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site is greenfield.
Flood risk	New EA Maps show the north east part of the site is affected by Flood Zones 2 and 3. New EA maps show surface water flood risk in northeast part of site – area of 1 in 1000 year risk >=50% <75% area susceptible to groundwater flooding (50% of site) >75% area susceptible to groundwater flooding (25% of site) Due to a significant part of the site being at higher risk of groundwater flooding (>=75%) a site specific risk assessment may be required to fully inform the likelihood of groundwater flooding.
Land contamination, pollution, and hazards	The site is unlikely to be affected by land contamination / landfill or pollution and the site is unlikely to cause groundwater pollution.
Minerals and waste	The eastern part of the site is within the Mineral Consultation Zone for rock. The site is not protected for a waste facility.
Economic Factors	
Available and achievable	The site is promoted through Call for Sites 2019 on behalf of a single landowner who intends to sell / develop the site. There are no known detrimental legal issues.

Site Reference	STO023
Site access and impact on road network	Access from a byway or via Middleton Close / Abbot Drive which are unclassified road subject to third party landownership. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Countryside (Policies CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	58 (30dph)
Timeframe for development	6-10 years
Additional information	

Site Reference	STO024
Site Name (Parish)	Land north of Broughton Road Stoney Stanton
Proposed use	Housing or employment
Size in hectares (developable area and reason)	5.91ha (5.91ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	110 (30dph) Or 22,750 sqm
Grid Reference	E: 449641 N: 294617
Current use (previously developed?)	Agriculture / paddocks (No)
Social Factors	
Proximity to large convenience store	The site is within 690m of the Co-op store in Stoney Stanton centre
Proximity to GP surgery	The site is within 970m of The Old School Surgery

Site Reference	STO024
Proximity to primary school	The site is within 1010m of Manorfield C of E Primary School
Proximity to secondary school	The site is within 4210m of Thomas Estley College, Broughton Astley
Proximity to local employment	The site is within 1190m of employment opportunities at Foxbank Industrial Estate
Access to public transport	The site is within 700m of a bus stop. Stoney Stanton is served by the demand responsive FoxConnect bus service.
Proximity to open space	The site is within 1000m of open space over 1 hectare at Memorial Playing Fields.
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology: further surveys required. All grassland, which may be species-rich. Some good mature trees and hedges. 5m buffer to retained hedges. All buffer zones to be natural open space.
Townscape and landscape	The site is within the Stoney Stanton Rolling Farmland Landscape Character Area and is characteristic of this. Low to moderate landscape sensitivity for residential. Key sensitivities include: sense of separation the landscape maintains between distinct settlements including Stoney Stanton and Sapcote, mature hedgerow trees and wide and open views due to undulating land form and limited mature vegetation.
Heritage assets	There are no designated heritage assets on site or nearby. LCC Archaeology advise Iron Age site (MLE17840) to east of the area on-site, historic settlement core of Stoney Stanton to the west. Heritage potential is medium risk.
Soil resources	The land is Grade 3 with a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site is agricultural land and so greenfield.
Flood risk	The new EA Maps show the site is affected by Flood Zones 2 and 3 along western boundary. Surface water flood risk on east and west boundaries – significant areas of 1 in 30, 1 in 100 and 1 in 1000 year risk of flooding. >=50% <75% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	There are no known land contamination, landfill, pollution or other environmental quality issues.
Minerals and waste	The southern edge of the site is within the Minerals Consultation Zone for rock. The site is not affected by a safeguarded waste facility.
Economic Factors	

Site Reference	STO024
Available and achievable	The site is promoted through the Call for Sites 2019 on behalf of a single landowner. There are no known legal issues.
Site access and impact on road network	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 and due consideration to be given to the requirement to alter the speed limit to cover the development as well as the village and site access. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Countryside (Policies CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density) or floorspace (sqm)	110 (30dph) or 22,750 sqm
Timeframe for development	6-10 years
Additional information	The site promoter considers that the site may also be suitable for other uses such as small-scale employment, retail, leisure, recreation or community facilities and indicates the employment floorspace yield would be 23,049sqm (mix of B uses).

Site Reference	STO025
Site Name (Parish)	Land south of Broughton Road Stoney Stanton
Proposed use	Housing
Size in hectares (developable area and reason)	8.85 ha (8.85ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	165 (30dph)

Site Reference	STO025
Grid Reference	E: 449422 N: 294385
Current use (previously developed?)	Agriculture, paddocks (No)
Social Factors	
Proximity to large convenience store	The site is within 840m of the Co-op store in Stoney Stanton centre
Proximity to GP surgery	The site is within 1100m of The Old School Surgery
Proximity to primary school	The site is within 1150m of Manorfield C of E Primary School
Proximity to secondary school	The site is within 4250m of Thomas Estley College, Broughton Astley
Proximity to local employment	The site is within 1330m of employment opportunities at Foxbank Industrial Estate
Access to public transport	The site is within 840m of a bus stop. Stoney Stanton is served by the demand responsive FoxConnect bus service.
Proximity to open space	The site is within 850m of open space over 1 hectare at natural greenspace / Memorial Playing Fields.
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology advise further surveys required. All grassland, which may be species-rich, some grassland known to be good in past. Some good mature trees and hedges. 5m buffer to retained hedges and all buffer zones to be natural OS.
Townscape and landscape	The site is within the Stoney Stanton Rolling Farmland Landscape Character Area and is characteristic of this. Low to moderate landscape sensitivity for residential. Key sensitivities include: sense of separation the landscape maintains between distinct settlements including Stoney Stanton and Sapcote, mature hedgerow trees, wide and open views due to undulating land form and limited mature vegetation and public rights of way.
Heritage assets	There are no designated heritage assets on site or nearby. LCC Archaeology advise no known archaeological remains on the site. Quarry at Stoney Cove to immediate south (MLE21730) and Iron Age site to the east (MLE17840). Heritage potential is medium risk.
Soil resources	The land is Grade 3 with a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site is agricultural land and so greenfield.

Site Reference	STO025
Flood risk	The site is within Flood Zone 1 (EA Maps and SFRA). However, SFRA2 states the site may be at risk from an unmodelled ordinary watercourse. This should be investigated at site-specific FRA stage. Significant part of site along north west boundary affected by surface water flood risk (1 in 30, 1 in 100 and 1 in 1000 year extents) >=50% <75% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	There is a record of historic landfill record on site. No other known pollution or other environmental quality issues.
Minerals and waste	The site is within the Minerals Consultation Zone for rock. The site is not affected by a safeguarded waste facility.
Economic Factors	
Available and achievable	The site is promoted through the Call for Sites 2019 on behalf of a single landowner who has held discussions with potential developers. There are no known legal issues.
Site access and impact on road network	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 and due consideration to be given to the requirement to alter the speed limit to cover the development as well as the village and site access. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	165 (30dph)
Timeframe for development	6-10 years

Site Reference	STO025
Additional information	The site promoter considers that the site may also be suitable for other uses such as small scale employment, retail, leisure, recreation or community facilities. The employment floorspace yield would be 34,515sqm (mix of B uses).

Site Reference	STO026
Site Name (Parish)	Land west of Stoney Stanton, Stoney Stanton*
Proposed use	Mixed use residential led development
Size in hectares (developable area and reason)	280ha (280ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	5,000 dwellings, employment land and associated infrastructure (based on site promoter's information)
Grid Reference	E: 447595 N: 294571
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 1400m of the Co-op at Stoney Stanton but the scale of the proposed site means there is potential to provide a new convenience store(s).
Proximity to GP surgery	The site is within 1350m of the Old School Surgery but the scale of the proposed site means there is potential to provide new GP facilities.
Proximity to primary school	The site is within 1250m of Manorfield C of E Primary School but the scale of the proposed site means there is potential to provide new primary school facilities.
Proximity to secondary school	The site is within 4370m of Heath Land Academy, Earl Shilton but the scale of the proposed site means there is potential to provide new secondary school facilities.
Proximity to local employment	The site is within 940m of Foxbank Industrial Estate but the scale of the proposed site means there is potential to provide new employment opportunities.
Access to public transport	Stoney Stanton is within the service area for the FoxConnect demand responsive transport service.
Proximity to open space	The site is within 1570m of War Memorial Playing Fields, Stoney Stanton but the scale of the proposed site means there is potential to provide new open space.
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology advise that the site is OK with mitigation. A lot is arable, with some grassland; it is not known if any of this is species-rich, but this is not a particularly species-rich or diverse area of countryside.

Site Reference	STO026
	Development masterplans should be able to retain pockets of spp-rich grassland and habitat features such as hedges, ponds and mature trees. There are numerous ponds, and if these have GCNs (which are present around Sapcote in the south) this could affect layout; ponds would need to retain habitat connectivity.
Townscape and landscape	The site is located within the Stoney Stanton Rolling Farmland landscape character area where landscape sensitivity is low-moderate for residential, moderate for small scale commercial and moderate high for large scale commercial development. Key sensitivities include: rural setting and sense of separation between settlements and wide open spaces enabled by undulating landform and limited mature vegetation.
Heritage assets	There are no known designated heritage assets on site or nearby. LCC Archaeology advise: listed building (DLE1903) west of area; Sapcote Castle and Moat to south-east. Known archaeological remains on-site: C19th railway line (MLE16084) crosses east-west across the development area, site of post-medieval windmill (MLE286), possible Roman inhumation cemetery (MLE284) at Sapcote gravel pit, oval pond feature (MLE20175) at southern end. Several known archaeological remains in the vicinity of the site. Heritage potential is medium risk.
Soil resources	The land is Grade 3 and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site is agricultural land and so greenfield.
Flood risk	The site is Flood Zone 1. Several parts of the site are affected by surface water flood risk related to unnamed watercourses. Localised flood risk issues off site that will need to be addressed relating to flood incident in 2019.
Land contamination, pollution, and hazards	Electricity powerlines and pylons cross through the site from south west to north east corner of the site. The M69 runs along the western boundary of the site and so potential for air quality and noise issues. The most north east part of the site is affected by the Hazard Consultation Zone for Calor Gas. There are no known land contamination or landfill issues.
Minerals and waste	A small portion at the south-east corner of the site is located in a Mineral Consultation Zone for sand and gravel. The site is not protected for a waste facility.
Economic Factors	

Site Reference	STO026
Available and achievable	The site is promoted by three parties who own land but 7 landowners in total. There is an intention to sell the land. No legal issues.
Site access and impact on road network	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 speed limit. Safety, junction capacity and future highway network upgrades would need to be involved and this is to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density) And other uses	5,000 (based on site promoter's information) and employment land.
Timeframe for development	11 – 15 years
Additional information	*The site crosses into the parishes of Elmesthorpe, Sapcote and Potters Marston and represents the largest extent of various sites submitted in this location. Site promoter indicates a strategic development of around 5000 houses plus employment land, primary and secondary schools, and associated infrastructure.

Site Reference	STO028
Site Name (Parish)	Boundary Farm, Stanton Lane Stoney Stanton / Sapcote
Proposed use	Housing
Size in hectares (developable area and reason)	41.25 ha (41.25 ha)

Site Reference	STO028
Size in dwellings (density, dwelling per hectare) Size (floorspace)	618 (30dph)
Grid Reference	E: 448079 N: 294439
Current use (previously developed?)	Agricultural land and farm buildings (No)
Social Factors	
Proximity to large convenience store	The site is within 1120m of the Co-op store at Stoney Stanton
Proximity to GP surgery	The site is within 920m of The Old School Surgery
Proximity to primary school	The site is within 920m of Manorfield C of E Primary School
Proximity to secondary school	The site is more than 5km from Thomas Estley Community College, Broughton Astley and Hastings High School, Burbage.
Proximity to local employment	The site is within 1190m of employment opportunities at Foxbank Industrial Estate.
Access to public transport	The site is within 1220m of a bus stop. Stoney Stanton is served by the demand responsive FoxConnect bus service.
Proximity to open space	The site is within 720m of open space over 1 hectare at Memorial Playing Fields, Stoney Stanton
Environmental Factors	
Biodiversity and geodiversity	LCC ecology advise that further surveys are required. Arable farmland. Not known if any of this is species-rich, but this is not a particularly species-rich or diverse area of countryside. Development masterplans should retain pockets of spp-rich grassland and habitat features such as hedges, ponds and mature trees.
Townscape and landscape	The site is within the Stoney Stanton Rolling Farmland Landscape Character Area and is characteristic of this. Low to moderate landscape sensitivity for residential. Key sensitivities include: sense of separation the landscape maintains between distinct settlements including Stoney Stanton and Sapcote, mature hedgerow trees, wide and open views due to undulating land form and limited mature vegetation and public rights of way.
Heritage assets	There are no designated heritage assets on site or nearby. LCC Archaeology: no known archaeological remains on-site, known archaeological remains in the vicinity. Heritage potential is medium.

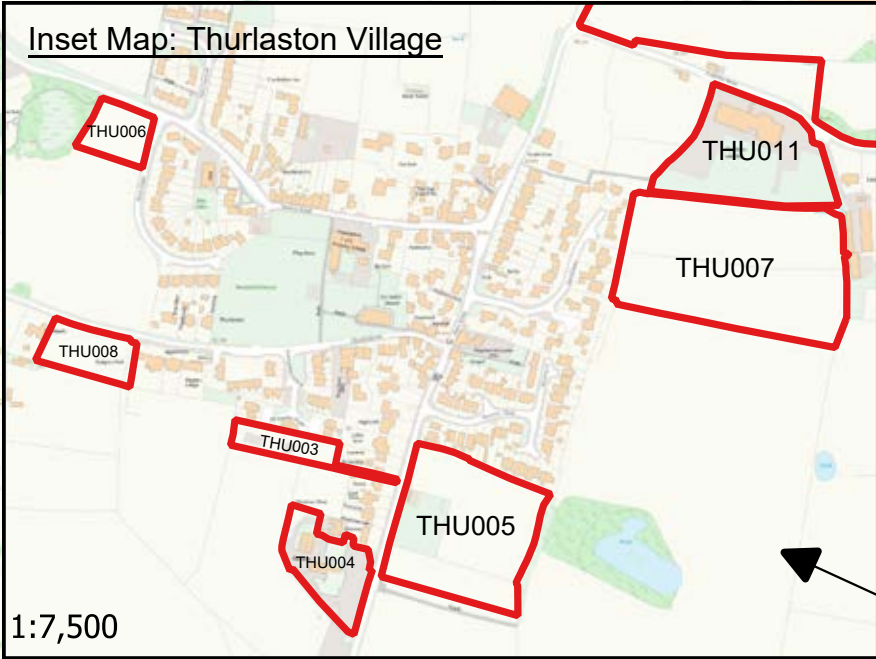
Site Reference	STO028
Soil resources	The site is Grade 3 with a moderate likelihood of being best and most versatile land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.
Previously developed land	The site is mostly agricultural land and includes farm buildings
Flood risk	The site is within Flood Zone 1. SRFA1 indicates surface water flood risk through centre of site from north. $\geq 25\%$ $< 50\%$ area susceptible to groundwater flooding
Land contamination, pollution, and hazards	High voltage powerlines cross the site along the northern boundary. No known land contamination or pollution or issues.
Minerals and waste	The site is not within a Minerals Consultation Zone or affected by a safeguarded waste facility.
Economic Factors	
Available and achievable	The site is promoted through Call for Sites 2019 on behalf of a single landowner. There are no known legal issues.
Site access and impact on road network	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 and due consideration to be given to the requirement to alter the speed limit to cover the development as well as the village and site access. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Countryside (Policy CS18 and Policies Map)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	618 (30dph)
Timeframe for development	11-15 years

Site Reference	STO028
Additional information	Site also submitted as part of STO026 – Land west of Stoney Stanton. STO028 is assessed as a standalone site but not counted towards the final housing numbers to avoid double-counting. The site promoter estimates a yield of 770 dwellings.



Settlement Map: Thurlaston

Inset Map: Thurlaston Village



1:25,000

Thurlaston

Site Reference	THU003
Site Name (Parish)	Land at Croft Road (Thurlaston)
Proposed use	Residential
Size in hectares (developable area and reason)	0.3 ha (0.3ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	7 dwellings (30dph)
Grid Reference	E:450130, N:298944
Current use (previously developed?)	Vacant Greenfield Site (No)
Social Factors	
Proximity to large convenience store	The site is within 3850m of Tesco Express, Copt Oak Court, Narborough (although the route uses public footpaths that cross fields and so may not be practical in adverse weather conditions).
Proximity to GP surgery	The site is within 4380m of Enderby Medical Centre, Enderby (although the route uses public footpaths that cross fields and so may not be practical in adverse weather conditions).
Proximity to primary school	The site is within 250m of Thurlaston Primary School.
Proximity to secondary school	The site is within 5200m of Brockington College, Enderby.
Proximity to local employment	The site is within 3670m of Next head office, Enderby.
Access to public transport	Thurlaston is served by the demand responsive Fox Connect bus service. No scheduled bus services within reasonable walking access (approx. 2000m and no footway).
Proximity to open space	The site is within 100m of Thurlaston park and recreation area.
Environmental Factors	
Biodiversity and geodiversity	LCC ecology: OK. Existing garden/amenity space. Either retain hedge to south, if native, or replace with new hedge of locally native spp.
Townscape and landscape	The site is located within the Normanton Agricultural Parkland landscape character area. Key characteristics of the character area: a strongly rolling landform, substantial rectilinear blocks of woodland and a heavily vegetated backdrop and horizon. The site is small and so does not have many of the characteristics of the landscape character area, except for tall hedgerow boundaries that create a strong sense of enclosure.

Site Reference	THU003
Site Name (Parish)	Land at Croft Road (Thurlaston)
Heritage assets	The site contains no designated heritage assets. The Church of All Saints (a grade 2* listed building) is approximately 150m north of the site. LCC archaeology: medieval and post-medieval remains on site (MLE361); historic settlement core of Thurlaston to the north (MLE8995). Heritage potential is medium risk.
Soil resources	The site is categorised as urban / industrial land.
Previously developed land	The site is greenfield.
Flood risk	The site is in Flood Zone 1 and may be affected by a very small area of 1 in 1000 year surface water flood extent. >=25% <50% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site has no known sources of land contamination or pollution.
Minerals and waste	The site is not within a Minerals Consultation Zone and the site is not protected for a waste facility.
Economic Factors	
Available and achievable	The site is in single ownership and there are no known legal issues.
Site access and impact on road network	Access from Croft Rd which is a Class C road with a 60mph speed limit. LCC highways identifies the need of adequate width for access. This would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	The site is in Countryside (policy CS18)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	7 (30dph)
Timeframe for development	6—10 years

Site Reference	THU003
Site Name (Parish)	Land at Croft Road (Thurlaston)
Additional information	

Site Reference	THU004
Site Name (Parish)	Nursery, Hill View Nurseries (Thurlaston)
Proposed use	Residential
Size in hectares (developable area and reason)	0.61 ha (0.61ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	15 (30dph)
Grid Reference	E:450156, N:298830
Current use (previously developed?)	Garden Centre (Yes)
Social Factors	
Proximity to large convenience store	The site is within 3720m of Tesco Express at Copt Oak Court, Narborough (although the route uses public footpaths that cross fields and so may not be practical in adverse weather conditions).
Proximity to GP surgery	The site is within 4490m of Enderby Medical Centre, Enderby (although the route uses public footpaths that cross fields and so may not be practical in adverse weather conditions).
Proximity to primary school	The site is within 510m of Thurlaston Primary School.
Proximity to secondary school	The site is within 5160m of Brockington College, Enderby (although the route uses public footpaths that cross fields and so may not be practical in adverse weather conditions).
Proximity to local employment	The site is within 3780m of Next head office, Enderby.
Access to public transport	Thurlaston is served by the demand responsive Fox Connect bus service. No scheduled bus services within reasonable walking access (approx. 2000m and no footway).
Proximity to open space	The site is within 390m of Thurlaston park and recreation area.
Environmental Factors	
Biodiversity and geodiversity	LCC ecology: OK. Plant new hedge. Already cleared/hardstanding; the only habitats are a few trees.

Site Reference	THU004
Site Name (Parish)	Nursery, Hill View Nurseries (Thurlaston)
Townscape and landscape	The site is in the Countryside and is on the edge of the Normanton Agricultural Parkland landscape character area and the Thurlaston settlement character area. The site has a strong hedgerow boundary to Croft Road which is characteristic of the local landscape character.
Heritage assets	The site does not contain any designated heritage assets. LCC archaeology: no known archaeological remains on-site; medieval and post-medieval remains to north (MLE361), pit alignment to south (MLE364), possible Roman site south-east (MLE8651), historic settlement core of Thurlaston to north (MLE8995). Heritage potential is medium risk.
Soil resources	The site is Grade 3 agricultural land and has a moderate likelihood of being best and most versatile.
Previously developed land	The site is previously developed land.
Flood risk	The site is in Flood Zone 1 and is affected by a very small area of 1 in 100 and 1 in 1,000 year extent surface water flooding. >=50% <75% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	The site has no known sources of land contamination or pollution.
Minerals and waste	The site is not within a Minerals Consultation Zone and is not protected for a waste facility.
Economic Factors	
Available and achievable	The site is currently in use as a garden centre. Development would require demolition of existing structures. The site is in single ownership and there is an intention to sell or develop the site for housing.
Site access and impact on road network	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 and due consideration to be given to the requirement to alter the speed limit to cover the development as well as the village and site access. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	The site is in Countryside.
Suitable	Potentially Suitable
Available	No

Site Reference	THU004
Site Name (Parish)	Nursery, Hill View Nurseries (Thurlaston)
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	15 (30dph)
Timeframe for development	11 – 15 years
Additional information	

Site Reference	THU005
Site Name (Parish)	Land east of Croft Road (Thurlaston)
Proposed use	Housing
Size in hectares (developable area and reason)	1.81 ha (1.81 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	44 dwellings (30dph)
Grid Reference	E:450130, N:298944
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 3810m of Tesco Express at Copt Oak Court, Narborough (although the route uses public footpaths that cross fields and so may not be practical in adverse weather conditions).
Proximity to GP surgery	The site is within 4410m of Enderby Medical Centre, Enderby (although the route uses public footpaths that cross fields and so may not be practical in adverse weather conditions).
Proximity to primary school	The site is within 420m of Thurlaston Primary School.
Proximity to secondary school	The site is within 5060m of Brockington College, Enderby (although the route uses public footpaths that cross fields and so may not be practical in adverse weather conditions).
Proximity to local employment	The site is within 3690m of Next head office, Enderby.
Access to public transport	Thurlaston is served by the demand responsive Fox Connect bus service. No scheduled bus services within reasonable walking access (approx. 2000m and no footway).
Proximity to open space	The site is within 290m of a source of open space over 1 hectare at Thurlaston park and recreation area.

Site Reference	THU005
Site Name (Parish)	Land east of Croft Road (Thurlaston)
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology: needs further surveys before making a decision. All grassland, some may be species-rich. Retain all hedges, including cross hedge in southern part, with 5m buffer zones of natural open space.
Townscape and landscape	The site is in the Thurlaston Rolling Farmland landscape character area which is characterised by: a gently rolling landform, a simple land-use pattern and large fields bounded by well-managed hedgerows. The site is used for grazing and has a strong hedgerow / heavily vegetated south and eastern boundary.
Heritage assets	There are no designated heritage assets on the site or adjacent. LCC archaeology: no known archaeological remains on-site; historic settlement core of Thurlaston to north (MLE8995), medieval and post-medieval remains to immediate west (MLE361), possible Roman site to south (MLE8651). Heritage potential is medium risk.
Soil resources	The site is Grade 3 agricultural land and has a moderate likelihood of being best and most versatile.
Previously developed land	The site is greenfield.
Flood risk	The site is in Flood Zone 1 but affected by small area of 1 in 30, 1 in 100 and 1 in 1,000 year extent surface water flood risk. >=50% <75% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	There are no known sources of land contamination or pollution.
Minerals and waste	The site is not within a Minerals Consultation Zone and the site is not protected for a waste facility. A small portion of the site, around 10% is in the Sand and gravel mineral consultation zone.
Economic Factors	
Available and achievable	The site is in single ownership and there is an intention from the landowner to sell or develop the site.
Site access and impact on road network	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 and due consideration to be given to the requirement to alter the speed limit to cover the development as well as the village and site access. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	

Site Reference	THU005
Site Name (Parish)	Land east of Croft Road (Thurlaston)
Identified Red Constraints	No
Policy Designations	The site is in Countryside.
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	44 (30dph)
Timeframe for development	6 - 10 years
Additional information	

Site Reference	THU006
Site Name (Parish)	Moat Close (Thurlaston)
Proposed use	Housing
Size in hectares (developable area and reason)	0.33 ha (0.33ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	9 (30dph)
Grid Reference	E:449953, N:299262
Current use (previously developed?)	Grassland/ pasture (No)
Social Factors	
Proximity to large convenience store	The site is within 4450m of Tesco Express at Copt Oak Court, Narborough (although the route uses public footpaths that cross fields and so may not be practical in adverse weather conditions).
Proximity to GP surgery	The site is within 4410m of Enderby Medical Centre, Enderby (although the route uses public footpaths that cross fields and so may not be practical in adverse weather conditions).
Proximity to primary school	The site is within 280m of Thurlaston Primary School.

Site Reference	THU006
Site Name (Parish)	Moat Close (Thurlaston)
Proximity to secondary school	The site is within 5180m of Brockington College, Enderby (although the route uses public footpaths that cross fields and so may not be practical in adverse weather conditions).
Proximity to local employment	The site is within 3260m, by PROW, of Next Head office, Enderby via unpaved roads.
Access to public transport	Thurlaston is served by the demand responsive Fox Connect bus service. No scheduled bus services within reasonable walking access (approx. 2000m and no footway).
Proximity to open space	The site is within 260m of a source of open space over 1 hectare at Thurlaston park and recreation area.
Environmental Factors	
Biodiversity and geodiversity	No evidence of protected species was recorded, and the site was found to be dominated by improved grassland and bare ground. No further survey work is required. The removal of the improved grassland habitat is acceptable as it is of low value habitat. Our records show that the hedgerow along the north and north-east boundary is a species-rich hedge. This should be retained and protected appropriately during the development. If retained hedges form the boundaries to gardens and other private land, they will not be managed after development as single units. Piecemeal management by individual landowners is likely to lead to the removal of native species and replacement with x Cupressocyparis 'Leylandii' or other non-native hedging shrub, or close-board fencing. This will impair the hedgerow's value as a linear wildlife corridor and habitat, as well as harming landscape and appearance. Therefore, buffer zones of 5-10m, managed as natural or informal open space, are required to allow proper management of the hedge, through periodic cutting and laying. Occasional vehicle access alongside will be needed to allow maintenance.
Townscape and landscape	The site is in Normanton Agricultural Parkland. Characteristics of the landscape character area:
Heritage assets	No designations or Historic Environment Records within or adjacent to the site. Low heritage potential.
Soil resources	The site is Grade 3 agricultural land and has a moderate likelihood of being best and most versatile.
Previously developed land	No. The site is grassland and so greenfield.
Flood risk	The site is within flood zone 1. <25% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	There is no known land contamination or hazards.

Site Reference	THU006
Site Name (Parish)	Moat Close (Thurlaston)
Minerals and waste	The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.
Economic Factors	
Available and achievable	The site is promoted on behalf of a single landowner who intends to sell / develop the site. There are no known legal issues.
Site access and impact on road network	Access from Desford Road which is a Class B road with a 30 mph speed limit. If access were to be onto Moat Close this road is also within a 30 mph zone. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	The site is in Countryside (policy CS18)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	9 (30dph)
Timeframe for development	6-10 years
Additional information	Relevant planning applications: 21/0230/FUL - 9 dwellings withdrawn. 2 previous applications for residential development appeals dismissed.

Site Reference	THU007
Site Name (Parish)	Land east of Tyers Close (Thurlaston)
Proposed use	Housing
Size in hectares (developable area and reason)	2.74 ha (2.74ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	51 (30dph)
Grid Reference	E:450563, N:299160
Current use (previously developed?)	Agricultural land/Grassland or Pasture (No)

Site Reference	THU007
Site Name (Parish)	Land east of Tyers Close (Thurlaston)
Social Factors	
Proximity to large convenience store	The site is within 3800m of Tesco Express at Copt Oak Court, Narborough (although the route uses public footpaths that cross fields and so may not be practical in adverse weather conditions).
Proximity to GP surgery	The site is within 3860m of Enderby Medical Centre, Enderby (although the route uses public footpaths that cross fields and so may not be practical in adverse weather conditions).
Proximity to primary school	The site is within 280m of Thurlaston Primary School.
Proximity to secondary school	The site is within 4460m of Brockington College, Enderby (although the route uses public footpaths that cross fields and so may not be practical in adverse weather conditions).
Proximity to local employment	The site is within 2560m, by PROW, of Next head office, Enderby. The Route uses unpaved roads.
Access to public transport	Thurlaston is served by the demand responsive Fox Connect bus service. No scheduled bus services within reasonable walking access (approx. 2000m and no footway).
Proximity to open space	The site is within 400m of a source of open space over 1 hectare at Thurlaston park and recreation ground.
Environmental Factors	
Biodiversity and geodiversity	Needs habitat survey and badger/GCN surveys or enter GCN DLL scheme. Grassland is marked with ridge and furrow and therefore old and undisturbed and is likely to have biodiversity value, at least in part. There may be species-rich grassland, so habitat survey needed before making decisions. BNG requirements will be high unless a significant proportion of best quality grassland retained.
Townscape and landscape	The site is located within Thurlaston's Rolling Farmland landscape character area. Key characteristics of the character area: primarily arable agriculture with pasture fields located close to settlements and farms. The low cut hedgerows and undulating landform enable long views across the landscape. Boundary vegetation shields the area from the surrounding urbanisation. Pressures: removal of field boundaries and hedgerows. Loss of distinction between urban and rural areas. Increased urbanisation, loss of agriculture, and ongoing demand for renewable energy.
Heritage assets	No designations or Historic Environment Records (HERs) within the site. Adjacent land to the south has a HER for a possible enclosure (MLE26334). Low heritage potential.

Site Reference	THU007
Site Name (Parish)	Land east of Tyers Close (Thurlaston)
Soil resources	The site is Grade 3 agricultural land and 85% of the site has a moderate likelihood of being best and most versatile. The rest of the site is categorised as urban and industrial land.
Previously developed land	No, the site is agricultural land and so greenfield.
Flood risk	The site is in Flood Zone 1 (EA Maps) and affected by small areas of 1 in 30, 1 in 100 and 1 in 1,000 year extent surface water flood risk. >=25% <50% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	There is no known land contamination or hazards.
Minerals and waste	The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.
Economic Factors	
Available and achievable	The site is promoted on behalf of a single landowner who intends to sell / develop the site. The site is subject to legal covenants or ransom strips.
Site access and impact on road network	Access point currently uncertain. If via Enderby Road, this road is subject to 60 mph speed limit. If access onto Taylor's Close this is within a 30 mph zone and within an established residential area. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	The site is in Countryside (policy CS18)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	51
Timeframe for development	6-10
Additional information	

Site Reference	THU008
Site Name (Parish)	Land south of Earl Shilton Road (Thurlaston)
Proposed use	Housing
Size in hectares (developable area and reason)	0.40 ha (0.40ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	9 (30dph)
Grid Reference	E:449913, N:299041
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 4360m of Tesco Express at Copt Oak Court, Narborough (although the route uses public footpaths that cross fields and so may not be practical in adverse weather conditions).
Proximity to GP surgery	The site is within 4680m of Enderby Medical Centre, Enderby (although the route uses public footpaths that cross fields and so may not be practical in adverse weather conditions).
Proximity to primary school	The site is within 400m of Thurlaston Primary School.
Proximity to secondary school	The site is within 5280m of Brockington College, Enderby (although the route uses public footpaths that cross fields and so may not be practical in adverse weather conditions).
Proximity to local employment	The site is within 3400m, by PROW, of Next head office, Enderby. The Route uses unpaved roads.
Access to public transport	Thurlaston is served by the demand responsive Fox Connect bus service. No scheduled bus services within reasonable walking access (approx. 2000m and no footway).
Proximity to open space	The site is within 140m of a source of open space over 1 hectare at Thurlaston park and Recreation ground.
Environmental Factors	
Biodiversity and geodiversity	Needs habitat survey and badger survey. Grassland may have biodiversity value, at least in part. There may be species-rich grassland, so the habitat survey is needed before making decision. Retain hedges with buffer. BNG requirements maybe high due to grassland habitat.

Site Reference	THU008
Site Name (Parish)	Land south of Earl Shilton Road (Thurlaston)
Townscape and landscape	The site is in Normanton Agricultural Parkland. landscape character area which is characterised by: strongly rolling landform; Mixture of arable and pastoral farmland; Mixed woodland blocks. Key pressures: uncertain outlook for agriculture; diversification of land uses to non-agricultural enterprises/Expansion of recreational areas. Changes to vegetation and agricultural landscape management; traffic growth impact on surrounding tranquillity.
Heritage assets	No designations or Historic Environment Records within or adjacent to the site. Low heritage potential.
Soil resources	The site is Grade 3 agricultural land. 75% has a moderate likelihood of being best and most versatile; 25% of the site is within Thurlaston's settlement boundary and is categorised as urban and industrial.
Previously developed land	No. The site is grassland and so greenfield
Flood risk	The site is in Flood Zone 1 (EA Maps) and affected by surface water flood risk along north and east boundaries (1 in 30, 1 in 100 and 1 in 1,000 year extents). <25% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	There is no known land contamination or hazards.
Minerals and waste	The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.
Economic Factors	
Available and achievable	The site is promoted on behalf of a single landowner who intends to sell / develop the site. There are no known legal issues.
Site access and impact on road network	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. This would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	The site is in Countryside (policy CS18)
Suitable	Potentially Suitable

Site Reference	THU008
Site Name (Parish)	Land south of Earl Shilton Road (Thurlaston)
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	9 (30 dph)
Timeframe for development	6-10
Additional information	

Site Reference	THU009
Site Name (Parish)	Land north of Thurlaston Lane (Thurlaston)
Proposed use	Housing
Size in hectares (developable area and reason)	10.2 ha (10.2.ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	191 (30dph)
Grid Reference	E:447957, N:298369
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 1990m of the Co-op, Wood Street, Earl Shilton (but route uses public footpaths across fields that may not be practical in adverse weather conditions).
Proximity to GP surgery	The site is within 2360m of Heath Lane Surgery, Westfield Avenue, Earl Shilton.
Proximity to primary school	The site is within 830m of St. Peters Catholic Primary School, Earl Shilton
Proximity to secondary school	The site is within 2850m of Heath Lane Academy, Earl Shilton.
Proximity to local employment	The site is within 4180m, by PROW, of Fox bank employment site, Stoney Stanton.
Access to public transport	Thurlaston is served by the demand responsive Fox Connect bus service. No scheduled bus services within reasonable walking access (approx. 2000m and no footway).

Site Reference	THU009
Site Name (Parish)	Land north of Thurlaston Lane (Thurlaston)
Proximity to open space	The site is within 1060m of a source of open space over 1 hectare at Queen Elizabeth II Field. The site is also within 1530m of Weavers Springs Sports Park, Montgomery Road.
Environmental Factors	
Biodiversity and geodiversity	Ok with Mitigation: Arable land, low value. Retain hedges with 5m buffer zones, large buffer to pond just off-site.
Townscape and landscape	The site is in Normanton Agricultural Parkland. Characteristics of the landscape character area: strongly rolling landform; Mixture of arable and pastoral farmland; mixed woodland blocks. Key pressures: uncertain outlook for agriculture; diversification of land uses to non-agricultural enterprises/expansion of recreational areas. Changes to vegetation and agricultural landscape management; traffic growth impact on surrounding tranquillity.
Heritage assets	No designations or Historic Environment Records (HERs) within the site. HER to the north for Brokensale Park (MLE22665). Low heritage potential.
Soil resources	The site is Grade 3 agricultural land. 80% of the site has a high likelihood of being best and most versatile land. The remaining 20% has a moderate likelihood of being best and most versatile.
Previously developed land	No, the site is agricultural land and therefore greenfield
Flood risk	The site is within Flood Zone 1 (EA Maps). From the north, the site is 64m from Flood Zone 2 and 3. The site is affected by small areas of 1 in 100 and 1 in 1,000 year extent surface water flood risk. <25% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	There is no known land contamination or hazards. The site is segmented by the A47 with a possibility for noise and air pollution at key times.
Minerals and waste	The site is within the Minerals Consultation Zone for Sand and Gravel.
Economic Factors	
Available and achievable	The site is promoted on behalf of a single landowner who intends to sell / develop the site. There are no known legal issues.
Site access and impact on road network	Access onto Thurlaston Lane, a Class C Road with a 60 mph limit. The site is near edge of settlement with a 30 mph zone and potential to extend the 30 mph zone. This would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.

Site Reference	THU009
Site Name (Parish)	Land north of Thurlaston Lane (Thurlaston)
Overall Assessment	
Identified Red Constraints	No
Policy Designations	The site is in Countryside (policy CS18)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	191
Timeframe for development	11-15
Additional information	

Site Reference	THU010
Site Name (Parish)	Land north of Enderby Road (Thurlaston)
Proposed use	Housing
Size in hectares (developable area and reason)	128 ha (127.53 ha - site affected by flood zone 3, not possible to measure how much land is affected by Scheduled Monuments)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	1,912 (30dph)
Grid Reference	E:450675, N:300131
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 3940m of Tesco Express at Copt Oak Court, Narborough (although the route uses public footpaths that cross fields and so may not be practical in adverse weather conditions).
Proximity to GP surgery	The site is within 3990m of Enderby Medical Centre, Enderby (although the route uses public footpaths that cross fields and so may not be practical in adverse weather conditions).
Proximity to primary school	The site is within 1230m of Thurlaston Primary School.

Site Reference	THU010
Site Name (Parish)	Land north of Enderby Road (Thurlaston)
Proximity to secondary school	The site is within 4580m of Brockington College, Enderby (although the route uses public footpaths that cross fields and so may not be practical in adverse weather conditions).
Proximity to local employment	The site is within 2510m, by PROW, of Next head office, Enderby. The Route uses unpaved roads.
Access to public transport	Thurlaston is served by the demand responsive Fox Connect bus service. No scheduled bus services within reasonable walking access (approx. 2000m and no footway).
Proximity to open space	The site is within 1230m of a source of open space over 1 hectare at Thurlaston park and recreation area.
Environmental Factors	
Biodiversity and geodiversity	Part arable, part grassland and other habitats. Development OK on arable. Grassland and other habitats need survey before decisions on development extent, etc. Retention of all hedges and watercourses, ponds and woodland with buffer zones of natural vegetation. May be good opportunities for BNG on-site, through enhancement and creation of spp-rich grassland/wetland, but dependant on results of habitat survey; if a lot of grassland lost, BNG requirements likely to be high.
Townscape and landscape	The site is located within Thurlaston's Rolling Farmland landscape character area. Key characteristics of the character area: primarily arable agriculture with pasture fields located close to settlements and farms. Low cut hedgerows and undulating landform enable long views across the landscape. Boundary vegetation shields the area from the surrounding urbanisation. Pressures: removal of field boundaries and hedgerows, Loss of distinction between urban and rural areas, Increased urbanisation, loss of agriculture, and ongoing demand for renewable energy.
Heritage assets	There is a scheduled monument within the site (New Hall medieval moated site MLE322) and a scheduled ancient monument (Iron Age enclosure). Northern part of the site within the HER for Leicester Forest Area D (MLE22664). Northern part of the site also within the HER for Newhall medieval park (MLE17054) and includes the HERs for the Fishpools (MLE324 and MLE325), earthworks at Newhall Park Farm (MLE17048 and MLE15941), Newhall post-medieval park extension (MLE17055) and possible medieval park pale (MLE332). Southern part of the site has 9 Historic Environment Records (HERs) for coin and other artefact finds. High heritage potential.

Site Reference	THU010
Site Name (Parish)	Land north of Enderby Road (Thurlaston)
Soil resources	The site is Grade 3 agricultural land and has a moderate likelihood of being best and most versatile.
Previously developed land	No. The site is Agricultural land and therefore greenfield.
Flood risk	Most of the site is flood zone 1 but a small part at the south (0.47ha) is affected by flood zone 3. The site is affected by several areas of 1 in 30, 1 in 100 and 1 in 1,000 year extent surface water flood risk. >=25% <50% area susceptible to groundwater flooding (66.6% of site) >=50% <75% area susceptible to groundwater flooding (33.3% of site)
Land contamination, pollution, and hazards	There is no known land contamination or hazards. The site is within 300m of a former landfill consultation zone. The Southern half of the site is within 350m of the M69 and a possibility for noise and air pollution exists at key times.
Minerals and waste	The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.
Economic Factors	
Available and achievable	The site is promoted on behalf of a single landowner who intends to sell / develop the site. There are no known legal issues.
Site access and impact on road network	Possible accesses onto Enderby Road, is an unclassified road with 60 mph speed limit although near to 30 mph zone, or Thurlaston Lane, a Class C Road with 60 mph limit. This would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Two Scheduled Monuments are located within the site's boundary: Moated site at New Hall Lis UID 1010914, and Iron Age enclosure UID 1005047. A small part at the southern end of the site (0.47ha) is affected by flood zone 3.
Policy Designations	The site is in Countryside (policy CS18)
Suitable	Potentially Suitable
Available	Yes
Achievable	No.
Conclusion	Developable

Site Reference	THU010
Site Name (Parish)	Land north of Enderby Road (Thurlaston)
Estimated number of Dwellings (density)	1912 (30dph)
Timeframe for development	11-15 years
Additional information	Infrastructure required to support the size of the site and quantum of development makes it undeliverable in the near term.

Site Reference	THU011
Site Name (Parish)	Thurlaston Sawmill (Thurlaston)
Proposed use	Housing
Size in hectares (developable area and reason)	1.4 ha (1.4 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	34 (30dph)
Grid Reference	E:450579, N:299243
Current use (previously developed?)	Industrial building (Yes)
Social Factors	
Proximity to large convenience store	The site is within 3750m of Tesco Express at Copt Oak Court, Narborough (although the route uses public footpaths that cross fields and so may not be practical in adverse weather conditions).
Proximity to GP surgery	The site is within 3810m of Enderby Medical Centre, Enderby (although the route uses public footpaths that cross fields and so may not be practical in adverse weather conditions).
Proximity to primary school	The site is within 570m of Thurlaston Primary School.
Proximity to secondary school	The site is within 4460m of Brockington College, Enderby (although the route uses public footpaths that cross fields and so may not be practical in adverse weather conditions).
Proximity to local employment	The site is within 2560m, by PROW, of Next head office, Enderby. The Route uses unpaved roads.
Access to public transport	Thurlaston is served by the demand responsive Fox Connect bus service. No scheduled bus services within reasonable walking access (approx. 2000m and no footway).
Proximity to open space	The site is within 440m of a source of open space over 1 hectare at Thurlaston park and recreation area.
Environmental Factors	

Site Reference	THU011
Site Name (Parish)	Thurlaston Sawmill (Thurlaston)
Biodiversity and geodiversity	LCC Ecology: retain boundary hedges with 5m buffers. Protected species surveys needed. OK with mitigation
Townscape and landscape	The site is in the Thurlaston Rolling Farmland landscape character area and has heavily vegetated boundaries typical of the landscape character area. The sawmill is identified as a gateway feature to the village in the Blaby Landscape and Settlement Character Area Assessment (2020). The occupation of the building should prevent the dereliction of the building.
Heritage assets	There are no designated heritage assets on or adjacent to the site. LCC archaeology: no known archaeological remains on-site; historic settlement core of Thurlaston to the west (MLE8995).
Soil resources	The site is Grade 3 agricultural land with a moderate likelihood of being best and most versatile.
Previously developed land	majority of the site is previously developed land. Part of the site to the south is greenfield though appears to have been used for storage.
Flood risk	The site is in Flood Zone 1 but some areas of surface water flood risk (1 in 30, 1 in 100 and 1 in 1000 year extents). >=25% <50% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	There are no known sources of land contamination or pollution.
Minerals and waste	The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.
Economic Factors	
Available and achievable	The site promoter indicates that if the site was to be developed for the first choice use (employment), the existing business would be retained. If the site was to be redeveloped for the second choice use (residential), the industrial building would need to be demolished. The site is in single ownership and there is an intention to sell or develop the site for either of the proposed uses. There are no known legal issues or covenants.
Site access and impact on road network	Access from Enderby Road which is a Class C road with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph and due consideration to be given to the requirement to alter the speed limit to cover the development as well as the village and site access. Public footpath V73 runs along the site's southern boundary. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	

Site Reference	THU011
Site Name (Parish)	Thurlaston Sawmill (Thurlaston)
Identified Red Constraints	No
Policy Designations	The site is in Countryside as identified on the Blaby District Local Plan Policies Map 2019 but identified as an employment area in the Fosse Villages Neighbourhood Plan (policy FV20).
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	34
Timeframe for development	11 – 15
Additional information	Estimated quantity of floorspace is based on site promoter's information and the intention to retain the existing industrial building on site.

Site Reference	THU012
Site Name (Parish)	Thurlaston Lodge Farm
Proposed use	Housing
Size in hectares (developable area and reason)	76 ha (76 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	1,140 (30dph) Site promoter indicates 1200 dwellings
Grid Reference	E:450848, N:301832
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is within 2780m of Tesco Express Hinckley Road, Leicester Forest East.
Proximity to GP surgery	The site is within 2.31km of Warren Lane Surgery at Leicester Forest East.
Proximity to primary school	The site is within 2780m of New Lubbethorpe Primary School.
Proximity to secondary school	The site is within 2910m of Bosworth Academy, Desford. The route is partially unpaved.
Proximity to local employment	The site is within 3.21km of Peckleton Industrial Estate, Peckleton. Route uses unpaved roads.

Site Reference	THU012
Site Name (Parish)	Thurlaston Lodge Farm
Access to public transport	Thurlaston is served by the demand responsive Fox Connect bus service. No scheduled bus services within reasonable walking access (approx. 2000m and no footway).
Proximity to open space	The site is within 2.27km of a source of open space over 1 hectare at New Lubbesthorpe informal open space and recreation area.
Environmental Factors	
Biodiversity and geodiversity	Local wildlife site on eastern boundary and protected species. Protected species and habitat surveys required. Retain hedges with buffer.
Townscape and landscape	The site is in the Thurlaston Rolling Farmland landscape character area and has heavily vegetated boundaries typical of the landscape character area. The landscape sensitivity for residential development is moderate.
Heritage assets	No designations within the site. Historic Environment Records (HERs) on the part south of Hinckley/Desford Road for Newhall post-medieval park extension (MLE17055), Leicester Forest Area D (MLE22664), Heathley Lodge Farm (MLE24304) and the site of a medieval lodge (MLE205). Medium heritage potential.
Soil resources	The site is Grade 3 agricultural land and has a moderate likelihood of being best and most versatile.
Previously developed land	No. The site is Agricultural land and therefore greenfield.
Flood risk	The site is in Flood Zone 1 but small areas of 1 in 30, 1 in 100 and 1 in 1000 year surface water flooding risk related to watercourses / ditches. The Site has low susceptibility to groundwater flooding. <25% area susceptible to groundwater flooding (33.3% of site) >=25% <50% area susceptible to groundwater flooding (66.6% of site)
Land contamination, pollution, and hazards	There are no known sources of land contamination or pollution. The site is within 240m of a historic landfill's consultation buffer.
Minerals and waste	The western edge of the site is within the sand and gravel consultation zone. The site is not part of a protected waste facility.
Economic Factors	
Available and achievable	The site is promoted on behalf of a single landowner who intends to sell / develop the site. There are no known legal issues.

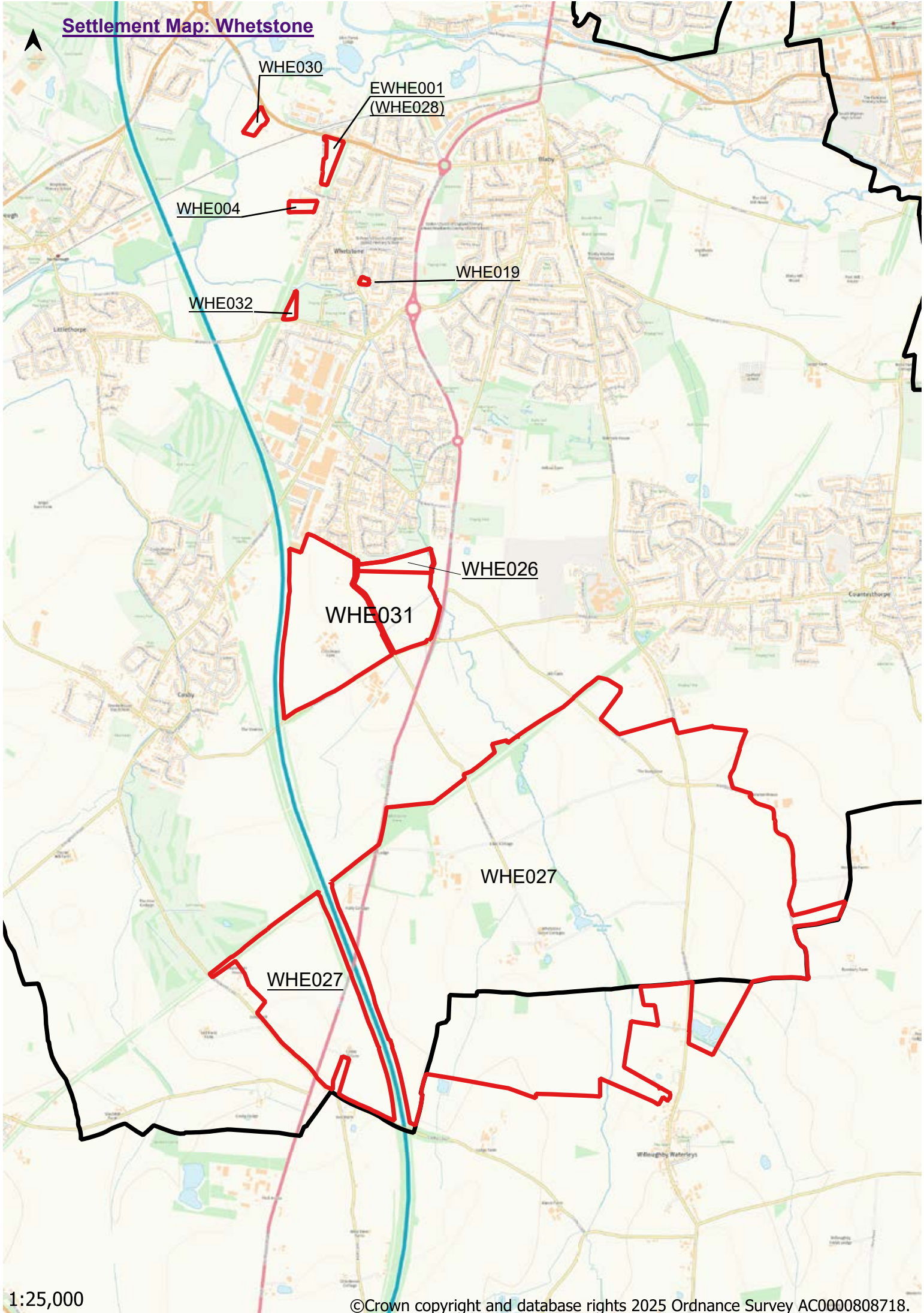
Site Reference	THU012
Site Name (Parish)	Thurlaston Lodge Farm
Site access and impact on road network	Access either onto A47 Hinckley Road, a Class A Road with 50 mph limit, or Desford Road, a Class B Road with limits of 50mph and 60mph. Site is located near to Desford crossroads so will need to consider capacity. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No Red Constraints Identified
Policy Designations	Countryside CS18
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	1,140 (30dph)
Timeframe for development	11-15 Years
Additional information	Northern part of site is overlaps with LFE021. Promoted for 1200 dwellings by landowner and developer.

Site Reference	ETHU001
Site Name (Parish)	Thurlaston Sawmill
Proposed use	Employment
Size in hectares (developable area and reason)	1.4 ha (1.4 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	5460 m2 (mixed employment plot ratios)
Grid Reference	E:450579 N:299243
Current use (previously developed?)	Industrial building (Yes)
Social Factors	

Site Reference	ETHU001
Access to public transport	Thurlaston is served by the demand responsive Fox Connect bus service. No scheduled bus services within reasonable walking access (approx. 2000m and no footway).
Environmental Factors	ENVIRONMENTAL Factors
Biodiversity and geodiversity	LCC Ecology: retain boundary hedges with 5m buffers. Protected species surveys needed. OK with mitigation.
Townscape and landscape	The site is in the Thurlaston Rolling Farmland landscape character area and has heavily vegetated boundaries typical of the landscape character area. The sawmill is identified as a gateway feature to the village in the Blaby District Landscape and Settlement Character Area assessment (2020). The occupation of the building should prevent the dereliction of the building.
Heritage assets	There are no designated heritage assets on or adjacent to the site. LCC archaeology: no known archaeological remains on-site; historic settlement core of Thurlaston to the west (MLE8995).
Soil resources	The site is Grade 3 agricultural land with a moderate likelihood of being best and most versatile.
Previously developed land	Most of the site is previously developed land. Part of the site to the south is greenfield though appears to have been used for storage.
Flood risk	The site is in Flood Zone 1 but some areas of surface water flood risk (1 in 30, 1 in 100 and 1 in 1000 year extents). ≥25% <50% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	There are no known sources of land contamination or pollution.
Minerals and waste	The site is not located within a Minerals Consultation Zone and is not protected for a waste facility.
Economic Factors	ECONOMIC Factors
Available and achievable	The site promoter indicates where employment is preferred, the existing business would be retained. The site is in single ownership with an intention to sell or develop the site for either of the proposed uses. There are no known legal issues or covenants.

Site Reference	ETHU001
Site access and impact on road network	Access from Enderby Road which is a Class C road with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph and due consideration to be given to the requirement to alter the speed limit to cover the development as well as the village and site access. Public footpath V73 runs along the site's southern boundary. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	The site is in Countryside (Blaby District Local Plan Policies Map 2019) and identified as an employment area in Fosse Villages Neighbourhood Plan (Policy FV20).
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated floorspace	5,000m ²
Timeframe for development	11 – 15 years
Additional information	Estimated quantity of floorspace is based on site promoter's information and the intention to retain the existing industrial building on site.

Settlement Map: Whetstone



Settlement Map: Whetstone

WHE030

EWHE001
(WHE028)

WHE004

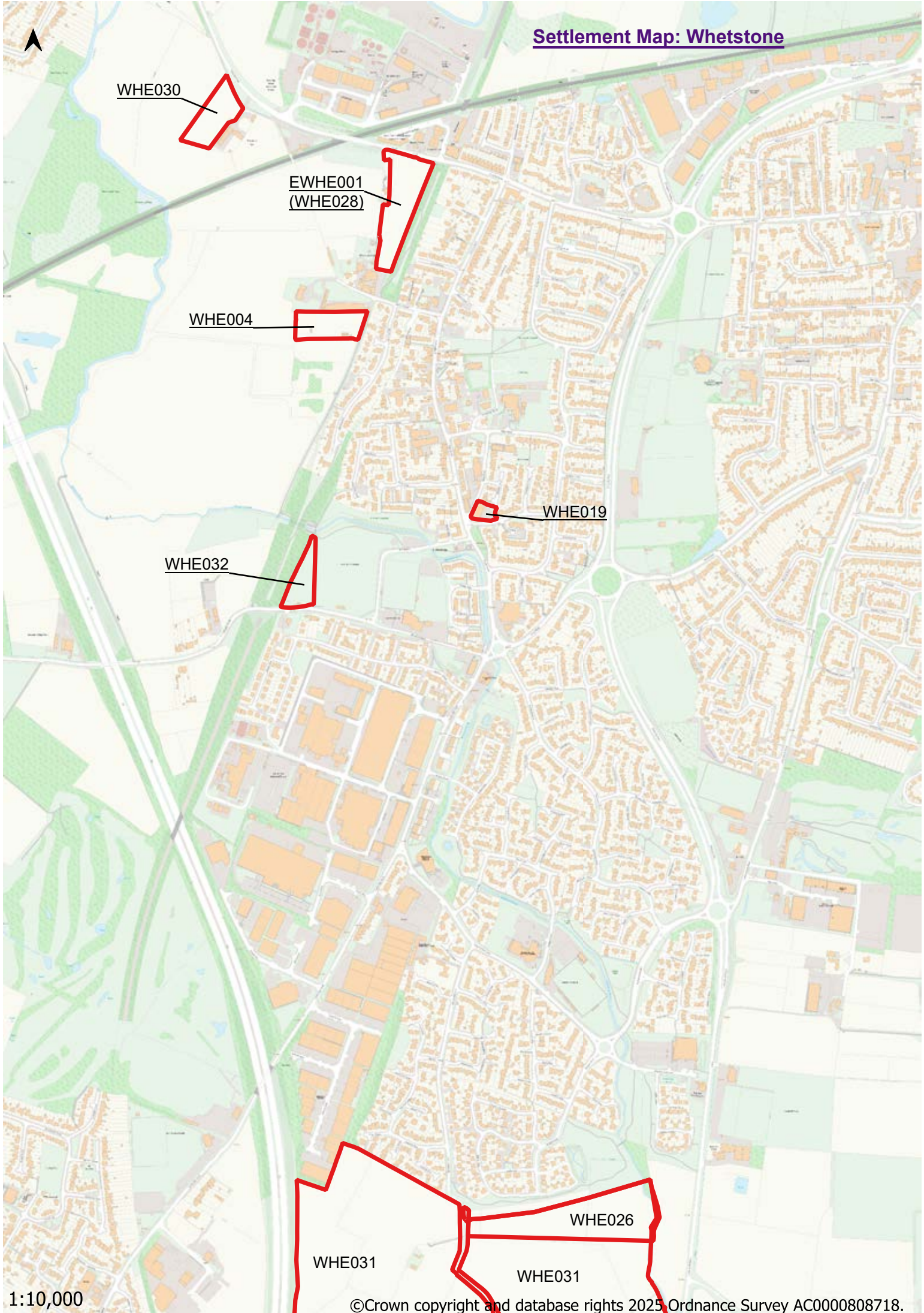
WHE032

WHE019

WHE026

WHE031

WHE031



Site Reference	WHE004
Site Name (Parish)	Land off Station Street, Whetstone
Proposed use	Housing
Size in hectares (developable area and reason)	0.89ha (0.89ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	22 (30dph)
Grid Reference	E: 455438 N: 297618
Current use (previously developed?)	Grazing / paddock (No)
Social Factors	
Proximity to large convenience store	The site is within 1160m of the Co-operative convenience store on the corner of Warwick Road and Cambridge Road, Whetstone.
Proximity to GP surgery	The site is within 1630m of Hazelmere Medical Centre, Lutterworth Road, Blaby.
Proximity to primary school	The site is within 680m of St Peter's C of E Primary School, Whetstone.
Proximity to secondary school	The site is within 2190m of Brockington College, Enderby.
Proximity to local employment	The site is within 600m of Enderby Road Industrial Estate, Whetstone.
Access to public transport	The site is within 280m of a bus stop served bus service no. 84 - every 30 mins. Whetstone is also served by the demand responsive FoxConnect bus service.
Proximity to open space	The western boundary of the site adjoins Back Lane Meadows (Natural Green Space that is over 1 hectare in size).
Environmental Factors	
Biodiversity and geodiversity	LCC ecology: Possible spp rich grassland and protected species. Protected spp and habitat surveys needed.
Townscape and landscape	The site is within the Blaby, Countesthorpe and Whetstone Fringe Landscape Character Area. Low to moderate landscape sensitivity for residential development. Key sensitivities include: settlement expansion, pressures for alternative use on the urban edges and strong linear woodland features following disused railway line and well maintained tall hedgerows.
Heritage assets	There are no designated heritage assets on the site. Whetstone Grange is a grade II listed building approximately 100m north of the site. LCC archaeology: heritage potential is medium.
Soil resources	The site is categorised as being urban / industrial land.

Site Reference	WHE004
Previously developed land	The site is greenfield.
Flood risk	The site is in Flood Zone 1. Small areas of 1 in 100 and 1 in 1000 year risk of surface water flooding present. >=50% <75% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	There are no known sources of land contamination or pollution.
Minerals and waste	Part of the site to the west is in a Minerals Consultation Zone. The site is not protected for a waste facility.
Economic Factors	
Available and achievable	The site is in single ownership and no known legal issues or covenants. The site owner has not expressly said that there is an intention to sell or develop the site in the immediate future.
Site access and impact on road network	Access appears to be off Back Lane rather than Station Street. Back Lane (Z106) is maintained as an adopted footpath and not appropriate for daily vehicular use. A change of use would require considerable upgrade and widening. This would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	The site is located in Green Wedge.
Suitable	Potentially Suitable
Available	Yes
Achievable	No
Conclusion	Developable
Estimated number of Dwellings (density)	22 (30dph)
Timeframe for development	11 - 15 years
Additional information	The site is not considered to be achievable because of the identified highways constraints.

Site Reference	WHE019
Site Name (Parish)	JC Remedial, The Nook, Whetstone
Proposed use	Housing
Size in hectares (developable area and reason)	0.18 ha (0.18ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	5 (30dph)
Grid Reference	E: 455786 N: 297207
Current use (previously developed?)	Industrial building (Yes)
Social Factors	
Proximity to large convenience store	The site is within 340m of the Co-op store on the corner of Warwick Road and Cambridge Road, Whetstone.
Proximity to GP surgery	The site is within 1320m of Hazelmere Medical Centre, Lutterworth Road, Blaby.
Proximity to primary school	The site is within 290m of St Peter's C of E Primary School, Whetstone.
Proximity to secondary school	The site is within 2700m of Countesthorpe Leysland Community College.
Proximity to local employment	The site is within 480m of the Whittle Industrial Estate, Whetstone.
Access to public transport	The site is opposite a bus stop served by bus service no. 84 - every 30 mins. Whetstone is also served by the demand responsive FoxConnect bus service.
Proximity to open space	The site is within 420m of a source of open space over 1 hectare at Spinney Holt informal open space.
Environmental Factors	
Biodiversity and geodiversity	Impact on biodiversity and geodiversity considered as part of the planning application and found to be acceptable.
Townscape and landscape	The site is within the urban area of Whetstone.
Heritage assets	Impact on archaeology / heritage considered as part of the planning application and found to be acceptable.
Soil resources	The site is categorised as being urban / industrial land.
Previously developed land	The site is previously developed land.
Flood risk	The site is significantly affected by flood zones 2 and 3 (SFRA2 indicates 44% of the site is within Flood Zone 2 and 6% is Flood Zone 3a). Site also affected by surface water flood risk (1 in 30, 1 in 100 and 1 in 1000 extents). >=50% <75% area susceptible to groundwater flooding

Site Reference	WHE019
Land contamination, pollution, and hazards	There are no known sources of land contamination or pollution.
Minerals and waste	The site is not in a Minerals Consultation Zone. The site is not protected for a waste facility.
Economic Factors	
Available and achievable	The site is currently in use by a business and no recent planning history since a planning application in 2013. Therefore, the site may not be available for development.
Site access and impact on road network	Access from the Nook a road with a 30mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	The site is located within the settlement boundary.
Suitable	Yes
Available	No
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	5 (30dph)
Timeframe for development	11 – 15 years
Additional information	Planning permission for 21 apartments expired May 2018 (13/0005/1/OX). The site is not available due to its use by a business.

Site Reference	WHE026
Site Name (Parish)	Land south of Abbott Way, Whetstone
Proposed use	Housing
Size in hectares (developable area and reason)	3.28 ha (2.21 ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	41 (30dph)
Grid Reference	E: 455977 N: 295638

Site Reference	WHE026
Current use (previously developed?)	Agriculture (No)
Social Factors	
Proximity to large convenience store	The site is within 610m of the Co-operative food store on Dog and Gun Lane, Whetstone (if access is to be obtained through the adjacent site).
Proximity to GP surgery	The site is within 2110m of Hazelmere Medical Centre, Blaby.
Proximity to primary school	The site is within 730m of Badgerbrook Primary School, Whetstone.
Proximity to secondary school	The site is within 2010m of Countesthorpe Leysland Community College.
Proximity to local employment	The site is within 910m of the Whittle Industrial Estate, Whetstone.
Access to public transport	The site is within 500m of a bus stop served by bus service no. 84 bus - every 30 mins. Whetstone is also served by the demand responsive FoxConnect bus service.
Proximity to open space	The site is adjacent to amenity space provided as part of the new-build development off Wright Close, Whetstone.
Environmental Factors	
Biodiversity and geodiversity	LCC ecology: needs further survey before making a decision. Whetstone Brook is important wildlife corridor, with water vole. Retain at least 10m buffer zone of natural vegetation along. Retain hedges with 5m natural buffer zones. Grassland looks species-rich from aerials, and it may need to be conserved and not developed.
Townscape and landscape	The site is in the Blaby, Countesthorpe and Whetstone Fringe landscape character area. Low-moderate landscape sensitivity for residential development. Key sensitivities include: settlement expansion, pressures for alternative land uses on urban edges, role of landscape as undeveloped rural buffer preventing coalescence, small and meandering stream corridors.
Heritage assets	The site contains no designated heritage assets and non nearby. LCC archaeology: no known archaeological remains on-site; undated mounds, Cosby Road off-site (MLE54). Heritage potential is medium risk.
Soil resources	The site is grade 3 agricultural land with a moderate likelihood of being best and most versatile.
Previously developed land	The site is greenfield.

Site Reference	WHE026
Flood risk	Whetstone Brook runs along the site's eastern boundary and this part of the site is in Flood Zone 3b (SFRA 2014). Large parts of the site are at risk of surface water flooding (1 in 30, 1 in 100 and 1 in 1,000 extents). >=25% <50% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	There are no known sources of land contamination or pollution.
Minerals and waste	A small part of the site is in a Minerals Consultation Zone and the site is not protected as a waste facility.
Economic Factors	
Available and achievable	The site is in single ownership and under option to a house-builder. There is an intention to develop the land and there are no known legal issues or covenants.
Site access and impact on road network	Access from Springwell Lane which is an unclassified road with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph and due consideration to be given to the requirement to alter the speed limit to cover the development as well as the village and site access. The LHA recommend that access be gained from Wright Close. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Yes, part of the site is affected by Flood Zone 3b.
Policy Designations	The site is in Countryside (Policy CS18).
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	41 (30dph)
Timeframe for development	6 – 10 years
Additional information	The site forms part of WHE031. Do not count towards final housing numbers to avoid double-counting.

Site Reference	WHE027
Site Name (Parish)	Whetstone Pastures, Whetstone
Proposed use	Mixed use
Size in hectares (developable area and reason)	448.84ha - 379.77ha within Blaby District. 69.06ha is within Harborough District (Whole site: 344.10ha (Hazard consultation zone of a high pressure gas pipeline and Flood Zone 3). Area within Blaby District: 275.04ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	3,500 – 6000 dwellings range and associated facilities and infrastructure; 372,000m ² of B8 employment floorspace plus motorway services (based on site promoter's information)
Grid Reference	E: 456701 N: 293578
Current use (previously developed?)	Agricultural land (No)
Social Factors	
Proximity to large convenience store	The site is 1.4km from the nearest large convenience store at Co-op, Whetstone.
Proximity to GP surgery	The site is 2.9km from the nearest GP surgery at Hazelmere Medical Centre, Blaby
Proximity to primary school	The site is 1.8km from the nearest primary school at Badgerbrook, Whetstone. A site of this size would expect to provide its own primary school(s).
Proximity to secondary school	The site is 1.9km from the nearest secondary school at Countesthorpe Academy.
Proximity to local employment	The site is 1.5km from employment opportunities at Cambridge Road, Whetstone. The site proposal includes employment development.
Access to public transport	No bus routes currently run through the site. The nearest bus routes serve Cosby, Countesthorpe and Lutterworth, 84 / 85 low frequency bus services, at least 1.6km from the site. The western most portion of the site is within the service area for the FoxConnect demand responsive transport service.
Proximity to open space	The site is 2.7km from open space over 1 hectare at Victory Park, Cosby and Countesthorpe Country Park. A site of this size would expect to provide its own open space.
Environmental Factors	

Site Reference	WHE027
Biodiversity and geodiversity	LCC ecology: OK with mitigation. A lot is arable, but there is also a significant amount of grassland that may be species-rich. It should be possible to retain any grassland of value within a masterplan, plus habitat features such as hedges, trees, ponds, etc. A 10m buffer along brooks and watercourse, and railway, is needed, of natural vegetation. 5m buffer along other retained hedges. There are numerous ponds, and if GCNs are present in any, ponds would need to be retained with connecting habitats, which could constrain the layout; GCNs are present in south east.
Townscape and landscape	The site is mostly within the Cosby and Whetstone Rolling farmland Landscape Character Area where landscape sensitivity is moderate for residential / transport infrastructure, moderate high for small scale commercial and high for large scale commercial development. Key sensitivities include: Unsettled, agricultural character with open undeveloped skylines, natural character with deciduous woodlands along linear features such as disused railway lines; sense of relative tranquillity and provision of public rights of way.
Heritage assets	The site contains the Grade II Listed Building Whetstone Pastures residential home. Part of the site in Harborough District abuts the Willoughby Waterleys Conservation Area. Countesthorpe Conservation Area is over 1km away from the site's northern boundary. Cosby Conservation Area is over 1km away from the site's western boundary. LCC archaeology: Roman Road (MLE1902) runs north-south through the area, Cosby Hill Farm (MLE23478), Whetstone Lodge Farm (MLE19802), Whetstone Gorse West Farm (MLE23477), Whetstone Gorse East Farm (MLE23476), Iron Age site (MLE19061), medieval track (MLE2239), possible ring ditch (MLE374), WW2 "Starfish" decoy site (MLE22669) on-site. Possible undated mound earthwork (MLE45), rectangular cropmark (MLE2646) to south east, possible Roman site (MLE2247) also to east, all off-site. Some indications of prehistoric, Roman and medieval archaeology and a number of post-medieval farmsteads in the area. Heritage potential is medium risk.
Soil resources	The site is grade 3 agricultural land and has a moderate likelihood of being best and most versatile.
Previously developed land	The site is mostly greenfield with some farm buildings on the site.

Site Reference	WHE027
Flood risk	The site is affected by fluvial flood risk. 3% is Flood Zone 3a, 6% is Flood Zone 2. Up to 19% of the is affected by surface water flood risk. Parts of the site are affected by groundwater level risk.
Land contamination, pollution, and hazards	There are no known sources of land contamination or pollution. A high pressure gas pipeline and its consultation zone runs through part of the site to the north. Noise and air pollution – the site is dissected by the M1 motorway.
Minerals and waste	The site is not in a Minerals Consultation Zone and the site is not protected for a waste facility.
Economic Factors	
Available and achievable	The site is in multiple ownership but there is an intention from all landowners to sell or develop the site. Part of the site is currently occupied by a farm and time is need for the relocation of the occupants.
Site access and impact on road network	Considering the scale of the site there are 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. Junction capacity and mitigation measures for the strategic road network would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Yes. Flood Zone 3 crosses part of the site and a high pressure gas pipeline runs parallel to the site's north-western boundary and across the north part of the site.
Policy Designations	The site is in Countryside in both the Blaby Local Plan (Policy CS18) and the Harborough Local Plan. The fishing lake north of Willoughby Waterleys is identified as a source of open space, sport and recreation in the Harborough Local Plan 2019 (Policy GI2).
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes

Site Reference	WHE027
Conclusion	Developable
Estimated number of Dwellings (density)	3,500 dwellings 372,000m ² employment floorspace (based on site promoter's information)
Timeframe for development	11 – 15 years
Additional information	* Most of the site is in Whetstone parish and crosses into Cosby and Countesthorpe parishes. 69ha of the site crosses into Harborough District.

Site Reference	WHE028
Site Name (Parish)	Land off Enderby Road, Whetstone
Proposed use	Housing
Size in hectares (developable area and reason)	1.73ha (1.73ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	42 (30dph)
Grid Reference	E: 455593 N: 297852
Current use (previously developed?)	Agriculture (No)
Social Factors	
Proximity to large convenience store	The site is within 1160m of the Co-operative convenience store at Warwick Road / Cambridge Road, Whetstone.
Proximity to GP surgery	The site is within 1190m of Northfield Medical Centre, Blaby.
Proximity to primary school	The site is within 770m of St Peter's C of E Primary School, Whetstone.
Proximity to secondary school	The site is within 2310m of Brockington College, Enderby.
Proximity to local employment	The site is opposite the Enderby Road Industrial Estate key employment site.
Access to public transport	The site is within 270m of a bus stop served by bus no. 84 - every 30 mins. Whetstone is also served by the demand responsive FoxConnect bus service.
Proximity to open space	The site is within 140m of a source of open space over 1 hectare at Back Lane Meadows natural green space.
Environmental Factors	

Site Reference	WHE028
Biodiversity and geodiversity	The site is within a SSSI impact risk zone; further investigation required. LCC ecology: Possible spp rich grassland and protected species; protected spp and habitat surveys needed. Adjacent to disused railway, important wildlife corridor; pending outcome of habitat survey, would be requirement to leave 10m buffer zone of natural open space which would limit development.
Townscape and landscape	The site is within the Blaby, Countesthorpe and Whetstone Fringe Landscape Character Area. Low to moderate landscape sensitivity for residential development. Key sensitivities include: settlement expansion, pressures for alternative use on the urban edges and strong linear woodland features following disused railway line and well maintained tall hedgerows.
Heritage assets	LCC archaeology: Grade II listed building to the south. Heritage potential is high.
Soil resources	The site is identified as being urban / industrial land.
Previously developed land	The site is greenfield.
Flood risk	The site is Flood Zone 1. Small areas of 1 in 100 and 1 in 1000 year risk of surface water flooding >=25% <50% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	There are no known sources of land contamination or pollution.
Minerals and waste	The site is not in a Minerals Consultation Zone and the site is not protected for a waste facility.
Economic Factors	
Available and achievable	The site is in single ownership and has no known legal issues or restrictive covenants. Planning permission was refused in April 2018 for residential development. Some uncertainty about future use given current planning application for employment starter units.
Site access and impact on road network	Access from B582 Enderby Road with a 30mph speed limit. The road experiences congestion at peak times and visibility to / from an access close to M1 bridge may also be reduced. This would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No

Site Reference	WHE028
Policy Designations	The site is located in Green Wedge (Policy CS16)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	42 (30dph)
Timeframe for development	6 – 10 years
Additional information	Planning application for 43 dwellings (16/1085/FUL) refused June 2017 / dismissed at appeal April 2018. Planning application for employment starter units (20/1346/FUL) refused.

Site Reference	WHE030
Site Name (Parish)	Land at Merrydale Farm, Whetstone
Proposed use	Housing
Size in hectares (developable area and reason)	0.97ha (0.97ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	24 (30dph)
Grid Reference	E: 455182 N: 298075
Current use (previously developed?)	Grazing / pasture land (No)
Social Factors	
Proximity to large convenience store	The site is within 1530m of Co-operative convenience store at Warwick Road / Cambridge Road, Whetstone.
Proximity to GP surgery	The site is within 1650m of Northfield Medical Centre, Blaby.
Proximity to primary school	The site is within 1130m of St Peter's C of E Primary School, Whetstone.
Proximity to secondary school	The site is within 1550m of Brockington College, Enderby.
Proximity to local employment	The site is within 140m of Enderby Road Industrial Estate.

Site Reference	WHE030
Access to public transport	The site is within 660m of a bus stop served by no. 84 bus - every 30 mins. Whetstone is also served by the demand responsive FoxConnect bus service.
Proximity to open space	The site is within 400m of a source of open space over 1 hectare at Back Lane Meadows natural green space.
Environmental Factors	
Biodiversity and geodiversity	The site is within a SSSI impact risk zone; further investigation required. LCC ecology: OK. Minor impacts on rough grassland.
Townscape and landscape	The site is within the Sence and Soar Floodplain Landscape Character Area. Moderate landscape sensitivity for residential development. Key sensitivities: relatively natural character, largely unsettled rural area providing a rural gap between settlements and localised views contained by mature hedgerows.
Heritage assets	No designated heritage assets on site. 325m from Enderby Mill Bridge scheduled ancient monument. LCC archaeology: no known archaeological remains on-site, Mill shown on C18th map east of the area (MLE370). Heritage potential is medium risk.
Soil resources	The site is grade 3 agricultural land and has a moderate likelihood of being best and most versatile.
Previously developed land	The site is greenfield.
Flood risk	The site is in Flood Zone 1. Small areas of 1 in 30, 1 in 100 and 1 in 1000 year risk of surface water flooding present. >=75% area susceptible to groundwater flooding therefore a site-specific risk assessment may be required to fully inform the likelihood of groundwater flooding.
Land contamination, pollution, and hazards	There are no known sources of land contamination or pollution.
Minerals and waste	The site is not located in a Minerals Consultation Zone and the site is not protected as a waste facility.
Economic Factors	
Available and achievable	The site is in single ownership and there are no known legal issues or covenants.

Site Reference	WHE030
Site access and impact on road network	Access from Enderby Road which is a class B road with a 40mph speed limit. Junction modelling to test the capacity of the junction. Pedestrian links would need extending to serve the development. This would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No.
Policy Designations	The site is in Green Wedge.
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	24 (30dph)
Timeframe for development	11 - 15 years
Additional information	Not suitable for development as detached from built-up area of Whetstone.

Site Reference	WHE031
Site Name (Parish)	Land south of Whetstone, Whetstone
Proposed use	Mixed Use
Size in hectares (developable area and reason)	54.92ha (53.17ha – flood risk)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	737 dwellings (site promoter indicates 770 dwellings, 15,600m ² , 4 hectares, of employment floorspace, primary school and community facilities.
Grid Reference	E: 455685 N: 295331
Current use (previously developed?)	Agricultural land, farm and associated buildings (Crossways Farm) (No)
Social Factors	

Site Reference	WHE031
Proximity to large convenience store	The site is within 1380m of the Co-operative food store on Dog and Gun Lane, Whetstone.
Proximity to GP surgery	The site is within 2820m of Hazelmere Medical Centre, Blaby.
Proximity to primary school	The site is within 960m of Badgerbrook Primary School, Whetstone.
Proximity to secondary school	The site is within 1710m of Countesthorpe Leysland Community College.
Proximity to local employment	The site is within 1140m of the Whittle Industrial Estate, Whetstone.
Access to public transport	The site is within 1110m of a bus stop served by a low frequency service (no. 84 / 85 route). Whetstone is also served by the demand responsive FoxConnect bus service.
Proximity to open space	The site is within 740m of a source of open space over 1 hectare at Shelduck Close, Whetstone.
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology comments: OK with mitigation. Protected species and Phase 1 habitat surveys needed. Whetstone Brook is Local Wildlife Site and requires 10m buffer of natural vegetation. Layout will depend on survey results but likely to be acceptable with mitigation.
Townscape and landscape	The site is within the Blaby, Countesthorpe and Whetstone Fringe Landscape Character Area where landscape sensitivity is low-moderate for residential, moderate for small scale commercial and moderate-high for large scale commercial development. Key sensitivities include: Small to medium fields with well-maintained tall hedgerows and role of landscape as an undeveloped buffer.
Heritage assets	There are no designated heritage assets on or adjacent to the site. LCC heritage / archaeology comments: high heritage potential. A Roman coin has been found within this site, and the Roman Road linking Leicester and Tripontium (south of Lutterworth) forms part of the eastern boundary. Part of the former Turnpike Road lies within the site and there is high potential for the preservation of Paleo-environmental remains in the area around Whetstone Brook. Archaeological features are recorded to the immediate west and Prehistoric, Iron Age, Roman and Medieval finds and features are recorded in the vicinity.
Soil resources	The site is grade 3 agricultural land and has a moderate likelihood of being best and most versatile.
Previously developed land	Most of the site is greenfield.

Site Reference	WHE031
Flood risk	The site eastern part of the site is affected by fluvial flood risk. 2% is Flood Zone 3b, 3% is Flood Zone 3a, 4% is Flood Zone 2. Significant parts of the eastern part of the site affected by surface water flooding (1 in 30, 1 in 100, 1 in 1000). Parts of site affected by groundwater level flood risk.
Land contamination, pollution, and hazards	The north-west part of the site is within 250m of a source of unstable or contaminated land. Noise and air pollution – the western boundary runs parallel to the M1 motorway. Further investigation is required.
Minerals and waste	The site is not located in a Minerals Consultation Zone and the site is not protected as a waste facility.
Economic Factors	
Available and achievable	The site is currently occupied by a farm and time is required to relocate the occupants. Single landowner and under option to a house-builder. There are no other known constraints to development.
Site access and impact on road network	Access from Springwell Lane which is adopted, unclassified road, subject to a 60mph speed limit and very narrow south of the existing 30mph speed limit. Achieving a suitable and safe access will require significant alterations, improvements and realignment to enable access from Springwell Lane. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	Yes, 5% of the site is in Flood Zone 3.
Policy Designations	The site is in Countryside (Policy CS18)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density) Floorspace	737 dwellings (30dph) 15,600m ² (4 hectares) of employment floorspace
Timeframe for development	11 – 15 years
Additional information	Part of the site overlaps with WHE026.

Site Reference	WHE032
Site Name (Parish)	Land north of Warwick Road Whetstone
Proposed use	Housing
Size in hectares (developable area and reason)	0.64 ha (0.54ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)	13 (30dph)
Grid Reference	E: 455390 N: 279030
Current use (previously developed?)	Grazing land (No)
Social Factors	
Proximity to large convenience store	The site is 450m from the Co-op store on Cambridge Road, Whetstone
Proximity to GP surgery	The site is 1.6km to Hazelmere Medical Centre, Blaby
Proximity to primary school	The site is 830m from St Peter's C of E Primary School
Proximity to secondary school	The site is 3.1km to Countesthorpe Leysland College
Proximity to local employment	The site is 600m to Whittle Estate.
Access to public transport	The site is 550 to a bus no.84 – running every 30 mins. Whetstone is also served by the demand responsive FoxConnect bus service.
Proximity to open space	The site adjoins the park and recreation ground over 1 hectare at Warwick Road / The Dicken.
Environmental Factors	
Biodiversity and geodiversity	LCC Ecology: Potential protected species. Potential hedge habitats. Need further surveys to make decision. Probably arable. Retain hedges and trees. The adjoining disused railway line is a wildlife corridor.
Townscape and landscape	The site is within the Blaby, Countesthorpe and Whetstone Fringe Landscape Character Area. Low to moderate landscape sensitivity for residential development. Key sensitivities include: settlement expansion, pressures for alternative use on the urban edges and strong linear woodland features following disused railway line and well maintained tall hedgerows.
Heritage assets	No designations or Historic Environment Records (HERs) within the site. To the west is a HER for the Great Central Railway (MLE16092). Low heritage potential.

Site Reference	WHE032
Soil resources	The site is classed as urban/industrial.
Previously developed land	The site is greenfield.
Flood risk	16% of the site is within Flood Zone 2 and 9% is affected by surface water flood risk (1 in 1,000 year) to the north of the site closest to the watercourse. Historic Flooding affects 50% of proposed site. >=50% <75% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	There are no known land contamination or pollution issues.
Minerals and waste	The site is in the Mineral Consultation Zone for sand and gravel. It is not affected by a safeguarded waste facility.
Economic Factors	
Available and achievable	Site promoted by two landowners who intend to sell the site. No legal issues.
Site access and impact on road network	Access from Warwick Road, a classified C Road with a 30mph speed limit. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No.
Policy Designations	The land is designated as Green Wedge (Policy CS16)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	13 (30dph)
Timeframe for development	6-10 years
Additional information	

Site Reference	EWHE001
Site Name (Parish)	Land off Enderby Road
Proposed use	Employment
Size in hectares (developable area and reason)	1.67ha (1.67ha)
Size in dwellings (density, dwelling per hectare) Size (floorspace)e	6513 sqm of employment potential (using 0.39 mixed employment site ratio).
Grid Reference	E:455602, N:297888
Current use (previously developed?)	Grassland (No)
Social Factors	
Proximity to large convenience store	The site is within 1140m of the Co-operative convenience store on the corner of Warwick Road and Cambridge Road, Whetstone.
Proximity to GP surgery	The site is within 1700m of Hazelmere Medical Centre, Lutterworth Road, Blaby.
Proximity to primary school	The site is within 700m of St Peter's C of E Primary School, Whetstone.
Proximity to secondary school	The site is within 220m of Brockington College, Enderby.
Proximity to local employment	The site is within 1300m of Enderby Road Industrial Estate, Whetstone.
Access to public transport	The site is within 320m of a bus stop served by bus service no. 84 bus – every 30 mins. Whetstone is also served by the demand responsive FoxConnect bus service.
Proximity to open space	The Eastern boundary of the site adjoins Whetstone Way and is within 200m of Back Lane Meadows (Natural Green Spaces over 1 hectare).
Environmental Factors	
Biodiversity and geodiversity	History of protected species. Protected species and habitat surveys required. Development on site will result in significant removal of habitats, including semi-improved grasslands. Net gain calculation is required to demonstrate a net gain can be achieved. Close to LWS which may require appropriate buffer and mitigation measures. Ecology site assessment notes 2 LWS trees appear to have been destroyed.
Townscape and landscape	The site is within the Blaby, Countesthorpe and Whetstone Fringe Landscape Character Area. Low to moderate landscape sensitivity for residential development. Key sensitivities include: settlement expansion, pressures for alternative use on the urban edges and strong linear woodland features following disused railway line and well maintained tall hedgerows.

Site Reference	EWHE001
Heritage assets	LCC archaeology: Grade II listed building to the south. Heritage potential is high.
Soil resources	The site is within grade 3 agricultural land (Defra) but is Urban/ Industrial (Cat 5) by the BMV study.
Previously developed land	The Site is greenfield but is adjoined by other industrial and residential uses
Flood risk	The site is Flood Zone 1. Small areas of 1 in 100 and 1 in 1000 year risk of surface water flooding >=25% <50% area susceptible to groundwater flooding
Land contamination, pollution, and hazards	There are no known sources of land contamination or pollution.
Minerals and waste	The site is in a Minerals Consultation Zone (sand and gravel). The site is not a protected waste facility.
Economic Factors	
Available and achievable	The site is in single ownership. There is an intention to sell the site. There are no other known legal issues.
Site access and impact on road network	Access from B582 Enderby Road with a 30mph speed limit. The road experiences congestion at peak times and visibility to / from an access close to M1 bridge may also be reduced. This would need to be reflected / considered in any transport assessment work. Detailed consideration would be required as part of the usual development management process.
Overall Assessment	
Identified Red Constraints	No
Policy Designations	Green Wedge (CS16)
Suitable	Potentially Suitable
Available	Yes
Achievable	Yes
Conclusion	Developable
Estimated number of Dwellings (density)	6513 sqm
Timeframe for development	6-10
Additional information	Site Promoter suggests developable areas is 1.74 ha and that the employment potential is 4186m2. Current application pending

Appendix 3 – Summary of assessed sites

Site Reference	Site Address	Parish	Total Site Size (ha)	Potential Capacity Housing Dwellings (SHELAA method)	Adjusted * Capacity Housing Dwellings * Remove duplicates	Potential Capacity Employment (floorspace sqm)(Mix of B Uses)	Potential Capacity Retail (floorspace sqm)	Housing Yield 0-5 years (dwellings)	Housing Yield 6-10 years (dwellings)	Housing Yield 11-15 years (dwellings)	Employment Yield 0-5 years (floorspace sqm)	Employment Yield 6-10 years (floorspace sqm)	Employment Yield 11-15 years (floorspace sqm)	Retail Yield 0-5 years (floorspace sqm)	Retail Yield 6-10 years (floorspace sqm)	Retail Yield 11-15 years (floorspace sqm)
Housing and Mixed Use Sites																
BRA001	Land off Brockenhurst Drive	Braunstone	1.86	55	55				55							
GLE030	Land rear of County Hall	Glenfield	7.4	185	185					185						
GLE031	Western Park Golf Course	Glenfield	73.11	252	252	2,366				252			39,409			
GLE032	Land North of Glenfield	Glenfield	74.34	941	941	30,000				941			30,000			
GPA010	Land at Glen Ford Grange, Little Glen Road	Glen Parva	0.58	19	19					19						
GPA023	Summit Engineering, Wharf Way	Glen Parva	1.97	65	65					65						
GPA024	The Old Piggery	Glen Parva	0.15	5	5					5						
GPA025	Land west of 23 Little Glen Road	Glen Parva	1.48	44	44				44							
GPA026	Land south of 111 Little Glen Road	Glen Parva	4.3	119	119				119							
KMU009	Land north of Desford Road	Kirby Muxloe	13	325	325					325						
KMU020	Blood's Hill (small)	Kirby Muxloe	6.25	156	156					156						
KMU021	Blood's Hill (large)	Kirby Muxloe	19.11	468	468					468						
KMU022	Land off Farley Way	Kirby Muxloe	1.69	23	23				23							
KMU023	Land at Roundhill	Kirby Muxloe	1.21	39	39				39							
KMU024	Land off Portland Road	Kirby Muxloe	5.88	128	128					128						
KMU025	Land north of Hinckley Road	Kirby Muxloe	37.42	748	748					748						
KMU026	Land at Blood's Hill (south)	Kirby Muxloe	29.22	730	730					730						
KMU027	Land south east of Main Street	Kirby Muxloe	0.14	5	5				5							
LFE017	Land at Webb Close	Leicester Forest East	0.64	21	21				21							
LFE018	Land at Baines Lane	Leicester Forest East	2.62	65	65	0	0			65						
LFE019	Land at Kingstand Farm	Leicester Forest East	9.35	199	199	0	0		199							
LFE020	Land at Kingstand Golf Course	Leicester Forest East	13.36	334	334	0	0		334							
LFE021	Land north and east of Desford Crossroads	Leicester Forest East	53.85	807	807	0	0			807						
LUB001	Land east of Narborough Wood Park	Lubbesthorpe	7.6	190	190	0	0			190						
LUB002	Land at Desford Road / Beggar's Lane	Lubbesthorpe	45.25	905	905	0	0			905						
LUB003	Land north of Desford Road	Lubbesthorpe	3.51	87	0	0	0		87							
LUB004	Land East of Desford Road	Lubbesthorpe	44.1	882	882	0	0			882						
LUB005	Land off Forest Road	Lubbesthorpe	1.17	38	38	0	0		38							

Site Reference	Site Address	Parish	Total Site Size (ha)	Potential Capacity Housing dwellings (SHELAA method)	Adjusted * Capacity Housing dwellings * Remove duplicates	Potential Capacity Employment (floorspace sqm)(Mix of B Uses)	Potential Capacity Retail (floorspace sqm)	Housing Yield 0-5 years (dwellings)	Housing Yield 6-10 years (dwellings)	Housing Yield 11-15 years (dwellings)	Employment Yield 0-5 years (floorspace sqm)	Employment Yield 6-10 years (floorspace sqm)	Employment Yield 11-15 years (floorspace sqm)	Retail Yield 0-5 years (floorspace sqm)	Retail Yield 6-10 years (floorspace sqm)	Retail Yield 11-15 years (floorspace sqm)
BLA030	Land off Lutterworth Road	Blaby	2.02	51	51	0	0		51							
BLA031	Land north of Hospital Lane	Blaby	23	104	104	0	0		104							
BLA032	Land at Glebe Farm	Blaby	16.34	306	306	0	0			306						
BLA033	Land at Keepers Farm	Blaby	22.63	300	300	0	0			300						
BLA034	Land at Hospital Lane	Blaby	81.88	1,146	1146	10,000	5,000			1,146			10,000			5,000
BLA035	Land at Keepers Farm (small)	Blaby	3.14	58	0	0	0			58						
BLA036	Land off the A426 Blaby	Blaby	4.7	88	88	0	0			88						
BLA037	Willow Farm	Blaby	2.34	50	50	0	0			50						
BLA038	Land east of Lutterworth Road (A426)	Blaby	28	525	525	0	0		525							
BLA039	Land North of Hospital Lane (small)	Blaby	9.18	172	172					172						
BLA040	Land at Highfields Farm, Hospital Lane	Blaby	9.8	183	183					183						
COU022	Land to west of Leicester Road	Countesthorpe	9.67	181	181				181							
COU024	Land to the east of Willoughby Road	Countesthorpe	4.16	78	0				78							
COU025	Land south of Hospital Lane / East of Leicester Road	Countesthorpe	1.03	25	25					25						
COU037	Land rear of 33 Willoughby Road	Countesthorpe	1.62	40	40				40							
COU038	Land north of Foston Road	Countesthorpe	7.8	146	146				146							
COU042	Land east of Willoughby Road (large site)	Countesthorpe	18.13	234	234				234							
COU043	Land to the east of Willoughby Road (smaller site)	Countesthorpe	7.94	148	0				148							
COU044	Land at Newton House, Bambury Lane	Countesthorpe	52.4	129	0			0	0	0	0	0	0			
COU045	Land off Cosby Road	Countesthorpe	5.32	99	99				99							
COU047	Land off Gillam Butts	Countesthorpe	5.12 ha	96	96				96							
COU048	Land north of Bambury Lane	Countesthorpe	8.57	16	0			0	0	0						
COU049	Land East of Rosebank Road	Countesthorpe	4.39	49	49					49						
COU050	Land West of Leicester Road 'The Round House'	Countesthorpe	4.86	91	91					91						
COU051	Land off Peatling Road (East Parcel)	Countesthorpe	8.57	142	142					142						
COU052	Land off Peatling Road (West Parcel)	Countesthorpe	4.52	84	84					84						
END009	Quarry Lane	Enderby	3.56	44	44	6,942				44			6,942			
END017	Land to the west of the M1 (adjacent the public footpath)	Enderby	1.21	29	29					29						
END022	Land off Blaby Road	Enderby	4.49	84	84				84							
END023	Enderby Metals	Enderby	0.56	8	8					8						
END024	Land rear of Strawberry Gardens	Enderby	2.97	55	55					55						
END025	West of First Hangings, Blaby Road	Enderby	0.93	23	0					23			3,500			
END026	First Hangings, Blaby Road	Enderby	0.81	20	0					20			3,100			

Site Reference	Site Address	Parish	Total Site Size (ha)	Potential Capacity Housing dwellings (SHELAA method)	Adjusted * Capacity Housing dwellings * Remove duplicates	Potential Capacity Employment (floorspace sqm)(Mix of B Uses)	Potential Capacity Retail (floorspace sqm)	Housing Yield 0-5 years (dwellings)	Housing Yield 6-10 years (dwellings)	Housing Yield 11-15 years (dwellings)	Employment Yield 0-5 years (floorspace sqm)	Employment Yield 6-10 years (floorspace sqm)	Employment Yield 11-15 years (floorspace sqm)	Retail Yield 0-5 years (floorspace sqm)	Retail Yield 6-10 years (floorspace sqm)	Retail Yield 11-15 years (floorspace sqm)
END027	First Hangings, Blaby Road (combined site)	Enderby	1.76	43	43					43			6,700			
END028	Enderby Golf Course / Leisure Centre, Mill Lane	Enderby	16.5	309	0	0	0		309							
NAR002	Land at ambulance station, adjacent to the Rosings	Narborough	2.4	45	45	0	0			45						
NAR008	Land off Leicester Road	Narborough	3.2	57	57	0	0		57							
NAR016	Land south of Carlton Park	Narborough	17.93	336	0	0	0		336							
NAR018	Land at Seine Lane	Narborough	13	243	159	0	0		243							
NAR019	Land north of Huncote Road	Narborough	6.13	109	109	0	0		109							
NAR020	Land off Forest Road	Narborough	5.57	104	25	0	0		104							
NAR021	Land at Cottage Farm	Narborough	6.29	117	117	0	0		117			24,200				
NAR022	Land at Carlton Park and Enderby Golf Course	Narborough Enderby	57	855	855	0	0		855							
WHE004	Land off Station Street	Whetstone	0.89	22	22					22						
WHE019	Former JC Remedial, King Street / The Nook	Whetstone	0.18	5	5					5						
WHE026	Land south of Abbott Way	Whetstone	3.28	41	0				41							
WHE027	Whetstone Pastures	Whetstone	379.77	3500	3500	372,000				3500			372,000			
WHE028	Land off Enderby Road	Whetstone	1.73	42	42				42							
WHE030	Land at Merrydale Farm	Whetstone	0.97	24	24					24						
WHE031	Land south of Whetstone	Whetstone	54.92	737	737	15,600				737			15,600			
WHE032	Land north of Warwick Road	Whetstone	0.64	13	13				13							
COS009	Land west of Broughton Road	Cosby	19.85	368	368					368						
COS010	Land at Cosby Hill	Cosby	2.59	48	8					48			10,100			
COS011	Land off Narborough Road	Cosby	9.45	177	177				177							
COS012	Land north of Countesthorpe Road	Cosby	5.3	99	99				99							
COS013	Land off Croft Road, Cosby	Cosby	23.2	385	385					385						
COS014	Land east of Tudor Drive	Cosby	0.71	17	17				17							
COS015	Land north of Countesthorpe Road, south of Walnut Leys	Cosby	2.57	47	47				47							
COS016	Land opposite Cosby Cemetery (Cosby)	Cosby	2.21	27	27					27						
CRO003	Land to the north of Hill Street and Station Road and east of Huncote Road	Croft	1.86	46	46	0	0			46		6,500				
CRO006	Land at Poplars Farm	Croft	8.1	121	121	0	0		121							
CRO007	Land west of Broughton Road	Croft	34.1	54	54	0	0		54							
CRO008	Land North of Hill Street	Croft	0.28	8	0	0	0		8							
CRO009	Croft Lodge Farm	Croft	4.25	33	0	0	0		33							
HUN013	Land south of Narborough Road	Huncote	12.95	182	182	0	0		182							

Site Reference	Site Address	Parish	Total Site Size (ha)	Potential Capacity Housing dwellings (SHELAA method)	Adjusted * Capacity Housing dwellings * Remove duplicates	Potential Capacity Employment (floorspace sqm)(Mix of B Uses)	Potential Capacity Retail (floorspace sqm)	Housing Yield 0-5 years (dwellings)	Housing Yield 6-10 years (dwellings)	Housing Yield 11-15 years (dwellings)	Employment Yield 0-5 years (floorspace sqm)	Employment Yield 6-10 years (floorspace sqm)	Employment Yield 11-15 years (floorspace sqm)	Retail Yield 0-5 years (floorspace sqm)	Retail Yield 6-10 years (floorspace sqm)	Retail Yield 11-15 years (floorspace sqm)
HUN016	Land east of Huncote	Huncote	6.72	126	126	0	0		126							
HUN017	Land west of Forest Road	Huncote	2.18	40	40	0	0		40							
HUN018	Chantry Close	Huncote	5.3	48	48	0	0		48							
HUN019	Springfield Farm, Forest Road	Huncote	10.57	198	198	0	0		198							
HUN020	38 St James Close	Huncote	0.4	6	6	0	0		6							
HUN021	Land East of Forest Road	Huncote	53.8	807	807	0	0			807						
LIT003	40 Cosby Road	Littlethorpe	0.92	22	22				22							
LIT008	Land south of Tysoes Nursery, Cosby Road	Littlethorpe	0.95	14	0				14							
LIT009	Tysoes Nursery, 53 Cosby Road	Littlethorpe	1.02	13	0				13							
LIT022	Land south of Warwick Road / east of Cosby Road	Littlethorpe	10.39	194	194				194							
LIT023	Land off Oak Road	Littlethorpe	7.88	142	142				142							
LIT024	Land west of Cosby Road	Littlethorpe	0.54	13	13				13							
SAP013	Land north of Hinckley Road	Sapcote	6.25	113	113				113							
SAP019	Land at Park Road	Sapcote	1.5	37	0				37							
SAP024	Land north of Leicester Road	Sapcote	6.03	149	149				149							
SAP025	Land south of Hinckley Road	Sapcote	3.12	77	0				77							
SAP026	Lime Avenue, The Limes	Sapcote	0.89	22	22				22							
SAP028	Land north of Stanton Lane, Stoney Stanton	Sapcote	4.39	82	0					82						
SAP029	London Leys Farm, Sharnford Road	Sapcote	7.69	144	144				144							
SAP031	Nuttingore Farm, Stanton Lane	Sapcote	18.41	345	345					345						
SAP033	Land South of Hinckley Road	Sapcote	7.78	675	675					675						
SAP034	Land West of Sharnford Road	Sapcote	45	145	145					145						
SAP035	Land off Hinckley Road / Park Road	Sapcote	10.61	198	114					198						
STO002	Land at Boundary Farm (smaller site), Stanton Lane	Stoney Stanton	9.65	180	0				180							
STO009	Land west of Huncote Road	Stoney Stanton	1.54	37	37				37							
STO016	Land south of Hinckley Road	Stoney Stanton	2.26	42	0				42							
STO019	Land at junction of Huncote Road and Calor Gas access road	Stoney Stanton	3.6	47	0				47							
STO023	Land off Middleton Close	Stoney Stanton	5.48	102	102				102							
STO024	Land north of Broughton Road	Stoney Stanton	5.91	110	110				110		22,750					
STO025	Land south of Broughton Road	Stoney Stanton	8.85	165	165				165							
STO026	Land West of Stoney Stanton	Stoney Stanton	280	5000	5000	31,200				5000		31,200				
STO028	Boundary Farm, Stanton Lane	Stoney Stanton	41.25	618	0					618						
ELM001	Land north of The Home Farm	Elmesthorpe	26.25	358	358					358						

Site Reference	Site Address	Parish	Total Site Size (ha)	Potential Capacity Housing dwellings (SHELAA method)	Adjusted * Capacity Housing dwellings * Remove duplicates	Potential Capacity Employment (floorspace sqm)(Mix of B Uses)	Potential Capacity Retail (floorspace sqm)	Housing Yield 0-5 years (dwellings)	Housing Yield 6-10 years (dwellings)	Housing Yield 11-15 years (dwellings)	Employment Yield 0-5 years (floorspace sqm)	Employment Yield 6-10 years (floorspace sqm)	Employment Yield 11-15 years (floorspace sqm)	Retail Yield 0-5 years (floorspace sqm)	Retail Yield 6-10 years (floorspace sqm)	Retail Yield 11-15 years (floorspace sqm)
ELM008	Land north of the railway line	Elmesthorpe	68.61	969	969					969			5,500			
ELM009	Land at 24 Billington Road East	Elmesthorpe	3.01	49	49				49							
ELM010	Station Road	Elmesthorpe	7.93	136	136				136							
ELM011	Church Farm, 44 Station Road,	Elmesthorpe	0.9	22	22	0	0		22							
KIL002	Steeple Chase Farm, Main Street	Kilby	1.25	30	30	0	0			30						
KIL006	Land south of Chapel Close and Main Street	Kilby	0.8	17	17	0	0		17							
KIL008	Land rear of 40 Main Street	Kilby	0.26	7	7	0	0		7							
SHA008	Land west of Coventry Road	Sharnford	0.87	21	21				21							
SHA009	Leicester Road	Sharnford	0.79	19	19				19							
SHA010	Land off Mill Lane	Sharnford	12.12	227	227					227						
THU003	Land at Croft Road	Thurlaston	0.3	7	7	0	0		7							
THU004	Nursery, Hill View Nurseries	Thurlaston	0.61	15	15	0	0			15						
THU005	Land east of Croft Road	Thurlaston	1.81	44	44	0	0		44							
THU006	Moat Close	Thurlaston	0.33	9	9	0	0		9							
THU007	Land east of Tyers Close	Thurlaston	2.74	51	51	0	0		51							
THU008	Land south of Earl Shilton Road	Thurlaston	0.4	9	9	0	0		9							
THU009	Land north of Thurlaston Lane	Thurlaston	10.2	191	191	0	0			191						
THU010	Land north of Enderby Road	Thurlaston	128	1912	1912	0	0			1912						
THU011	Thurlaston Sawmill	Thurlaston	1.4	34	34	0	0			34						
THU012	Thurlaston Lodge Farm	Thurlaston	76	1140	742	0	0			1140						
Employment Sites																
EKMU002	Land South of Desford Hall	Kirby Muxloe	1.11		4,329	4,329						4,329				
ELUB002	Land east of Narborough Wood Park	Lubbesthorpe	7.6		29,640	29,640							29,640			
EBLA002	Land off Lutterworth Road	Blaby	3.43		13,200	13,200								13,200		
EBLA003	Land off the A426 Lutterworth Road	Blaby	4.7		0	18,330									18,330	
EBLA004	Parsons Spinnery, Glebe Farm, Lutterworth Road	Blaby	9.5		23,300	23,300									23,300	
EWHE001	Land off Enderby Road	Whetstone	1.67		6513	6,513						6513				
ECOS001	Cosby Hill	Cosby	2.59		0	10,100									10,100	
ECRO002	Croft Quarry	Croft	20.4		44,889	44,889									44,889	
EELM001	Land north of J2 M69 (HNRFI site)	Elmesthorpe	224		650,000	650,000									650,000	
ESHA001	Aston Lane	Sharnford	14.06		21,600	21,600	5,400					21,600			5,400	
ETHU001	Thurlaston Sawmill	Thurlaston	1.4		5,000	5,000									5,000	
EAST001	Land west of Junction 2, M69	Aston Flamville	44.1		115,000	115,000									115,000	

Appendix 4 – Non-Developable Sites

The following sites were identified as Non-Developable due to red constraints being present:

COU044 Land at Newton House, Bambury Lane, Countesthorpe

COU048 Land north of Bambury Lane, Countesthorpe

Appendix 5 – Housing and Employment Data by Parish

The housing and employment numbers in the tables below are taken from Appendix 1 (Sites with planning permission, under construction or allocated for development) and Appendix 3 (Summary of assessed sites). Duplicates have been removed.

Housing (Dwellings)

Parish	0 – 5 years	6 – 10 years	11 – 15 years	TOTAL
Blaby	27	680	2245	2952
Braunstone Town	0	55	0	55
Cosby	0	340	788	1128
Countesthorpe	0	796	391	1187
Croft	0	175	46	221
Elmesthorpe	6	207	1327	1540
Enderby	0	84	179	263
Glenfield	45	0	1378	1423
Glen Parva	172	163	89	424
Huncote	0	600	807	1407
Kilby	0	24	30	54
Kirby Muxloe	19	567	2925	3511
Leicester Forest East	73	554	872	1499
Littlethorpe	0	371	0	371
Lubbesthorpe	1479	938	2833	5250
Narborough	0	1322	45	1367
Sapcote	8	428	1279	1715
Sharnford	0	40	227	267
Stoney Stanton	0	414	5000	5414
Thurlaston	0	120	2894	3014
Whetstone	10	55	4288	4353
TOTALS	1839	7933	27643	37415

Employment Use (Floorspace – square metres)

Parish	0 – 5 years	6 – 10 years	11 – 15 years	TOTAL
Aston Flamville	0	0	115000	115000
Blaby	5295	0	64830	70125
Braunstone Town	3071	0	0	3071
Cosby	0	0	10100	10100
Countesthorpe	0	0	0	0
Croft	0	6500	44889	51389
Elmesthorpe	0	0	655500	655500
Enderby	113319	9982	13642	136943
Glenfield	8826	0	69409	78235
Glen Parva	0	0	0	0
Huncote	0	0	0	0
Kilby	0	0	0	0
Kirby Muxloe	3172	4329	0	7501
Leicester Forest East	0	0	0	0
Littlethorpe	0	0	0	0
Lubbesthorpe	0	4600	29640	34240
Narborough	2588	24200	0	26788
Potters Marston	0	3100	0	3100
Sapcote	0	0	0	0
Sharnford	1856	21600	0	23456
Stoney Stanton	7687	24714	31200	63601
Thurlaston	0	5000	0	5000
Whetstone	0	6513	387600	394113
TOTALS	145814	115038	1421810	1678162