

# Site Selection Report:

## Appendix 2A: Stage 1 Site Assessments - Housing and Mixed Use Options

Blaby District Council 2026

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## Braunstone Town

### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

#### Site Details

**Site Reference and Address:** BRA001 Land off Brockenhurst Drive, Braunstone Town

**Current Use:** Vacant scrubland

**Size (Hectares):** 1.86

**Proposed use:** Housing

**Potential Capacity:** 55 dwellings and / or 0 floorspace (square metres)

#### Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes.

Site access to Brockenhurst Drive affected by areas of Flood Zones 2 and 3 associated with Lubbesthorpe Brook

9% of site affected by flood zones 2 and 3 (SFRA Update 2017)

**Other flood risk:** Yes

Small areas affected by surface water flood risk (1 in 30, 1 in 100 and 1 in 1000).

High impact on sewerage infrastructure with records of multiple internal and external floodings on Brockenhurst Drive upstream.

LLFA previously indicated that part of site is underlain by geology indicative of groundwater flood risk.

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential noise and air quality impacts from A563.

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Reject

Site of high ecological value including mature and semi mature trees, dense scrub and Lubbesthorpe Brook. Potential for protected species.

**Landscape Sensitivity for Landscape Character Area:** N/A

**Heritage Assets and Potential:** No designated assets. Heritage potential is uncertain.

**Agricultural Land:** 5 Urban/Industrial

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Site access to Brockenhurst Drive affected by areas of Flood Zones 2 and 3 associated with Lubbesthorpe Brook.

Other Considerations

**Suitable:** Yes, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Braunstone Town is part of Principal Urban Area of Leicester

Within settlement boundary.

**Deliverability Considerations:**

**Site promotion:** Site owned by developer but indicated that not actively promoting the site.

Recent sales promotion for amenity woodland.

**Key infrastructure requirements:**

**Delivery and market capacity:**

**Recent Planning History:** None.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. It scores negatively for agricultural land. The site scores positively for local factors including access to employment, open space, primary and secondary schools. Key local factors scoring negatively include proximity to local wildlife site and overlap with open space.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for BRA001

The site has significant issues in terms of suitability - biodiversity value, flood risk, availability - Marketed for another use and achievability - No active promotion for housing use.

The site is within the settlement boundary at Braunstone Town and part of the Principal Urban Area of Leicester, the highest tier of the settlement hierarchy.

Delivery of the site during the Plan period is unlikely due to the suitability, availability and achievability issues.

Review Conclusion: Do not consider further for allocation.

## Glenfield

### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

#### Site Details

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

**Current Use:** Agricultural land

**Size (Hectares):** 7.4

**Proposed use:** Housing

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

#### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes.

Surface water flood risk affects north east parts of site (1 in 30 (2%), 1 in 100 (4%) and 1 in 1000 (10%) and deemed significant) (SFRA2 2021)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Survey

Ecology surveys required. Grassland, ridge and furrow, hedges and ponds. BAP habitats may reduce developable area.

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated assets. Archaeology assets on site.

Medium Risk Heritage Potential

**Agricultural Land:** 5 Urban/Industrial

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Site access is reliant on adjoining sites in Charnwood and / or Leicester City.

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** No

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

Site adjoins settlement boundary

Within Green Wedge

**Deliverability Considerations:**

**Site promotion:** The site is in single ownership and landowner owns adjoining land. Wider site promoted by a consortium of developers.

**Key infrastructure requirements:** Site access is reliant on adjoining sites in Charnwood and / or Leicester City.

**Delivery and market capacity:** No direct access to the site. Not achievable as a stand-alone site. Site promoter seeks to deliver a cohesive development with land to the north and east within Charnwood Borough and Leicester City.

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

24/0912/NACONS - Outline application for 375 dwellings, public amenity space, a reserve site for a 1FE primary school (if required) (Charnwood BC consult)

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, land and soil, historic environment, water and flood risk factors and no negative factors. The site scores positively for local factors including access to local services, employment and bus stop. Key local factors scoring negatively include proximity to local wildlife site.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for GLE030

The site has some suitability issues including flood risk, heritage and biodiversity requiring investigation. The site's achievability issues on site access are alleviated by allocation of adjoining sites in the administrative areas of Charnwood and Leicester.

The site adjoins the settlement boundary of Glenfield which is part of the Principal Area of Leicester, the highest tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing need.

There is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

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

**Current Use:** Former golf course land

**Size (Hectares):** 73.11

**Proposed use:** Mixed Use

**Potential Capacity:** 303 dwellings and / or 2,366 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Parts of site affected by surface water (1 in 100 and 1 in 1000)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential noise and air quality related to M1.

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Survey

Ecology surveys required. Local wildlife site with protected species. Tree Preservation Order.

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** Conservation Area.

Archaeological heritage assets on site. Records of ridge and furrow.

Medium Risk Heritage Potential

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Loss of open space - golf course

### Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

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

Site adjoins settlement boundary

Within Green Wedge

**Deliverability Considerations:**

**Site promotion:** The site is promoted on behalf of the landowner (Leicester City Council) as part of a wider development of the Former Western Park Golf Course

**Key infrastructure requirements:** Primary site access onto Ratby Lane roundabout. Improvements to wider strategic and local road network.

**Delivery and market capacity:** Concerns about viability due to biodiversity

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

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national air quality, historic environment, flood risk factors. There are negative scores for national factors in terms of proximity to Local Nature Reserve and Air Quality Management Area. Key local factors scoring positively include access to services, landscape sensitivity and mineral zones. The site scores negatively for proximity to local wildlife site and tree preservation orders and overlap with open space.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for GLE031

The site has suitability - Biodiversity value - and related achievability - Viability - concerns. Further investigation is required on these matters. It is noted that the site is promoted by Leicester City Council who want to develop the site alongside a site allocated in the emerging Leicester Local Plan that is located in the Leicester administrative area.

The site adjoins the settlement boundary of Glenfield which is part of the Principal Area of Leicester, the highest tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing need.

Subject to the above suitability and achievability issues, there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

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

**Current Use:** Agricultural land

**Size (Hectares):** 74.34

**Proposed use:** Mixed Use or Housing only

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

### Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

Flood Zones 2 and 3 associated with Rothley Brook affect (6%) southern part of site including potential site access onto Groby Road / Mill Lane (SFRA2 2021)

**Other flood risk:** Yes

Surface water affects 7% of site (1 in 30 (3%), 1 in 100 (4%) and 1 in 1000 (7%)) (SFRA2 2021)

Historic flooding also affects site and deemed significant (SFRA2 2021)

**Landfill:** Yes

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Noise and air quality related to A46.

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - OK with Mitigation

Ecology mitigation required. Local wildlife sites including protected species, trees, hedges, ponds and Rothley Brook.

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate (residential / small scale commercial) & Moderate (Large scale commercial)

**Heritage Assets and Potential:** Scheduled Monument (moated site and garden enclosure), Glenfield Conservation Area and listed buildings nearby. Archaeological heritage assets on site. Records of ridge and furrow.

Medium Risk Heritage Potential

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** Yes

B2 Glenfield Autospares, Barrows Lane adjoins site

**Other Issues:** Secondary access onto Mill Lane restricted by existing buildings.

National Cycle Route 63 runs along southern boundary of site.

Existing congestion on A50 Groby Road

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** No

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

Site adjoins settlement boundary

Within Green Wedge

**Deliverability Considerations:**

**Site promotion:** The site is within multiple ownership with an intention to sell.

Promoted by agent for landowners. Also requires further land and property owners to facilitate site access.

Part of site within Hinckley & Bosworth Borough

**Key infrastructure requirements:** Site access to A50 Groby Road and Mill Lane. New junction onto A50 and improvements to existing strategic and local road network.

**Delivery and market capacity:** Site access is uncertain due to Highways Authority concerns and third party land / property ownership.

Mix of use uncertain.

**Recent Planning History:** None.

**STAGE 1B SUSTAINABILITY APPRAISAL**

The site scores positively for national biodiversity, air quality, land soil and water, flood risk factors. There are negative scores for national factors in terms of proximity to Scheduled Monument. Key local factors scoring positively include access to services and bus stop, landscape sensitivity and mineral zones. The site scores negatively for proximity to local wildlife site and tree preservation orders.

**STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for GLE032**

The site has suitability - Flood risk, land contamination and heritage - and achievability - Site access and third party landowner - issues. Further investigation is required on these

matters. It is noted that part of the site being promoted is located in the administrative area of Hinckley and Bosworth.

The site adjoins the settlement boundary of Glenfield which is part of the Principal Area of Leicester, the highest tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing and / or employment need.

Subject to the above suitability and achievability issues, there is potential for the site to be delivered during the Plan period. Employment use is preferred.

Review Conclusion: Consider further for allocation but issues noted.

## Glen Parva

### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

#### Site Details

**Site Reference and Address:** GPA010 Land at Glen Ford Grange, Little Glen Road, Glen Parva

**Current Use:** Industrial buildings / car breaker's yard

**Size (Hectares):** 0.58

**Proposed use:** Housing

**Potential Capacity:** 19 dwellings and / or 0 floorspace (square metres)

#### Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes.

Southern part of site affected by flood zone 2.

**Other flood risk:** Yes

Parts of site affected by surface water risk (1 in 100 and 1 in 1000)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential land contamination associated with existing use

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - OK with Mitigation

Ecology mitigation required. Protected species and habitat surveys required.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets

Archaeological assets on site. Inside historic village core. Nearby to Scheduled Monument and listed building.

High heritage potential

**Agricultural Land:** 4 Poor

**Mineral Safeguarding:** Yes

Sand and gravel

**Waste Safeguarding:** No

**Other Issues:** Waterway Consultation Zone

Other Considerations

**Suitable:** Potentially Suitable, **Available:** No, **Achievable:** Yes

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

Site is mostly within the settlement boundary and the rest is within Green Wedge

**Deliverability Considerations:**

**Site promotion:** Ownership status not known. No site promoter.

**Key infrastructure requirements:** Suitable site access required.

**Delivery and market capacity:** Site currently in use by one or more businesses. Time would need to be allowed for relocation. No site promotion since planning permission expired in March 2018.

**Recent Planning History:** 13/0912/1/OX - 14 dwellings. Approved (Expired)

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality and water and flood risk factors. The site scores negatively for agricultural land and proximity to scheduled monument and listed building. The site scores positively for local factors in terms access to bus stop and secondary school. There site has negative scores for mineral zones local factors.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for GPA010

The site has significant suitability - Flood risk and land contamination - and availability / achievability - no site promotion - issues.

Most of the site is within the settlement boundary of Glen Parva which is part of the Principal Area of Leicester, the highest tier of the settlement hierarchy.

The rest of the site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing and need.

Delivery of the site during the Plan period is unlikely due to the suitability, availability and achievability issues.

Review Conclusion: Do not consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** GPA023 Summit Engineering, Wharf Way, Glen Parva

**Current Use:** Industrial buildings

**Size (Hectares):** 1.97

**Proposed use:** Housing

**Potential Capacity:** 65 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water affects small areas with 1 in 100 and 1 in 1000 flood risk (SFRA 2021)

**Landfill:** Yes

Within 250m of former landfill. Environment Agency indicate the site is opposite the former Blaby Brickworks known to be generating landfill gas.

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Amenity issues relating to nearby existing businesses.

Records of land contamination.

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - OK

Small woodland to west. Retain trees

**Landscape Sensitivity for Landscape Character Area:** N/A

**Heritage Assets and Potential:** No designated heritage assets

Nearby to Grand Union Canal Conservation Area. Medium Risk heritage potential

**Agricultural Land:** 5 Industrial/Urban

**Mineral Safeguarding:** Yes

Sand and gravel

**Waste Safeguarding:** No

**Other Issues:** Waterway Consultation Zone

Site access via an unadopted road.

Other Considerations

**Suitable:** Yes, **Available:** No, **Achievable:** Yes

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

Within settlement boundary. In principle support for development subject to policy criteria.

Involves loss of existing employment site, proposed to be designated as a Key Employment Site to be protected for E class use.

**Deliverability Considerations:**

**Site promotion:** Site is in single ownership.

**Key infrastructure requirements:** Improvement works to make Wharf Way an adoptable highway standard.

**Delivery and market capacity:** Site currently in use. Site promoter indicates start on site within 2 years and 2 year construction timescale.

**Recent Planning History:** None.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring negatively include impact on mineral zones.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for GPA023

The site has suitability - land contamination and amenity - and significant availability / achievability - currently active use for employment - issues.

The site is within the settlement boundary of Glen Parva which is part of the Principal Area of Leicester, the highest tier of the settlement hierarchy.

The site is within an existing employment area which is being assessed in terms of its suitability as a Key Employment Site.

Delivery of the site during the Plan period is unlikely due to the suitability, availability and achievability issues.

Review Conclusion: Do not consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** GPA024 The Old Piggery, Glen Parva

**Current Use:** Agricultural storage

**Size (Hectares):** 0.15

**Proposed use:** Housing

**Potential Capacity:** 5 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

Identified by SFRA2 (2021) as significantly affected - 50% of site affected by Flood Zones 2 and 3. New EA Flood Maps show all site affected by Flood Zone 2.

**Other flood risk:** Yes

1% of site affected by surface water flood risk (1 in 30, 1 in 100 and 1 in 1000) (SFRA2 2021)

Historic flood risk also affects site and deemed significant by SFRA2 2021

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Land contamination

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - OK with Mitigation

Protected species and habitats (scrub / hedge) required. Local Wildlife Site nearby.  
Mitigation including retention of hedges required.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets.

Scheduled Monument (Moat and hut circle) , Listed Building and Grand Union  
Conservation Area nearby.

**Agricultural Land:** 5 Industrial/Urban

**Mineral Safeguarding:** Yes

**Waste Safeguarding:** No

**Other Issues:** Site access via The Ford which floods

Other Considerations

**Suitable:** Potentially Suitable, **Available:** No, **Achievable:** Yes

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

Within Green Wedge

Detached from settlement boundary

**Deliverability Considerations:**

**Site promotion:** Site is promoted by the sole landowner. Demolition of existing uses is  
necessary.

**Key infrastructure requirements:** Site access from The Ford

**Delivery and market capacity:** Site promoter indicates development within 5 years but  
no further information

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, agricultural land, water  
and flood risk factors. There are negative scores for national factors in terms of historic  
environment (Scheduled Monument and Listed Building Grade II) Key local factors  
scoring negatively include impact on local wildlife sites and mineral zones.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for GPA024

The site has significant suitability - Flood risk and land contamination- and achievability  
- site access - issues.

The site is outside the settlement boundary of Glen Parva which is part of the Principal Area of Leicester, the highest tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing and need.

Delivery of the site during the Plan period is unlikely due to the suitability and achievability issues.

Review Conclusion: Do not consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

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

**Current Use:** Grazing land

**Size (Hectares):** 1.48

**Proposed use:** Housing

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

### Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

Flood Zones 2 and 3 affect 11% of the site (SFRA2, 2021).

\*\*SFRA 2014 indicates that 100% of a similar site is affected by Flood Zones 2 and 3

**Other flood risk:** Yes

11% of site affected by surface water flood risk (1 in 30 (1%), 1 in 100 (4%) and 1 in 1000 (11%)) (SFRA2 2021)

**Landfill:** Yes

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential for noise issues related to railway

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Survey

Ecology surveys required. Protected species and scrub / hedge, grassland and watercourse habitats.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets

Grand Union Canal Conservation Area nearby.

**Agricultural Land:** 3 Low

**Mineral Safeguarding:** Yes

Sand and gravel

**Waste Safeguarding:** No

**Other Issues:** Waterway Consultation Zone

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

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

Site adjoins settlement boundary

Within Green Wedge

**Deliverability Considerations:**

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

**Key infrastructure requirements:** Site access to Little Glen Road

**Delivery and market capacity:** Site promoter indicates development within 5 years with development taking one year

**Recent Planning History:** None.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality land and soil, and historic environment factors. There are negative scores for national factors in terms of flood risk factors (flood zones 2 and 3). Key local factors scoring positively include access to bus stop, local employment and health care. There are negative scores for local factors including impact on mineral zones.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for GPA025

The site has suitability - Flood risk and land contamination / landfill - issues. Further investigation is required on these matters.

The site adjoins the settlement boundary of Glenfield which is part of the Principal Area of Leicester, the highest tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing and need.

Subject to the above suitability there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

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

**Current Use:** Agricultural grazing land

**Size (Hectares):** 4.3

**Proposed use:** Housing

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

### Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

Flood Zones 2 and 3 affect 5% of the site (SFRA2 2021).

\*\*SFRA 2014 indicates that 79% of a similar site is affected by Flood Zones 2 and 3

**Other flood risk:** Yes

8% of site affected by surface water flood risk (1 in 30 (2%), 1 in 100 (4%) and 1 in 1000 (8%)) (SFRA2 2021)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Survey

Ecology surveys required. Local wildlife sites relating to River Sence and Grand Union Canal, Protected species and scrub / woodland, grassland and hedge habitats.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets

Adjoins Scheduled Monument (Moat and hut circle), Listed Building and Grand Union Canal Conservation Area.

Awaiting Archaeology Comments

**Agricultural Land:** 3 Low

**Mineral Safeguarding:** Yes

Sand and gravel

**Waste Safeguarding:** No

**Other Issues:** Waterway Consultation Zone

Other Considerations

**Suitable:** Potentially Suitable, **Available:** No, **Achievable:** Yes

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

Site adjoins settlement boundary

Within Green Wedge

**Deliverability Considerations:**

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

**Key infrastructure requirements:** Site access to Little Glen Road

**Delivery and market capacity:**

**Recent Planning History:** None.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality land and soil factors. There are negative scores for national factors in terms of proximity to scheduled monument and listed buildings and flood risk factors (flood zones 2 and 3). Key local factors scoring positively include access to secondary school. There are negative scores for local factors including proximity to local wildlife sites and impact on mineral zones.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for GPA026

The site has suitability - Flood risk and heritage - issues. Further investigation is required on these matters.

The site adjoins the settlement boundary of Glenfield which is part of the Principal Area of Leicester, the highest tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing and need.

Subject to the above suitability issues there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

## Kirby Muxloe

### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

#### Site Details

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

**Current Use:** Agricultural land and farm buildings

**Size (Hectares):** 16

**Proposed use:** Housing

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

#### Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

North east boundary affected by Flood Zones 2 and 3

**Other flood risk:** Yes

Small areas affected by surface water flood risk (1 in 30 and 1 in 1000)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Further Surveys required

Ecology surveys required. Protected species and grassland, hedge habitats. Ridge and furrow.

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets. Kirby Castle (Scheduled Monument and Grade I Listed Building) and Grade II\* St Bartholomew's Church and historic core nearby.

Various archaeology including Medieval metal finds and ridge and furrow earthworks on site and ne

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes

Sand and gravel

**Waste Safeguarding:** No

**Other Issues:** High ground. Desford Road a key defining feature for settlement.

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

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

Site adjoins settlement boundary

Within Green Wedge

**Deliverability Considerations:**

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

**Key infrastructure requirements:** Site access to Desford Road

**Delivery and market capacity:** No timescales submitted but ongoing promotion

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, land and soil, water and flood risk factors. There are negative scores for national factors in terms of proximity to listed and agricultural land. Key local factors scoring positively include access to bus stop, health care, open space and primary school and landscape sensitivity. There are negative scores for local factors relating to proximity to impact on mineral zones.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for KMU009

The site has suitability - Flood risk, heritage, landscape / townscape - issues. Further investigation is required on these matters.

The site adjoins the settlement boundary of Kirby Muxloe which is part of the Principal Area of Leicester, the highest tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing and need.

Subject to the above suitability issues there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** KMU020 Blood's Hill (small), Kirby Muxloe

**Current Use:** Agricultural land

**Size (Hectares):** 6.25

**Proposed use:** Housing

**Potential Capacity:** 156 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water flood risk affects site 1 in 30 (6%), 1 in 100 (8%) and 1 in 1000 (18%) deemed of lower significance (SFRA2 2021)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential for noise or air pollution related to M1/A46

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Surveys

Arable.

Protected species survey required. Mitigation to include retaining buffer to hedge and manage as continuous corridor of natural open space.

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets.

Kirby Castle Scheduled Monument and Grade I Listed Building, other Listed Buildings and Kirby Fields Conservation Area nearby. On site features Archaeological features on site and within vicinity. Heritage Potential is Med

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Site access to Ratby Lane experiences congestion in peak periods and requires surface footway

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

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

Within Green Wedge.

Detached from settlement as a standalone site.

**Deliverability Considerations:**

**Site promotion:** The site is in single ownership and there are no known legal issues.

Site promoted on behalf of a developer

**Key infrastructure requirements:** Site access to Ratby Lane and surfaced footways to Kirby Muxloe.

**Delivery and market capacity:** Site promoter indicates the site could be developed in the next 5 years and take 2 to 3 years to build.

Development rate of 40-50 dwellings a year.

Potential for wider strategic development opportunity.

**Recent Planning History:** None.

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, water and flood risk factors. There are negative scores for national factors in terms of historic environment (Scheduled

Monument and Grade I Listed Building). Key local factors scoring positively include access to employment. The site scores negatively for impact on local wildlife sites.

### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for KMU020**

The site has significant suitability - Heritage - issues.

The site is outside and detached from the settlement boundary of Kirby Muxloe which is part of the Principal Area of Leicester, the highest tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing and need.

Delivery of the site during the Plan period is unlikely due to the suitability issues.

Review Conclusion: Do not consider further for allocation.

### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

#### Site Details

**Site Reference and Address:** KMU021 Blood's Hill (large), Kirby Muxloe

**Current Use:** Agricultural land

**Size (Hectares):** 19.11

**Proposed use:** Housing

**Potential Capacity:** 468 dwellings and / or 0 floorspace (square metres)

#### Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

Flood Zones 2 and 3 affect 3% of site (SFRA2 2021)

**Other flood risk:** Yes

Surface water affects site (1 in 30 (2%), 1 in 100 (3%) and 1 in 1000 (8%)) (SFRA2 2021)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential for noise and air quality issues related to M1 / A46

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Surveys

Arable

Protected species survey required. Mitigation to include retaining buffer to hedge and manage as continuous corridor of natural open space.

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets on site. Immediate proximity to Kirby Castle (scheduled Monument and Grade I Listed Building). Kirby Fields Conservation Area and other Listed buildings nearby

Archaeological features include Mancetter Roman Road, various fi

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Potential site access to cross unnamed watercourse and associated flood zones.

Ratby Lane experiences congestion at peak times.

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

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

Within Green Wedge

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Single landowner. Site promoted by a developer. Notes potential for co-operation with adjoining landowner.

**Key infrastructure requirements:** Site access to Ratby Lane and surfaced footways to Kirby Muxloe.

**Delivery and market capacity:** The site promoter indicates a start within 5 years with a 5 year build timescale at a development rate of 50 dwellings per year.

**Recent Planning History:** None.

## STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, water and flood risk factors. There are negative scores for national factors in terms of agricultural land and historic environment (Scheduled Monument and Listed Building (Grade I)). Key local factors

scoring positively include access to service and employment. The site scores negatively for impact on local wildlife sites.

### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for KMU021**

The site has significant suitability - Heritage, biodiversity and landform - and achievability - site access - issues.

The site is outside the settlement boundary of Kirby Muxloe which is part of the Principal Area of Leicester, the highest tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing and need.

Delivery of the site during the Plan period is unlikely due to the suitability issues.

Review Conclusion: Do not consider further for allocation.

### **STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT**

Site Details

**Site Reference and Address:** KMU022 Land off Farley Way, Kirby Muxloe

**Current Use:** Paddock land

**Size (Hectares):** 1.69

**Proposed use:** Housing

**Potential Capacity:** 23 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

57% of site affected by Flood Zones 2 (57%) and 3 (52%) (SFRA2 2021). New EA Maps show most of the site is affected by Flood Zones 2 and 3.

**Other flood risk:** Yes

94% of site affected by surface water flood risk (1 in 30 (74%), 1 in 100 (78%) and 1 in 1000 (94%)) (SFRA2 2021). New EA Flood Maps appear less extensive for surface water flood risk.

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential for noise and air quality issues related to M1 / A46

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Surveys

Ecology surveys required. Species and habitats. Buffers to watercourse and woodland.

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets

Scheduled Monument and Grade I Listed Building (Kirby Muxloe Castle), other Listed Buildings and Kirby Fields Conservation Area close by. Circular crop marks.

Medium risk heritage potential.

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

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

Within Green Wedge

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Single ownership

**Key infrastructure requirements:** Site access to Glenfield Road.

**Delivery and market capacity:** Site promoter indicates that the site could be started within a year and a one year build.

**Recent Planning History:** None.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity and air quality, There are negative scores for national factors in terms of agricultural land historic environment (Listed Building Grade 2) and Water and Flood Risk surface water). Key local factors scoring positively include access to services. The site scores negatively for impact on local wildlife sites.

## **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for KMU022**

The site has very significant suitability - Flood risk - issues.

The site adjoins the settlement boundary of Kirby Muxloe which is part of the Principal Area of Leicester, the highest tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing and need.

Delivery of the site during the Plan period is unlikely due to the suitability issues.

Review Conclusion: Do not consider further for allocation.

## **STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT**

Site Details

**Site Reference and Address:** KMU023 Land at Roundhill, Kirby Muxloe

**Current Use:** Agricultural / garden

**Size (Hectares):** 1.21

**Proposed use:** Housing

**Potential Capacity:** 39 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** No

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** no

**Other biodiversity:** LCC Ecology - OK with Mitigation

Appears to be amenity grassland. Mitigation to include retaining and buffers to hedges.

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets.

Adjacent to Kirby Fields Conservation Area. Scheduled Monument (Kirby Muxloe Castle) and setting, Listed Buildings close by.

Medium risk heritage potential.

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Site access via an unadopted road.

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

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

Within Green Wedge.

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Single ownership. Landowner to develop the site.

**Key infrastructure requirements:** Site access

**Delivery and market capacity:** Built within one year of planning permission being granted.

**Recent Planning History:** 20/0722/FUL Nine dwellings. Refused. 07/2021.

21/1257/CLE use of land as residential Curtilage. Permitted. 03/2022. 22/0637/FUL Nine dwellings. Refused.

23/0189/OUT 9 serviced plots for self and custom build. Refused 06/2023. Appeal dismissed.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to healthcare and employment. The site does not score significantly positively or negatively for local factors.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for KMU023

The site has significant suitability - Heritage - issues.

The site adjoins the settlement boundary of Kirby Muxloe which is part of the Principal Area of Leicester, the highest tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing and need.

Delivery of the site during the Plan period is unlikely due to the suitability issues.

Review Conclusion: Do not consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** KMU024 Land off Portland Road, Kirby Muxloe

**Current Use:** Agricultural land

**Size (Hectares):** 5.88

**Proposed use:** Housing

**Potential Capacity:** 128 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

Flood Zones 2 and 3 associated with unnamed watercourse affect 16% of site (SFRA2 2021)

**Other flood risk:** Yes

Surface water flood risk affects up to 19% of site (1 in 30 (9%), 1 in 100 (11%) and 1 in 1000 (19%)) (SFRA2 2021)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Reject

Part of Local Wildlife Site. Loss of tree habitat is not mitigatable given required buffer along watercourse.

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets

Adjacent to Kirby Fields Conservation Area. Scheduled Monument / Grade I Listed Building - Kirby Muxloe Castle and setting, and other Listed Buildings close by. Medium risk heritage potential.

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Site access via an unadopted road.

Steep landform.

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** No

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

Within Green Wedge

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Single owner / developer who is a housebuilder.

**Key infrastructure requirements:** Site access required that meets LHDG standards.

**Delivery and market capacity:** Site promoter indicates that the site could be started within one year and take 4 years to build at a rate of 45 dwellings per year.

However, recognise the issues affecting the site and the site is not a priority for the site promoter at this stage.

**Recent Planning History:** None.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, water and flood risk factors. There are negative scores for national factors in terms of historic environment (Scheduled Monument). Key local factors scoring negatively include impact on local wildlife sites.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for KMU024

The site has significant suitability - Flood risk, Biodiversity, Heritage and landform - and achievability - site access - issues.

The site adjoins the settlement boundary of Kirby Muxloe which is part of the Principal Area of Leicester, the highest tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing and need.

Delivery of the site during the Plan period is unlikely due to the suitability and achievability issues.

Review Conclusion: Do not consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

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

**Current Use:** Agricultural land

**Size (Hectares):** 37.42

**Proposed use:** Housing

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

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water flood risk affects up to 15% of site (1 in 30 (1%), 1 in 100 (2%) and 1 in 1000 (15%)) deemed of lower significance (SFRA2 2021)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** High Voltage Power lines

Potential noise and air quality impacts related to A47.

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - OK with Mitigation

Mostly arable with ponds

Ecology mitigation required including buffers to ponds, stream and Local Wildlife Site.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets

Grade II Listed Building (Oaks Farmhouse) nearby.

High status archaeology in vicinity including turnpike roads, Roman Mancetter Road and finds recorded.

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

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

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

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

Same promoter as existing allocation on adjoining land.

**Key infrastructure requirements:** Site access through adjoining site

allocation (SA1) via a roundabout onto Hinckley Road (A47).

Potential sustainable transport and highways measures.

Scale of development may require new primary school.

**Delivery and market capacity:** Site promoter indicates the site could be started with 3 years with a 12 year timescale to build at a maximum build rate of 80 dwellings a year.

Market absorption will need to be tested given proximity to New Lubbesthorpe SUE and existing allocation at l

**Recent Planning History:** None.

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of

national agricultural land. Key local factors scoring positively include access to open space and mineral zones. The site scores negatively for proximity to local wildlife site and distance to primary school.

### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for KMU025**

The site has some suitability issues including surface water flood risk and heritage - requiring investigation. Achievability will be impacted by the need to provide infrastructure to support the development.

The site adjoins the settlement boundary of Kirby Muxloe (taking account of an existing allocation) which is part of the Principal Area of Leicester, the highest tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

There is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation.

### **STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT**

#### **Site Details**

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

**Current Use:** Agricultural

**Size (Hectares):** 29.22

**Proposed use:** Housing

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

#### **Environment and Physical Constraints**

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water flood risk (1 in 30, 1 in 100 and 1 in 1000) affects site to south. New EA Flood Map shows northern boundary also affected.

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential for noise and air quality issues related to M1 / A46

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology -

Arable fields with species-rich hedgerow. Semi-improved neutral / wet grassland Local Wildlife Site at south of the site. Mature trees with potential for protected species to the western boundary. Protected species and habitat surveys requi

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated assets on site.

Adjacent to Kirby Fields Conservation Area. Scheduled Monument and Grade I Listed Building (Kirby Muxloe Castle) and setting and other Listed Buildings close by. Potential for development to modify setting of Scheduled Monum

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Ratby Lane experiences congestion at peak times.

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

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

Within Green Wedge

Site adjoins settlement boundary but effectively detached.

**Deliverability Considerations:**

**Site promotion:** Promoted on behalf of single landowner / developer who is a housebuilder

**Key infrastructure requirements:** Site access to Ratby Lane and surfaced footways to Kirby Muxloe.

Possible primary school

**Delivery and market capacity:** The site promoter indicates a realistic start within 4 years with a development rate of 60 dwellings per year

**Recent Planning History:** None.

## STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, historic environment, and water and flood risk factors. There are negative scores for national factors in terms of proximity to air quality management area and agricultural land. Key local factors scoring positively include access to local services and employment and landscape sensitivity. The site scores negatively for proximity to local wildlife site.

## STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for KMU026

The site has significant suitability - Heritage issues and also flood risk and biodiversity issues. Achievability is uncertain due to site access issues. Further investigation is required on these matters.

The site adjoins the settlement boundary of Kirby Muxloe which is part of the Principal Area of Leicester, the highest tier of the settlement hierarchy. However, the site is detached and relatively impervious from the existing urban area

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing and need.

Subject to the above significant suitability and access issues being resolved there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but significant issues noted.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** KMU027 Land south east of Main Street, Kirby Muxloe

**Current Use:** Grazing pasture

**Size (Hectares):** 0.14

**Proposed use:** Housing

**Potential Capacity:** 5 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** No

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Surveys

Ecology surveys required. Grassland and hedgerow habitats.

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets on site

Scheduled Monument and Grade I Listed Building (Kirby Muxloe Castle) / setting and other Listed Buildings close by. Archaeology related to historic core and chapel.

Heritage potential -

**Agricultural Land:** 5 Urban/Industrial

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** No, **Available:** Yes, **Achievable:** Yes

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

Within Green Wedge

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Single ownership by a local housebuilder

**Key infrastructure requirements:** Site access to Main Street

**Delivery and market capacity:** Revised planning application submitted. Site promoter indicates that development to take place within 5 years and take one year to build.

**Recent Planning History:** 20/0086/FUL - 6 dwellings. Refused 2020.

21/0475/FUL - 6 dwellings. Refused 03/2024

25/0428/FUL - 3 dwellings. Decision pending.

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of historic environment (Schedule Monument and Listed Buildings Grade I and II). Key local factors scoring positively include access to services (bus).

### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for KMU027**

The site has significant suitability - Heritage - issues.

The site adjoins the settlement boundary of Kirby Muxloe which is part of the Principal Area of Leicester, the highest tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing and need.

Delivery of the site during the Plan period is unlikely due to the suitability issues.

Review Conclusion: Do not consider further for allocation.

## **Leicester Forest East**

### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

#### Site Details

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

**Current Use:** Vacant land with vegetation

**Size (Hectares):** 0.64

**Proposed use:** Housing

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

#### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** No

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential for noise and air quality issues related to M1

**Sites of Special Scientific Interest:** No

**Other biodiversity:** 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

**Landscape Sensitivity for Landscape Character Area:** N/A

**Heritage Assets and Potential:** 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 fou

**Agricultural Land:** 5 Urban/Industrial

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** No progress following allocation of site in Delivery DPD

Other Considerations

**Suitable:** Yes, **Available:** Yes, **Achievable:** Yes

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

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

**Deliverability Considerations:**

**Site promotion:** No recent site promotion

**Key infrastructure requirements:** Site access to Webb Close

**Delivery and market capacity:** No known progress made towards to planning application

**Recent Planning History:** Allocated for housing in Delivery DPD

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for all national factors of biodiversity, air quality, land and soil, historic environment, water and flood risk factors. Local Factors are generally neutral. The Site scores relatively well in terms of distance to healthcare and primary education facilities.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for LFE017

The site has significant suitability issues including noise and air quality. Achievability is a concern due to lack of progress since allocated for housing in 2019. Further investigation is required on these matters.

The site is within the settlement boundary of Leicester Forest East which is part of the Principal Area of Leicester, the highest tier of the settlement hierarchy.

Subject to the above suitability and achievability issues there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** LFE018 Land at Baines Lane, Leicester Forest East

**Current Use:** Agricultural

**Size (Hectares):** 2.62

**Proposed use:** Housing

**Potential Capacity:** 65 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

1% of site affected by flood zones 2 and 3

**Other flood risk:** Yes

Surface water flood risk affects up to 12% of the site (1 in 30 (2%), 1 in 100 (4%) and 1 in 1000 (12%)) (SFRA2 2021) New EA Maps indicate a lower level of surface water flood risk.

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential for noise and air quality issues related to M1

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Needs Further Surveys

Species rich hedge to south west is a Local Wildlife Site

Protected species and habitats surveys required. Mitigation to include retention of hedges and buffer zones of natural vegetation.

**Landscape Sensitivity for Landscape Character Area:** N/A

**Heritage Assets and Potential:** No designated heritage assets on site

Located within former extent of Leicester Forest. Previous investigation found no evidence significant archaeological remains.

Heritage potential is very low

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** No clear access to public highway as Baines Lane is unadopted and access restricted.

Proposed bus and emergency service route for Lubbesthorpe runs along western edge of site.

Other Considerations

**Suitable:** Yes, **Available:** No, **Achievable:** No

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

Within settlement boundary. In principle support for development subject to policy criteria.

**Deliverability Considerations:**

**Site promotion:** Landowner unknown and no recent site promotion.

**Key infrastructure requirements:** Site access to public highway

**Delivery and market capacity:** Small site.

Lack of site access and proposed bus and emergency service route for Lubbesthorpe may impact upon deliverability.

**Recent Planning History:** None.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. Key local factors scoring positively include access to

healthcare and employment. The site scores negatively for impact on local wildlife sites.

### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for LFE018**

The site has suitability - Flood risk - and availability / achievability - site access and planned development - issues.

The site is within the settlement boundary of Leicester Forest East which is part of the Principal Area of Leicester, the highest tier of the settlement hierarchy.

Delivery of the site during the Plan period is unlikely due to the suitability and availability / achievability issues.

Review Conclusion: Do not consider further for allocation.

### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

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

**Current Use:** Agricultural land and related buildings

**Size (Hectares):** 9.35

**Proposed use:** Housing

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

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water flood risk affects a large portion of the site (1 in 30, 1 in 100 and 1 in 1000) (SFRA2 2021) (New EA Maps)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Light industrial and storage uses require investigation

Potential noise and air quality impacts related to A47.

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Needs Further Surveys

Ecology surveys required. Protected species and grassland, hedges and ponds habitats.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** Locally Valued Heritage Asset (Kingstand Farmhouse) on site.

Scheduled Monument (Rabbit Warren at Lubbesthorpe) nearby.

Archaeological finds nearby

Heritage potential is low / medium.

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Site access to A47 Hinckley Road with 60mph speed limit

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

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

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** The site is in multiple ownership. Promoted by agent on behalf of developer

**Key infrastructure requirements:** Site promoter indicates access to A47 Hinckley Road. Although potential access via Beggars Lane. Highways issues need resolving.

**Delivery and market capacity:** Site promoter indicates start on site within 2 years with completion within 4 years at a development rate of 40 dwellings per year

Market absorption will need to be tested given proximity to New Lubbesthorpe SUE and existing allocation at land north of

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

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

## STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, water and flood risk factors. There are negative scores for national factors in terms of national agricultural land and proximity to Scheduled Monument. Key local factors scoring positively include access to health care and primary school distance. The site scores negatively for proximity to local wildlife site.

## STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for LFE019

The site has some suitability issues including surface water flood risk and heritage - requiring investigation.

The site adjoins the settlement boundary of Leicester Forest East which is part of the Principal Area of Leicester, the highest tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

There is potential for the site to be delivered during the Plan period. Planning permission for up to 145 dwellings approved subject to signing of S106 at Planning Committee on 08/05/2025.

Review Conclusion: Consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

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

**Current Use:** Former golf course

**Size (Hectares):** 13.36

**Proposed use:** Housing

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

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water flood risk affects site including western boundary

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** High Voltage Electricity Powerlines cross the site

Potential noise and air quality impacts related to A47.

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Needs Further Surveys

Ecology surveys required. Protected species and grassland, hedges and ponds habitats. Mitigation to include retaining ponds and boundary hedges with buffer zones.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets on site.

Scheduled Monument (Rabbit Warren at Lubbesthorpe) Locally Valued Heritage Asset (Kingstand Farmhouse) nearby .

Archaeological finds nearby

Heritage potential is low / medium.

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Site access to A47 Hinckley Road with 60mph speed limit

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

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

Within Countryside.

Detached as a standalone site.

**Deliverability Considerations:**

**Site promotion:** Site under option to and promoted on behalf of a housebuilder

**Key infrastructure requirements:** Site access to A47 Hinckley Road. Highways issues need resolving.

**Delivery and market capacity:** Site promoter indicates start within 3 years and built out in 5 years with a development rate up to 50 dwellings a year.

Market absorption will need to be tested given proximity to New Lubbesthorpe SUE and existing allocation at land north of Hinckley Ro

**Recent Planning History:** None.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of national agricultural land. Key local factors scoring positively include access to health care. The site scores negatively for proximity to local wildlife site and open space overlap.

#### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for LFE020**

The site has some suitability issues including surface water flood risk and heritage - requiring further investigation.

The site is outside the settlement boundary of Leicester Forest East which is part of the Principal Area of Leicester, the highest tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

There is potential for the site to be delivered during the Plan period but this should not be as a standalone site but as part of a comprehensive development with LFE019.

Review Conclusion: Consider further for allocation.

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** LFE021 Land north and east of Desford Crossroads (most within LFE parish), Leicester Forest East

**Current Use:** Agricultural land

**Size (Hectares):** 53.85

**Proposed use:** Housing

**Potential Capacity:** 807 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water flood risk affects site (1 in 30, 1 in 100 and 1 in 1000) (SFRA2 2021)(New EA Maps)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential noise and air quality impacts related to A47.

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - OK with Mitigation

Arable land with ponds nearby

Protected species may constrain layout. Mitigation to include connecting habitat, retention and buffering of hedges.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets

Listed buildings (Desford Hall Grade II) nearby and known archaeology features on site including Leicester Forest.

Heritage potential is Medium Risk

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes

**Waste Safeguarding:** No

**Other Issues:** Site access from A47 Hinckley Road and B582 Desford Road both with 60mph.

Land reservations for planned improvement scheme to Desford Crossroads

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

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

Within Countryside.

Detached as a standalone site.

**Deliverability Considerations:**

**Site promotion:** Multiple landowners

**Key infrastructure requirements:** Site access to A47 Hinckley Road and /or B582 Desford Road.

Planned improvements to Desford Crossroads may need to be enhanced.

Primary school

**Delivery and market capacity:** Site promoters indicate a comprehensive site (including THU012 for up to 1500 homes) will start within 5 to 10 years and take 10 years to complete.

Market absorption will need to be tested given proximity to New Lubbesthorpe SUE and existing allocation

**Recent Planning History:** None.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, water and flood risk factors. There are negative scores for national factors in terms of agricultural land and historic environment (Listed Building grade 2). Key local factors scoring negatively include impact on mineral zones and local wildlife sites.

#### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for LFE021**

The site has suitability - Surface water flood risk - issues.

The site is outside and detached from the settlement boundary of Leicester Forest East which is part of the Principal Area of Leicester, the highest tier of the settlement hierarchy. However, other sites closer to the existing settlements should be considered first.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Delivery of the site during the Plan period is not appropriate because the site is detached from sustainable settlements and is not large enough to create a new sustainable settlement. It does not accord with the locational strategy of the Plan.

Review Conclusion: Do not consider further for allocation.

## **Lubbesthorpe**

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address: LUB001 Land east of Narborough Wood Park, Lubbethorpe**

**Current Use:** Agricultural land

**Size (Hectares):** 7.6

**Proposed use:** Housing

**Potential Capacity:** 190 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water affects small area of site (1 in 100 (<1%) and 1 in 1000 (3%)) deemed to be significant (SFRA2 2021)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - OK with Mitigation

Arable.

Retain hedges with buffer zones of natural vegetation.

Good opportunities for on-site BNG - species-rich grassland creation

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets.

Historic Environment Record (HER) shows Leicester Forest Area D (MLE22664), non-designated Narborough Wood House (MLE25466) and non-designated Roman site at Billsdon's Hollow (MLE5979) nearby.

Heritage potential is medium

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Site access is unclear

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** No

**Strategic Policy Considerations:** Lubbesthorpe is part of Principal Urban Area of Leicester

Within Countryside.

Detached as a standalone site.

**Deliverability Considerations:**

**Site promotion:** Site promoted on behalf of single landowner who intends to sell or develop land.

**Key infrastructure requirements:** Site access to Desford Road or Beggars Lane

**Delivery and market capacity:** Seek to develop within 3 to 5 years with LUB002 for housing or employment use

**Recent Planning History:** 25/01/EIASCO - Environmental Impact Assessment Scoping Opinion Residential development - 825 dwellings

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Local factors are mainly neutral, but there are negative scores for access to bus stops.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for LUB001

The site has suitability - Surface water flood risk and heritage - and achievability - site access- issues.

The site is outside and detached from the settlement boundary of Lubbesthorpe which is part of the Principal Area of Leicester, the highest tier of the settlement hierarchy. However, other sites closer to the existing settlements should be considered first.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Delivery of the site during the Plan period is not appropriate because the site is detached from sustainable settlements and so does not accord with the locational strategy of the Plan.

Review Conclusion: Do not consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

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

**Current Use:** Agricultural land

**Size (Hectares):** 45.25

**Proposed use:** Housing

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

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water affects site with risk of flooding 1 in 30 (3%) and 1 in 100 (5%) and 1 in 1000 (10%) deemed to be significant (SFRA2 2021)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential noise and/or air quality issues related to M69 and nearby industrial uses.

High voltage electricity powerlines cross the site.

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - OK with mitigation

Arable and grassland (with historic wildlife designation and may be species rich)

Ecology mitigation required. Protected species, grassland, ponds and hedgerows. Mitigation to include retaining hedges with buffers and con

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets.

Scheduled Monuments (Rabbit Warren at Lubbesthorpe and Medieval settlement), Enderby Conservation Area nearby and archaeology assets on site.

Heritage potential is Medium risk

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes. Igneous rock (small part)

**Waste Safeguarding:** No

**Other Issues:** Highway capacity issues at B582 Desford Road / Beggars Lane, A47 Hinckley Road / Beggars Lane and at Desford Crossroads

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

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

Within Countryside.

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Multiple landowners but agreements in place.

**Key infrastructure requirements:** Site access to Beggars Lane and or Desford Road. Improvements to junctions of Beggars Lane with B582 and A47 and to Desford Crossroads

Primary school

**Delivery and market capacity:** Masterplan to be developed. Delivery partners to be engaged. The site promoter indicates the potential to be a further phase of New Lubbethorpe.

Suggested start time of 2024/2025. Development rate of about 80 dwellings per year depending on the number

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

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

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to bus route and local employment. There are negative scores for local factors in terms of proximity to local wildlife site.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for LUB002

The site has suitability - Surface water flood risk and potential noise, light and air quality issues. Achievability of part site is affected by a permitted battery storage proposal and site access issues. Further investigation is required on these matters.

The site is outside the settlement boundary of Lubbesthorpe which is part of the Principal Area of Leicester, the highest tier of the settlement hierarchy and also adjoins the boundary of Enderby, a second tier settlement. However, the site is detached and relatively impervious from the proposed Lubbesthorpe and existing urban area of Enderby.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing and need.

Subject to the above suitability and achievability issues there is potential for the site to be delivered during the Plan period but this is uncertain due to the proximity of Lubbesthorpe.

Review Conclusion: Consider further for allocation but issues noted.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** LUB003 Land north of Desford Road, Lubbesthorpe

**Current Use:** Agricultural land

**Size (Hectares):** 3.51

**Proposed use:** Housing

**Potential Capacity:** 65 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Very small area affected by surface water flood risk (1 in 1000)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential noise and/or air quality issues related to M69 and nearby industrial uses.

High voltage electricity powerlines cross the site.

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - OK with Mitigation

Grassland (with historic designation) may be species rich and possible protected species nearby.

Mitigation to include retention of hedges and buffers of natural open space.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets on site.

Enderby Conservation Area nearby and archaeology on site including Leicester Forest D.

Heritage potential is Medium risk

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes

Igneous rock (small part)

**Waste Safeguarding:** No

**Other Issues:** Highway capacity issues at Desford Crossroads

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

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

Within Countryside.

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Single landowner to sell to a developer.

**Key infrastructure requirements:** Site access to Desford Road

Improvements to Beggars Lane junctions with A582 and A47 and Desford Crossroads

**Delivery and market capacity:** Site promoter indicates development within 5 years but no further information

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

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to services and employment. The site scores negatively for impact on local wildlife sites.

### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for LUB003**

The site has suitability - Surface water flood risk and and potential noise, light and air quality - and availability / achievability - battery storage proposal - issues.

The site is outside and detached from the settlement boundary of Lubbesthorpe which is part of the Principal Area of Leicester, the highest tier of the settlement hierarchy. The site adjoins the boundary of Enderby, a second tier settlement. However, it is detached and relatively impervious from the existing urban area of Enderby.

The site is currently designated as Countryside but this will need to reviewed in light of the scale of housing need.

Delivery of the site during the Plan period is unlikely due to the availability / achievability issues.

Review Conclusion: Do not consider further for allocation.

### **STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT**

Site Details

**Site Reference and Address: LUB004 Land East of Desford Road, Lubbesthorpe**

**Current Use:** Agricultural land

**Size (Hectares):** 44.1

**Proposed use:** Housing

**Potential Capacity:** 882 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Areas affected by surface water flood risk (1 in 30, 1 in 100 and 1 in 1000)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Needs Further Surveys

Arable land but also hedges, pond, lake, woodland and scrub.

Protected species and habitats surveys required. Mitigation to include retaining hedges, pond, lake, woodland and scrub with buffer zones of natural vegetation

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets on site

Grade II Listed Building (Huncote Grange ) nearby. Historic Environment Record (HER) show Leicester Forest Area D (MLE22664) and the non-designated Narborough Wood House (HER MLE25466) within the site. Non-designated

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Highway capacity issues at B582 Desford Road / Beggars Lane, A47 Hinckley Road / Beggars Lane and at Desford Crossroads

Site access from Desford Road with 60mph speed limit

Other Considerations

**Suitable:** Potentially Suitable, **Available:** No, **Achievable:** Yes

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

Within Countryside.

Detached from settlement boundary.

**Deliverability Considerations:**

**Site promotion:** Promoted by a single landowner who intends to develop the site.

**Key infrastructure requirements:** Site access to Desford Road (60mph speed limit)

Improvements to nearby road junctions

Primary school

**Delivery and market capacity:** Site promoter indicates start on site within 2 years of allocation with a 12 year development timescale.

Market absorption will need to be tested given proximity to New Lubbesthorpe SUE and existing allocation at land north of Hinckley Road

**Recent Planning History:** None.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, water and flood risk factors. There are negative scores for national factors in terms of agricultural land and historic environment. Key local factors are neutral, but there are negative scores for distance to a local bus stop.

#### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for LUB004**

The site has suitability - Surface water flood risk - issues.

The site is outside and detached from the settlement boundary of Lubbesthorpe which is part of the Principal Area of Leicester, the highest tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Delivery of the site during the Plan period is not appropriate because the site is detached from sustainable settlements and so does not accord with the locational strategy of the Plan.

Review Conclusion: Do not consider further for allocation.

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** LUB005 Land off Forest Road, Lubbesthorpe

**Current Use:** Residential / leisure

**Size (Hectares):** 1.17

**Proposed use:** Housing

**Potential Capacity:** 38 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Very small area affected by surface water flood risk (1 in 100 and 1 in 1000)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Not assessed.

Recent application process indicates protected species surveys and mitigation required.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** Recent application indicates the proposal will not result in a significant direct or indirect impact upon the archaeological interest or setting of any known or potential heritage assets.

Heritage potential is low

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Site access from Forest Road with 60mph speed limit

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

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

Within Countryside.

Detached from settlement boundary.

**Deliverability Considerations:**

**Site promotion:** Promoted by a single landowner who intends to develop the site.

**Key infrastructure requirements:** Site access to Forest Road

**Delivery and market capacity:** Planning application submitted but refused

**Recent Planning History:** 20/0758/OUT Demolish existing buildings and 3 self build dwellings. Refused due to impact on character and appearance and bat surveys. Appeal dismissed APP/T2405/W/21/3267969

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, historic environment, air quality, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors are generally neutral. There are negative scores for access to primary educational facilities, access to open space, and potential impact to a local wildlife site.

### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for LUB005**

There are no major suitability, availability or achievability issues.

The site is outside and detached from the settlement boundary of Lubbethorpe which is part of the Principal Area of Leicester, the highest tier of the settlement hierarchy. It is also detached from Enderby.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Delivery of the site during the Plan period is not appropriate because the site is detached from sustainable settlements and so does not accord with the locational strategy of the Plan.

Review Conclusion: Do not consider further for allocation.

## **Blaby**

### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

#### Site Details

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

**Current Use:** Former allotments and golf course

**Size (Hectares):** 2.02

**Proposed use:** Housing

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

#### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Small area affected by surface water flood risk (1 in 1000)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Surveys

Protected species surveys required.

**Landscape Sensitivity for Landscape Character Area:** Low-moderate

**Heritage Assets and Potential:** No designated heritage assets on site.

Heritage potential is high

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

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

Within Green Wedge

Site adjoins settlement boundary

Reserve Housing Allocation in Blaby Neighbourhood Plan

**Deliverability Considerations:**

**Site promotion:** Site owned by multiple landowners and under option to a housebuilder

**Key infrastructure requirements:** Site access to Lutterworth Road

**Delivery and market capacity:** Site promoter estimates start date within 9 months following the grant of an outline consent.

Planning application submitted November 2023 by Davidsons Developments.

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

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to some local services and employment. The site scores negatively for proximity to local wildlife site, overlap with open space and tree preservation order.

### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for BLA030**

The site has some suitability issues including surface water flood risk and heritage - requiring further investigation.

The site adjoins the settlement boundary of Blaby which is a Larger Village, the second tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing need. The site is also identified as a reserve housing allocation in the Blaby Neighbourhood Plan.

There is potential for the site to be delivered during the Plan period. Planning permission for 53 dwellings permitted subject to 106 31/10/2024 (23/0968/OUT).

Review Conclusion: Consider further for allocation.

### **STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT**

#### **Site Details**

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

**Current Use:** Agricultural land

**Size (Hectares):** 23

**Proposed use:** Housing

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

#### **Environment and Physical Constraints**

**Flood Zones 2 or 3:** Yes

<1% affected by flood zone 2 (SFRA2 2021)

\*\*SFRA 2014 indicates that a significant portion of southern part of site is affected by Flood Zones 2 and 3

**Other flood risk:** Yes

Surface water affects site with risk of flooding 1 in 30 (4%) and 1 in 100 (10%) and 1 in 1000 (22%) (SFRA2 2021) New EA Maps show significant surface water flood risk.

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - OK with Mitigation

Retain hedges and new plantation woodland with buffer zones of natural open space.

**Landscape Sensitivity for Landscape Character Area:** Low-moderate

**Heritage Assets and Potential:** No designated heritage assets on site

Blaby Conservation Area, Prehistoric enclosures and ridge and furrow nearby

Heritage potential is medium

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Site access from Hospital Lane with 60mph speed limit

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

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

Within Countryside

Detached from existing settlement

Includes land designated as Local Green Space in Blaby Neighbourhood Plan

**Deliverability Considerations:**

**Site promotion:** Site in single ownership. Will be sold following planning consent.

**Key infrastructure requirements:** Site access to Hospital Lane (60mph speed limit)

**Delivery and market capacity:** Site promoter estimates early start date and peak delivery of 45 units per year.

**Recent Planning History:** S62A/2014/0001 (220 dwellings). Refused

14/1076/1/OX (75 dwellings). Refused

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, water and flood risk factors. There are negative scores for national factors in terms of agricultural land and proximity to listed buildings as well as flood risk factors noted. Key local factors scoring positively include access to employment, health care, primary and secondary schools and landscape sensitivity. There are negative scores for local factors including proximity to local wildlife sites and impact on mineral zones.

#### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for BLA031**

The site has suitability - Flood risk (fluvial and surface water) and heritage - issues. Availability of the whole site is affected the Long Walk. Further investigation is required on these matters.

The site is outside the settlement boundary of Blaby, a Larger Village which is the second tier of the settlement hierarchy. However, the site is detached.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing and need. A large portion of the western part of the site (The Long Walk) is designated as Local Green Space in the Blaby Neighbourhood Plan.

Subject to the above suitability and availability issues there is potential for part of the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

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

**Current Use:** Golf course land

**Size (Hectares):** 16.34

**Proposed use:** Housing

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

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Small area affected by surface water flood risk (1 in 30, 1 in 100 and 1 in 1000)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Pylons

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Surveys

Golf course may have species rich grassland. Includes 5 locations that meet Local Wildlife Site criteria.

Habitat surveys required. Mitigation to include retaining the ponds.

**Landscape Sensitivity for Landscape Character Area:** Low-moderate

**Heritage Assets and Potential:** No designated heritage assets on site.

No known archaeological remains on site but Iron Age roundhouse (MLE22906), early Bronze Age burial (MLE22907), Roman Road (MLE1902) and possible palaeochannel (MLE21823) nearby.

Heritage potential is medium

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Loss of open space - golf course

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

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

Within Green Wedge.

Site adjoins settlement boundary

**Deliverability Considerations:**

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

**Key infrastructure requirements:** Site access to Lutterworth Road and/or Winchester Road

**Delivery and market capacity:** Site promoter estimates development could take 5 years to complete with two developers on-site.

Indicates between 377-420 dwellings

**Recent Planning History:** 24/0574/OUT - Up to 200 dwellings. Pending decision.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to local services, employment and bus stop. The site scores negatively for proximity to local wildlife site, significant overlap with open space.

#### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for BLA032**

The site has some suitability - Surface water flood risk - issues. Availability of the site is affected by the site's current use as a golf course and business uses. Further investigation is required on these matters.

The site partly adjoins the settlement boundary of Blaby, a Larger Village which is the second tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing and need.

Subject to the above suitability and availability issues there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

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

**Current Use:** Agricultural land and buildings

**Size (Hectares):** 22.63

**Proposed use:** Housing

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

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Areas affected by surface water flood risk (1 in 30 (1%), 1 in 100 (3%) and 1 in 1000 (11%) deemed of lower significance by SFRA2 2021

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - OK with Mitigation

Arable with some woodland and wetland as well as hedges, trees and possibly species rich grassland.

Protected species and habitat surveys required.

Mitigation to include avoidance of these habitats, retain hedges and buffers

**Landscape Sensitivity for Landscape Character Area:** Low-moderate

**Heritage Assets and Potential:** No designated heritage assets on site.

No known archaeological remains on site but ridge and furrow nearby.

Heritage potential is medium

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

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

Site adjoins settlement boundary

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

Includes part of Reserve Housing Allocation in Blaby Neighborhood Plan

**Deliverability Considerations:**

**Site promotion:** Site is in single ownership and under option to a housebuilder.

Country Park proposed as part of development.

**Key infrastructure requirements:** Site access to Winchester Road

Country Park proposed as part of development.

**Delivery and market capacity:** Site promoter estimates following grant of full planning consent, works could start on site within 12-18 months, with peak delivery rates of 60 dwellings per year.

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

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to local services, employment and bus stop. The site scores negatively for proximity to local wildlife site.

#### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for BLA033**

The site has some suitability issues including surface water flood risk requiring further investigation.

The site adjoins the settlement boundary of Blaby which is a Larger Village, the second tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing need. The site also includes land identified as a reserve housing allocation in the Blaby Neighbourhood Plan.

There is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation.

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

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

**Current Use:** Agricultural land and buildings

**Size (Hectares):** 81.88

**Proposed use:** Mixed Use

**Potential Capacity:** 1,018 dwellings and / or 10,000 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

18% is affected by flood zones 2 and 3 (SFRA2 2021)

**Other flood risk:** Yes

Surface water affects site with risk of flooding 1 in 30 (3%) and 1 in 100 (8%) and 1 in 1000 (19%) (SFRA2 2021)

**Landfill:** Yes

Within 250m of former landfill

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Within 250m of potential land contamination

Pylons

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Surveys

Grassland (with Local Wildlife Site and historic designation), ponds, hedges.

Protected species / habitat surveys and BNG assessment required. Mitigation to include buffers for LWS, watercourse, hedgerows and other habi

**Landscape Sensitivity for Landscape Character Area:** Moderate & Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets.

South Wigston COA (DLE665) and possible ridge and furrow on site and Enclosure cropmarks, roman site, old clay pit, sand pit and additional possible ridge and furrow in vicinity.

Heritage potential is medium.

**Agricultural Land:** 3 Low and Moderate

**Mineral Safeguarding:** Yes

Sand and gravel

**Waste Safeguarding:** Yes

B4 Countesthorpe Sewage treatment works, Foston Road adjoins the site boundary

**Other Issues:** Northern part of site falls within Waterway Consultation Zone

Connectivity of separate land parcels

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** No

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

Within Countryside

Site is detached from settlement boundary

**Deliverability Considerations:**

**Site promotion:** Single ownership and under option to a housebuilder but various disparate parcels.

**Key infrastructure requirements:** Site access to Hospital Lane. Junction improvements to Hospital Lane / Leicester Road.

Possible primary school

Connectivity of separate land parcels

**Delivery and market capacity:** Site promoter indicates that lead-in times depend on the size of development and infrastructure requirements. Expect 2 to 3 housebuilders on site, with delivery of 150 to 250 dwellings per year.

**Recent Planning History:** None.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for all National Factors. Local Factors are generally Neutral, but there are negatively scoring local factors for impacts to Local Wildlife Sites, Potential impacts to a mineral zone, and overlap with an existing opens space designation.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for BLA034

The site has suitability - Flood risk (fluvial and surface water), landfill / land contamination, biodiversity, and heritage - issues. Availability is affected by comprising of a number of separate parcels of land. Further investigation is required on these matters.

The site is outside and detached from the settlement boundary of Blaby, a Larger Village which is the second tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to reviewed in light of the scale of housing and / or employment need.

Subject to the above suitability and availability issues there is potential for part of the site to be delivered during the Plan period, perhaps alongside BLA039 and BLA040.

Review Conclusion: Consider further for allocation but issues noted.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** BLA035 Land at Keepers Farm (small), Blaby

**Current Use:** Agricultural

**Size (Hectares):** 3.14

**Proposed use:** Housing

**Potential Capacity:** 58 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Small area affected by surface water flood risk (1 in 30, 1 in 100 and 1 in 1000)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - OK with Mitigation

Arable with hedges and trees

Retain hedges and trees with buffer zones of natural open space.

**Landscape Sensitivity for Landscape Character Area:** Low-moderate

**Heritage Assets and Potential:** No designated heritage assets on site.

No known archaeological remains on site but ridge and furrow nearby.

Heritage potential is medium

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

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

Within Green Wedge

Site adjoins settlement boundary

Reserve Housing Allocation in Blaby Neighborhood Plan

**Deliverability Considerations:**

**Site promotion:** Site promoted on behalf of a single landowner who intends to sell / develop the land.

**Key infrastructure requirements:** Site access to Winchester Road

**Delivery and market capacity:** Larger site being promoted (BLA033)

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

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment and water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to bus stop, employment, primary and secondary schools and landscape sensitivity. The site scores negatively for proximity to local wildlife site.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for BLA035

The site has some suitability issues including surface water flood risk requiring further investigation.

The site adjoins the settlement boundary of Blaby which is a Larger Village, the second tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing need. The site is identified as a reserve housing allocation in the Blaby Neighbourhood Plan.

There is potential for the site to be delivered during the Plan period but as part of the larger BLA033.

Review Conclusion: Do not consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

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

**Current Use:** Agricultural land and industrial buildings

**Size (Hectares):** 4.7

**Proposed use:** Housing

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

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Significant areas affected by surface water flood risk (1 in 30, 1 in 100 and 1 in 1000)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Pylons

Noise due to light industrial uses nearby

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Needs Further Surveys

Grassland

Protected species and habitat surveys required.

Biodiversity Net Gain requirements likely to be high unless hedges / some grassland retained.

**Landscape Sensitivity for Landscape Character Area:** Low-moderate

**Heritage Assets and Potential:** No designated heritage assets on or adjacent to the site.

Further information required prior to determination to ascertain potential presence of significant archaeological remains.

Heritage potential is uncertain.

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Site access to A426 Lutterworth Road with 50mph speed limit

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

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

Within Green Wedge

Site is detached from settlement boundary

**Deliverability Considerations:**

**Site promotion:** Site promoted on behalf of single landowner who intends to sell / develop the land. No developer involvement.

Site also promoted for employment use.

**Key infrastructure requirements:** Site access to A426 Lutterworth Road (50mph speed limit)

**Delivery and market capacity:** Site promoter indicates start within two years

**Recent Planning History:** None.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment and water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors are positive to neutral. Negative scoring local factors are potential impact of local wildlife sites and access to health care facilities. Local Factors scoring positively include distance to employment sites, access to education facilities, and general landscape sensitivity.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for BLA036

The site has some suitability issues including surface water flood risk, noise and heritage requiring further investigation. Achievability is uncertain as the site being promoted for employment use.

The site is outside and detached from the settlement boundary of Blaby which is a Larger Village, the second tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing need.

There is potential for the site to be delivered during the Plan but the preferred use is for employment.

Review Conclusion: Consider further for allocation but issues noted.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** BLA037 Willow Farm, Blaby

**Current Use:** Agricultural land and buildings

**Size (Hectares):** 2.34

**Proposed use:** Housing

**Potential Capacity:** 50 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Significant parts affected by surface water flood risk (1 in 30, 1 in 100 and 1 in 1000)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** No designations identified. Protected species and habitat surveys may be required.

**Landscape Sensitivity for Landscape Character Area:** Low-moderate

**Heritage Assets and Potential:** Not Assessed

No designated heritage assets on site.

Historic Environment Record shows (MLE27981) for historic farm buildings (non-designated) on the site.

Heritage potential is Medium risk.

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Detached as a standalone site

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

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

Within Green Wedge.

Site is detached from settlement boundary

**Deliverability Considerations:**

**Site promotion:** Single ownership

**Key infrastructure requirements:** Site access from Winchester Road

**Delivery and market capacity:** Site promoter indicates can deliver within short to medium term

**Recent Planning History:** None.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors are generally neutral. There are negative scores for potential impact to a local wildlife site, access, to primary educational facilities and access to healthcare facilities. The site scores positively for access to employment site, general landscape sensitivity, access open space, access to secondary educational facilities, and impact on mineral zones.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for BLA037

The site has some suitability issues including surface water flood risk and heritage requiring further investigation.

The site is outside and detached from the settlement boundary of Blaby which is a Larger Village, the second tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing need. It is noted that the site occupies a location that is important to the integrity of the Green Wedge.

Delivery of the site during the Plan period is not appropriate because the site is detached from sustainable settlements and so does not accord with the locational strategy of the Plan.

Review Conclusion: Do not consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

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

**Current Use:** Agricultural land, associated farm uses and sports pitches

**Size (Hectares):** 28

**Proposed use:** Mixed Use

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

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes.

Some surface water flood risk (1 in 30, 1 in 100 and 1 in 1000)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Air quality / noise related to A426

**Sites of Special Scientific Interest:** No

**Other biodiversity:** Local Wildlife Site to east of site. Protected species and habitat surveys required.

**Landscape Sensitivity for Landscape Character Area:** Low-moderate

**Heritage Assets and Potential:** No designated heritage assets.

Leicestershire and Rutland HER lists a few entries on the site.

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Loss of sports pitches

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

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

Within Green Wedge.

Site adjoins settlement boundary

**Deliverability Considerations:**

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

**Key infrastructure requirements:** Relocation of sports pitches

**Delivery and market capacity:** Site promoter estimates start within 5 years but no information on timescales for development or number of developers involved.

**Recent Planning History:** None.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, and water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to local services including bus stop, local employment and secondary school and landscape sensitivity. There are negative scores for proximity to local wildlife site and open space overlap.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for BLA038

The site has some suitability issues including surface water flood risk requiring further investigation. Availability of the site is dependent on relocation of existing sports pitches.

The site is outside and detached from the settlement boundary of Blaby but partly adjoins Whetstone. Both settlements are classified as Larger Village, the second tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing need.

There is potential for the site to be delivered during the Plan period but will require relocation of sports pitches, allocation of adjoining sites so the site is not detached from existing settlements and retention of Green Wedge.

Review Conclusion: Consider further for allocation but issues noted.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

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

**Current Use:** Agricultural

**Size (Hectares):** 9.18

**Proposed use:** Housing

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

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes.

Significant surface water flood risk (1 in 30, 1 in 100 and 1 in 1000)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** Need Further Surveys

Grassland, ponds, hedges.

Protected species / habitat surveys and BNG assessment required. Mitigation to include retention and buffers for watercourse, hedgerows and other habitats.

**Landscape Sensitivity for Landscape Character Area:** Low-moderate

**Heritage Assets and Potential:** No designated heritage assets within immediate proximity of the site.

The Leicestershire and Rutland HER lists a few entries on the site.

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Detached as a standalone site

### Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

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

Within Countryside.

Site is detached from settlement boundary.

**Deliverability Considerations:**

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

**Key infrastructure requirements:** Site access to Hospital Lane.

**Delivery and market capacity:** Site promoter estimates start within 3 years and completion within 7 years. One developer.

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, and water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors are generally neutral. There are negative scores for potential impacts to mineral zones, access to bus stops and employment sites.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for BLA039

The site has suitability - Surface water flood risk - issues. Further investigation is required on these matters.

The site is outside and detached from the settlement boundary of Blaby, a Larger Village which is the second tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to reviewed in light of the scale of housing and need.

Subject to the above suitability issues there is potential for the site to be delivered during the Plan period but alongside BLA034 and BLA040.

Review Conclusion: Consider further for allocation but issues noted.

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

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

**Current Use:** Agricultural land and buildings / equestrian

**Size (Hectares):** 9.8

**Proposed use:** Housing

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

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** No

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** Need Further Surveys

Grassland, hedges.

Protected species / habitat surveys and BNG assessment required. Mitigation to include retention and buffers for hedgerows and other habitats.

**Landscape Sensitivity for Landscape Character Area:** Low-moderate

**Heritage Assets and Potential:** No designated heritage assets. C19th cemetery nearby to the west (MLE 22177) and prehistoric cropmarks nearby to the east of the site (MLE024): Heritage potential is medium risk

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Mill Lane is a single track road

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

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

Within Countryside.

Site is detached from settlement boundary.

**Deliverability Considerations:**

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

**Key infrastructure requirements:** Site access to Mill Lane may not be suitable

**Delivery and market capacity:** Site promoter estimates start within 3 years and completion within 7 years. One developer.

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for all national factors. Key local factors are generally neutral. There are negative scores for proximity to local wildlife sites.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for BLA040

The site has suitability - Surface water flood risk- issues. Achievability may be an issues given that site access is via a single track road. Further investigation is required on these matters.

The site is outside and detached from the settlement boundary of Blaby, a Larger Village which is the second tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to reviewed in light of the scale of housing and need.

Subject to the above suitability and achievability issues there is potential for the site to be delivered during the Plan period but alongside BLA034 and BLA039.

Review Conclusion: Consider further for allocation but issues noted.

## Countesthorpe

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

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

**Current Use:** Agricultural land

**Size (Hectares):** 9.67

**Proposed use:** Housing

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

## Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water affects site with risk of flooding 1 in 30 (1%) and 1 in 100 (4%) and 1 in 1000 (9%) deemed of lower significance (SFRA2 2021)

**Landfill:** Yes

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Survey

Protected species and mature tree belt habitat and boundary features require survey and mitigation.

**Landscape Sensitivity for Landscape Character Area:** Low to Moderate

**Heritage Assets and Potential:** No designated assets.

Iron age / roman settlement nearby.

High Archaeology potential

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Countesthorpe is proposed as a Larger Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Site is in single ownership. Site would be disposed of upon receipt of outline

planning consent.

**Key infrastructure requirements:** Site access to Leicester Road

**Delivery and market capacity:** Site promoter estimates start on site in 2025 / 2026 and reaching peak delivery of 40 units per year.

**Recent Planning History:** None.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to local services including health care, primary and secondary school and landscape sensitivity. There are no negative scores for local factors.

#### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for COU022**

The site has suitability including surface water flood risk and heritage issues. Further investigation is required on these matters.

The site adjoins the settlement boundary of Countesthorpe, a Larger Village which is the second tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing and need.

Subject to the above suitability issues there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** COU024 Land to the east of Willoughby Road, Countesthorpe

**Current Use:** Agricultural land

**Size (Hectares):** 4.16

**Proposed use:** Housing

**Potential Capacity:** 78 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes.

Surface Water flood risk affects site on north and east boundary (1 in 30, 1 in 100 and 1 in 1000)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC - Need Further Survey

Protected species and ponds and grassland habitat require survey. Mitigation measures may be required.

**Landscape Sensitivity for Landscape Character Area:** Low to Moderate

**Heritage Assets and Potential:** No designated assets.

Iron age / roman settlement on site.

High Archaeology potential

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Countesthorpe is proposed as a Larger Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Site is in single ownership and under option to a housebuilder

**Key infrastructure requirements:** Site access

**Delivery and market capacity:** Site promoter estimates a start date of 9 months following the grant of an outline consent, achieving a peak delivery of 36 dwellings per year.

**Recent Planning History:** 24/0001/OUT - Up to 205 dwellings. Approved at Planning Committee 28/11/24 subject to S106.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment water and flood risk factors. There are negative scores for national factors regarding agricultural land. Key local factors are generally positive or neutral. Positively scoring factors include landscape sensitivity and access to secondary educational facilities. The site scores negatively regarding impacts on Local Wildlife Sites.

#### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for COU024**

The site has some suitability issues including surface water flood risk and heritage requiring further investigation.

The site adjoins the settlement boundary of Countesthorpe which is a Larger Village, the second tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

There is potential for the site to be delivered during the Plan period but as part of the larger COU042. Note planning permission for 205 dwellings permitted subject to 106 on 28/11/2024 (24/0001/OUT) on part of the larger site.

Review Conclusion: Do not consider further for allocation.

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** COU025 Land south of Hospital Lane and east of Leicester Road, Countesthorpe

**Current Use:** Agricultural and grazing land

**Size (Hectares):** 1.03

**Proposed use:** Housing

**Potential Capacity:** 25 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water flood risk affects western boundary (1 in 30, 1 in 100 and 1 in 1000 years)

**Landfill:** Yes

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** Need Further Survey

**Landscape Sensitivity for Landscape Character Area:** Low to Moderate

**Heritage Assets and Potential:** No designated assets. High Archaeology potential

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Countesthorpe is proposed as a Larger Village

Within Countryside

Site is detached from settlement boundary

**Deliverability Considerations:**

**Site promotion:**

**Key infrastructure requirements:**

**Delivery and market capacity:**

**Recent Planning History:**

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment and water and flood risk factors. The site scores negatively for agricultural land. The site scores positively for local factors in terms access bus stop and landscape sensitivity. It scores for negatively for access to health care and secondary school. Other local factors are neutral.

**STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for COU025**

The site has some suitability issues including surface water flood risk, landfill and heritage requiring further investigation.

The site is outside and detached from the settlement boundary of Countesthorpe which is a Larger Village, the second tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Delivery of the site during the Plan period is not appropriate because the site is detached from sustainable settlements and so does not accord with the locational strategy of the Plan.

Review Conclusion: Do not consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

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

**Current Use:** Agricultural land and residential property

**Size (Hectares):** 1.62

**Proposed use:** Housing

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

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water flood risk affects north and western boundary (1 in 1000 years)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

HPGP Consultation Zone adjoins boundary

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Survey

Abuts candidate Local Wildlife site along disused railway. Protected species. Surveys and mitigation required.

**Landscape Sensitivity for Landscape Character Area:** Low to Moderate

**Heritage Assets and Potential:** No designated assets.

Iron age settlement, Prehistoric, Roman, Medieval and Post Medieval activity, former Midlands County railway and former Countesthorpe Brick and Tile Works nearby. Archaeology investigation required

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Countesthorpe is proposed as a Larger Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** The site is in single ownership and under option to a developer

**Key infrastructure requirements:** Site access to Willoughby Road

**Delivery and market capacity:** Demolition of 33 Willoughby Road

required - included in the submitted site boundary.

Site promoter estimates the site is achievable within 5 years and could be complete in one year.

**Recent Planning History:** 15/0575/OUT - 33 dwellings. Appeal dismissed

16/1005/OUT - 14 dwellings. Appeal Dismissed

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to secondary

school and landscape sensitivity. There are negative scores for local factors including proximity to local wildlife sites.

### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for COU037**

The site has suitability issues including surface water flood risk, biodiversity and heritage. Further investigation is required on these matters.

The site is outside and detached from the settlement boundary of Countesthorpe, a Larger Village which is the second tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing and need.

Subject to the above suitability issues there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** COU038 Land north of Foston Road, Countesthorpe

**Current Use:** Agricultural land

**Size (Hectares):** 7.8

**Proposed use:** Housing

**Potential Capacity:** 146 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface Water

Higher susceptibility for groundwater flooding

**Landfill:** Yes

Within 250m of former landfill

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Contaminated land related to former sewage works

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Needs Further Survey

Protected species

**Landscape Sensitivity for Landscape Character Area:** Low to Moderate

**Heritage Assets and Potential:** No designated assets.

Roman and Medieval finds on site and other finds nearby.

High Archaeology potential

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** Yes

B4 Countesthorpe Sewage Treatment Works nearby

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Countesthorpe is proposed as a Larger Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** The site is in single ownership and under option to a land promoter who will sell to a housebuilder once outline planning permission is secured

**Key infrastructure requirements:** Site access

**Delivery and market capacity:** Site promoter estimates a start date of 2 years from allocation / 18 months from grant of outline planning permission, with a peak delivery of 40 dwellings per year.

**Recent Planning History:** 25/0104/RM - 170 dwellings. Decision pending

23/1071/OUT - 170 dwellings. Approved 30/10/2024

16/0843/OUT - 170 dwellings. Refused. Appeal dismissed

## STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access bus stop and to local services. The site scores negatively for distance to employment and proximity to local wildlife site.

## **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for COU038**

The site is no longer being considered for allocation in the Local Plan as the site has outline planning permission for 170 dwellings. A reserved matters application has been submitted (25/0104/RM). Include as commitment.

Review Conclusion: Do not consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address: COU042 Land east of Willoughby Road (large site), Countesthorpe, Countesthorpe**

**Current Use:** Agricultural land

**Size (Hectares):** 18.13

**Proposed use:** Housing

**Potential Capacity:** 234 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water flood risk affects site 1 in 30 (2%), 1 in 100 (6%) and 1 in 1000 (13%) and deemed significant (SFRA2 2021)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** Yes

Approx 30% of site within HPGP Consultation Zone

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Survey

Protected species nearby ponds and grassland (including ridge and furrow) and hedges require survey and mitigation.

**Landscape Sensitivity for Landscape Character Area:** Low to Moderate

**Heritage Assets and Potential:** No designated assets.

Iron age on site and other archaeology features nearby

Medium Archaeology potential

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Countesthorpe is proposed as a Larger Village

Within Countryside

Site adjoins settlement boundary.

**Deliverability Considerations:**

**Site promotion:** The site is in multiple ownership (unknown number) and under option to a housebuilder.

**Key infrastructure requirements:** Site access to Willoughby Road (40mph speed limit)

**Delivery and market capacity:** Site promoter estimates a start on site 9 months after grant of outline consent, with a peak delivery of 50 dwellings per year.

**Recent Planning History:** 24/0001/OUT - Up to 205 dwellings. Approved at Planning Committee 28/11/24 subject to S106.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include impact on mineral zones. The site scores negatively for proximity to local wildlife sites.

## **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for COU042**

The site has some suitability issues including surface water flood risk and heritage requiring further investigation. Availability and achievability is affected by a High Pressure Gas Pipeline running across the south of the site.

The site adjoins the settlement boundary of Countesthorpe which is a Larger Village, the second tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

There is potential for part of the site to be delivered during the Plan period. Planning permission for 205 dwellings permitted subject to 106 on 28/11/2024 (24/0001/OUT) on the northern part of the site.

Review Conclusion: Consider further for allocation.

## **STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT**

### Site Details

**Site Reference and Address: COU043 Land to the east of Willoughby Road (smaller site), Countesthorpe, Countesthorpe**

**Current Use:** Agricultural land

**Size (Hectares):** 7.94

**Proposed use:** Housing

**Potential Capacity:** 148 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface Water (1 in 30, 1 in 100 and 1 in 1000 years)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Survey

Protected species nearby ponds and grassland (including ridge and furrow) and hedges require survey and mitigation.

**Landscape Sensitivity for Landscape Character Area:** Low to Moderate

**Heritage Assets and Potential:** No designated assets.

Iron age site and ridge and furrow on site. Other archaeology features nearby.

Medium Archaeology potential

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Countesthorpe is proposed as a Larger Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** The site is in multiple ownership (unknown number) and under option to a housebuilder

**Key infrastructure requirements:** Site access to Willoughby Road (40mph speed limit)

**Delivery and market capacity:** Site promoter estimates a start on site 9 months after grant of outline planning permission and assumes a peak delivery of 36 dwellings per year.

**Recent Planning History:** 24/0001/OUT - Up to 205 dwellings. Approved at Planning Committee 28/11/24 subject to S106.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment water and flood risk factors. There are negative scores for national factors regarding agricultural land. Key local factors are generally positive or neutral. Positively scoring factors include access to educational and health care facilities. The site scores negatively regarding impacts on Local Wildlife Sites.

## **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for COU043**

The site has some suitability issues including surface water flood risk and heritage requiring further investigation.

The site adjoins the settlement boundary of Countesthorpe which is a Larger Village, the second tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

There is potential for the site to be delivered during the Plan period but as part of the larger COU042. Note planning permission for 205 dwellings permitted subject to 106 on 28/11/2024 (24/0001/OUT) on part of the larger site.

Review Conclusion: Do not consider further for allocation.

## **STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT**

### **Site Details**

**Site Reference and Address:** COU044 Land at Newton House, Bambury Lane, Countesthorpe, Countesthorpe

**Current Use:** Agricultural and grazing land

**Size (Hectares):** 52.4

**Proposed use:** Housing

**Potential Capacity:** 129 dwellings and / or 0 floorspace (square metres)

### **Environment and Physical Constraints**

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface Water flows (1 in 30, 1 in 100 and 1 in 1000 years)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** Yes

Approx 87% of site within HPGP Consultation Zone

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** OK with Mitigation and Avoidance

**Landscape Sensitivity for Landscape Character Area:** Low to Moderate & Moderate

**Heritage Assets and Potential:** No designated assets. Medium Archaeology potential

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** No, **Available:** Yes, **Achievable:** No

**Strategic Policy Considerations:** Countesthorpe is proposed as a Larger Village

Within Countryside

Site is detached from settlement boundary

**Deliverability Considerations:**

**Site promotion:**

**Key infrastructure requirements:**

**Delivery and market capacity:**

**Recent Planning History:** None.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to healthcare and employment. The site scores negatively for impact on mineral zones and distance to secondary school.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for COU044

The site has some suitability issues including surface water flood risk requiring further investigation. Achievability is significantly affected by the High Pressure Gas Pipeline crossing the site with the consultation zone affecting more than 80% of the site.

The site is outside and detached from the settlement boundary of Countesthorpe which is a Larger Village, the second tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Delivery of the site during the Plan period is not appropriate because the site is detached from sustainable settlements and so does not accord with the locational strategy of the Plan and is significantly affected by achievability issues.

Review Conclusion: Do not consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** COU045 Land off Cosby Road, Countesthorpe

**Current Use:** Agricultural land

**Size (Hectares):** 5.32

**Proposed use:** Housing

**Potential Capacity:** 99 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Surface Water

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - OK with Mitigation

Grassland. Retain hedges with buffers.

**Landscape Sensitivity for Landscape Character Area:** Low to Moderate

**Heritage Assets and Potential:** No designated assets on site. Listed buildings (The Drive) nearby.

Ridge and furrow on site and other archaeology features nearby.

Medium Archaeology potential

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Site access from Cosby Road / Hill Lane that currently have 60mph speed limit

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

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

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Site owned by a family trust.

**Key infrastructure requirements:** Site access to Cosby Lane / Hill Lane (60mph speed limit)

**Delivery and market capacity:** Site promoter estimates start on site within 5 years and achieving an average delivery of 20 units per year.

**Recent Planning History:** 25/0441/FUL - 109 dwellings. Pending decision

14/0211/1/OX - 150 dwellings. Appeal dismissed (larger site)

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, water and flood risk factors. There are negative scores for national factors in terms of agricultural land and proximity to listed buildings. Key local factors scoring positively include access to secondary school and landscape sensitivity. There are no negative scores for local factors.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for COU045

The site has suitability issues including surface water flood risk and heritage. Further investigation is required on these matters.

The site adjoins the settlement boundary of Countesthorpe, a Larger Village which is the second tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing and need.

Subject to the above suitability issues there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** COU047 Land off Gillam Butts, Countesthorpe

**Current Use:** Agricultural land

**Size (Hectares):** 5.12 ha

**Proposed use:** Housing

**Potential Capacity:** 96 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Some limited surface water flood risk

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Reject

Protected species and habitat (Hedgerow trees, grassland (including ridge and furrow) and ponds) surveys required. Grassland likely to be of high biodiversity value and high BNG requirements. Mitigation required.

**Landscape Sensitivity for Landscape Character Area:** Low to Moderate

**Heritage Assets and Potential:** No designated assets. Countesthorpe Conservation Area and associated listed buildings nearby.

Awaiting archaeology comments

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Ballstrike - Site adjoins cricket pitch.

### Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

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

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Site is in single ownership and under option to a developer

**Key infrastructure requirements:** Site access through Gillam Butts / Southfield Close

**Delivery and market capacity:** Site promoter estimates start on site within 5 years ,  
achieving an average delivery of 40 units per year

**Recent Planning History:** 24/0004/FUL - 51 dwellings on part site. Approved  
08/05/2025 subject to signing of S106

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, and water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to local services including secondary school and landscape sensitivity. There are no significantly negative scores for local factors.

**STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for COU047**

The site has some suitability issues, including surface water flood risk, ecology / biodiversity net gain and ballstrike, requiring further investigation.

The site adjoins the settlement boundary of Countesthorpe which is a Larger Village, the second tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

There is potential for the site to be delivered during the Plan period. Planning permission for 51 dwellings approved subject to 106 on 08/05/2025 (24/0004/FUL). Need to consider the remainder of the site.

Review Conclusion: Consider further for allocation.

STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** COU048 Land north of Bambury Lane, Countesthorpe

**Current Use:** Agricultural land

**Size (Hectares):** 8.57

**Proposed use:** Housing

**Potential Capacity:** 16 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface Water

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** Yes

Approx 92% of site within HPGP Consultation Zone

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** OK with Mitigation

**Landscape Sensitivity for Landscape Character Area:** Low to Moderate & Moderate

**Heritage Assets and Potential:** No designated assets. Awaiting archaeology comments

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** No, **Available:** Yes, **Achievable:** No

**Strategic Policy Considerations:** Countesthorpe is proposed as a Larger Village

Within Countryside

Site is detached from settlement boundary

**Deliverability Considerations:**

**Site promotion:**

**Key infrastructure requirements:**

**Delivery and market capacity:**

**Recent Planning History:**

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include impact on mineral zones. The site scores negatively for impact on local wildlife sites.

**STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for COU048**

The site has some suitability issues including surface water flood risk requiring further investigation. Achievability is significantly affected by the High Pressure Gas Pipeline crossing the site with the consultation zone affecting more than 90% of the site.

The site is outside and detached from the settlement boundary of Countesthorpe which is a Larger Village, the second tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Delivery of the site during the Plan period is not appropriate because the site is detached from sustainable settlements and so does not accord with the locational strategy of the Plan and is significantly affected by achievability issues.

Review Conclusion: Do not consider further for allocation.

STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** COU049 Land East of Rosebank Road, Countesthorpe

**Current Use:** Agricultural land

**Size (Hectares):** 4.39

**Proposed use:** Housing

**Potential Capacity:** 49 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

Approx 30% affected by Flood Zone 2

**Other flood risk:** Yes

Surface Water (1 in 30, 1 in 100 and 1 in 1000)

Higher susceptibility for groundwater flooding

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Reject

Potential protected species and habitat (Hedgerow trees, grassland - including ridge and furrow - and ponds) surveys required. Grassland likely to be of high biodiversity value and high BNG requirements. Mitigation required.

**Landscape Sensitivity for Landscape Character Area:** Low to Moderate

**Heritage Assets and Potential:** No designated assets. Countesthorpe Conservation Area and associated listed buildings nearby.

Awaiting archaeology comments

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Countesthorpe is proposed as a Larger Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Site promoted by land agent on behalf of single landowner. Intention to sell. Not currently under option.

**Key infrastructure requirements:** Site access through Rosebank Road

**Delivery and market capacity:** No information

**Recent Planning History:** None.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality and historic environment. The site scores negatively for agricultural land and flood risk including flood zones 2 and 3 and surface water risk. The site scores positively for local factors including access to health care and landscape sensitivity. Other key local factors score neutrally.

#### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for COU049**

The site has significant suitability issues including flood risk and ecology. Achievability is uncertain due to unclear site access. Further investigation is required on these matters.

The site adjoins the settlement boundary of Countesthorpe, a Larger Village which is the second tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing and need.

Subject to the above suitability and achievability issues there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** COU050 Land West of Leicester Road 'The Round House', Countesthorpe, Countesthorpe

**Current Use:** Agricultural

**Size (Hectares):** 4.86

**Proposed use:** Housing

**Potential Capacity:** 91 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface Water affects site (1 in 30, 1 in 100, 1 in 1000)

**Landfill:** Yes

Within 250m of landfill site

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Pylons

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - OK with Mitigation

Potential protected species and habitats (hedge and tree) required. Mitigation including retention of hedges and trees required.

**Landscape Sensitivity for Landscape Character Area:** Low to Moderate

**Heritage Assets and Potential:** No designated assets. Awaiting archaeology comments. Note sites to north and south have high archaeology potential.

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Site reliant on COU022. Otherwise detached from settlement

Other Considerations

**Suitable:** Potentially Suitable, **Available:** No, **Achievable:** Yes

**Strategic Policy Considerations:** Countesthorpe is proposed as a Larger Village

Within Countryside

Site is detached from settlement boundary

**Deliverability Considerations:**

**Site promotion:** Single ownership. No legal issues. Intend to sell. Requires relocation of existing uses.

**Key infrastructure requirements:** Site access from Leicester Road

**Delivery and market capacity:** Site promoter indicates development to start within 5 years and take 3 years to complete

**Recent Planning History:** None.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment and water and flood risk factors. The site scores negatively for agricultural land and surface

water flood risk noted. The site scores positively for local factors including access to bus stop. Other local factors score neutrally with a negative score for mineral zones.

### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for COU050**

The site has suitability issues including flood risk and landfill. Further investigation is required on these matters.

The site is outside and detached from the settlement boundary of Countesthorpe, a Larger Village which is the second tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing and need.

As a standalone site delivery of the site during the Plan period is not appropriate because the site is detached from sustainable settlements and so does not accord with the locational strategy of the Plan. However, if COU022 is to be taken forward there may be an opportunity to consider the two sites together.

Review Conclusion: Consider further for allocation but issues noted.

### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

#### Site Details

**Site Reference and Address: COU051 Land off Peatling Road (East Parcel), Countesthorpe**

**Current Use:** Agricultural land

**Size (Hectares):** 8.57

**Proposed use:** Housing

**Potential Capacity:** 142 dwellings and / or 0 floorspace (square metres)

#### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water (1 in 100 and 1 in 1000) to north of site

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** Yes

Approx 10% of site within HPGP Consultation Zone

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Survey

Habitat surveys requires (hedgerows, trees and grassland including ridge and furrow). Also veteran trees. Mitigation required to retain veteran trees, hedges and buffers and also grassland.

**Landscape Sensitivity for Landscape Character Area:** Low to Moderate & Moderate

**Heritage Assets and Potential:** Adjoins Countesthorpe Conservation Area and associated listed buildings. Medium Archaeology Potential

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Countesthorpe is proposed as a Larger Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Site promoted by strategic land promoter on behalf of two landowners. Intention to sell. No option.

**Key infrastructure requirements:** Site access from Peatling Road

**Delivery and market capacity:**

**Recent Planning History:** 17/0405/OUT - 150 dwellings. Refused

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality and water and flood risk factors. The site scores negatively for agricultural land and proximity to listed buildings. The site scores positively for local factors including access to health care and primary school and landscape sensitivity. Key local factors scoring negatively are proximity to local wildlife site.

## **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for COU051**

The site has significant suitability issues including surface water flood risk, ecology and heritage. Achievability is affected by the High Pressure Gas Pipeline crossing the site. Further investigation is required on these matters.

The site is outside the settlement boundary of Countesthorpe, a Larger Village which is the second tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing and need.

Subject to the above suitability and achievability issues there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

## **STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT**

### Site Details

**Site Reference and Address: COU052 Land off Peatling Road (West Parcel), Countesthorpe**

**Current Use:** Agricultural land

**Size (Hectares):** 4.52

**Proposed use:** Housing

**Potential Capacity:** 84 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface Water deemed of lower significance (SFRA2 2021 for site COU046) New EAP Maps show surface water flow route (1 in 30, 1 in 100 and 1 in 1000)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Survey

Habitat surveys requires (hedgerows, trees and grassland including ridge and furrow). Also veteran trees. Mitigation required to retain veteran trees, hedges and buffers and also grassland.

**Landscape Sensitivity for Landscape Character Area:** Low to Moderate

**Heritage Assets and Potential:** Adjoins Countesthorpe Conservation Area and associated listed buildings. Medium Archaeology Potential

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Site access is reliant on promoted site COU051 to the east

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Countesthorpe is proposed as a Larger Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Site promoted by strategic land promoter on behalf of two landowners. Intention to sell. No option.

**Key infrastructure requirements:** Site access through COU051 to Peatling Road

**Delivery and market capacity:**

**Recent Planning History:** 17/0405/OUT - 150 dwellings. Refused

17/0403/OUT - 100 dwellings. Refused

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality and water and flood risk factors. The site scores negatively for agricultural land and proximity to listed buildings. The site scores positively for local factors including access to health care and primary school and landscape sensitivity. Key local factors scoring negatively are proximity to local wildlife sites.

**STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for COU052**

The site has suitability issues including surface water flood risk, ecology and heritage. Achievability is affected by the High Pressure Gas Pipeline crossing the site and site

access being reliant on COU051 to the east. Further investigation is required on these matters.

The site adjoins the settlement boundary of Countesthorpe, a Larger Village which is the second tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing and need.

Subject to the above suitability and achievability issues there is potential for the site to be delivered during the Plan period but it is reliant on COU051.

Review Conclusion: Consider further for allocation but issues noted.

## Enderby

### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

#### Site Details

**Site Reference and Address:** END009 Quarry Lane, Enderby

**Current Use:** Overgrown vacant land (former landfill)

**Size (Hectares):** 3.56

**Proposed use:** Mixed Use

**Potential Capacity:** 44 dwellings and / or 6,942 floorspace (square metres)

#### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water (1 in 30, 1 in 100 and 1 in 1000) on western edge of site

**Landfill:** Yes

Former landfill site

Environment Agency raised serious concerns and considered to be inappropriate for mixed use development due to landfill gas.

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** AQMA6 Mill Hill, Enderby nearby

Potential Noise / Air pollution related to M69

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC - Need Further Surveys

Protected species and habitat (scrub, woodland and species rich grassland) required.

**Landscape Sensitivity for Landscape Character Area:** N/A

**Heritage Assets and Potential:** No designated assets.

Enderby Conservation Area nearby.

Low risk heritage potential

**Agricultural Land:** 3 Moderate & 5 Urban/Industrial

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Site access to Seine Lane / Conery Lane may be difficult due to visibility

Other Considerations

**Suitable:** No, **Available:** Yes, **Achievable:** No

**Strategic Policy Considerations:** Within Enderby proposed as a Larger Village

**Deliverability Considerations:**

**Site promotion:** The site is in single ownership.

**Key infrastructure requirements:** Site access to Conery Lane / Seine Lane or Quarry Lane

Provision of surfaced footway

**Delivery and market capacity:** Site promoted for a mix of housing and employment with no indicative yield or timescales.

Site previously allocated for employment uses but no development forthcoming over 20 years. Found not to be commercially attractive due to former use as landfill.

**Recent Planning History:** Previously allocated in Blaby Local Plan 1999 for employment. Not implemented.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality and water and flood risk factors. The site scores negatively for agricultural land and proximity to listed building. The site scores positively for local factors in terms access to bus stop, local

employment, health care and secondary school. There are no significant negative local factors.

### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for END009**

The site has some suitability issues for housing uses including surface water flood risk, landfill and ecology. Achievability is significantly affected by the former use of the site as landfill.

The site is within the settlement boundary of Enderby which is a Larger Village, the second tier of the settlement hierarchy.

Delivery of the site during the Plan period is not appropriate due to the significant suitability and achievability issues. The site was previously allocated in Blaby Local Plan 1999 for employment uses but no development took place.

Review Conclusion: Do not consider further for allocation.

### **STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT**

Site Details

**Site Reference and Address: END017 Land to the west of the M1 (adjacent the public footpath), Enderby**

**Current Use:** Grassland

**Size (Hectares):** 1.21

**Proposed use:** Housing

**Potential Capacity:** 29 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water flood risk along southern boundary (1 in 30, 1 in 100 and 1 in 1000)

**Landfill:** Yes

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** M1, AQMA

**Sites of Special Scientific Interest:** No

**Other biodiversity:** Amber: survey needed

**Landscape Sensitivity for Landscape Character Area:** Low-moderate

**Heritage Assets and Potential:** No designated assets. Adjoins Fosse Way Roman Road.

Archaeology: High Potential

**Agricultural Land:** 3 Moderate & 5 Urban/Industrial

**Mineral Safeguarding:** Sand and Gravel

**Waste Safeguarding:** No

**Other Issues:** No access to public highway

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** No

**Strategic Policy Considerations:** Enderby is proposed as a Larger Village

Within Green Wedge

Site is detached from settlement boundary

**Deliverability Considerations:**

**Site promotion:**

**Key infrastructure requirements:**

**Delivery and market capacity:**

**Recent Planning History:**

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national historic environment, water and flood risk factors. There are negative scores for national factors in terms of proximity to site of special scientific interest (biodiversity), Air Quality Management Area and agricultural land. Key local factors scoring positively include access to local employment, health care and secondary school and landscape sensitivity. There are negative scores for local factors relating to proximity to impact on mineral zones.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for END017

The site has some suitability issues including surface water flood risk and landfill. Achievability is significantly affected by the lack of site access to the highway and former use of a nearby site as landfill.

The site is within the settlement boundary of Enderby which is a Larger Village, the second tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing and need.

Delivery of the site during the Plan period is not appropriate due to the significant suitability and achievability issues.

Review Conclusion: Do not consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** END022 Land off Blaby Road, Enderby

**Current Use:** Agricultural land

**Size (Hectares):** 4.49

**Proposed use:** Housing

**Potential Capacity:** 84 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water affects site (1 in 30, 1 in 100 and 1 in 1000 year extents)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential noise and air pollution related to M1 / B4114

AQMA6 Mill Hill, Enderby nearby

AQMA2 M1 corridor in Enderby and Narborough revoked

**Sites of Special Scientific Interest:** No

### IRZ Zone

**Other biodiversity:** LCC Ecology - Part Reject.

Potential Local Wildlife Site. Protected species and habitat survey required.

Recommend refusal.

**Landscape Sensitivity for Landscape Character Area:** Low-moderate

**Heritage Assets and Potential:** No designated assets.

Scheduled Monument (St John's Church, Aldeby) within 600m and Fosse Roman Road adjoins site. Archaeology: potential is high

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Sand and Gravel

**Waste Safeguarding:** No

**Other Issues:** LCC Highways indicate access to Blaby Road is unacceptable so an alternative is required.

High number of accidents at Foxhunter roundabout.

Narrow footway to frontage.

Other Considerations

**Suitable:** Yes, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Within Enderby proposed as a Larger Village

#### **Deliverability Considerations:**

**Site promotion:** The site is in single ownership and under option to housebuilder

**Key infrastructure requirements:** Site access (40mph speed limit)

Possible improvements to Foxhunter roundabout and footway frontage.

**Delivery and market capacity:** Site promoter estimates development to complete within 5 years, achieving a peak delivery of 45 units per year.

**Recent Planning History:** None.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to bus route, local employment and secondary school and landscape sensitivity. There are negative scores for local factors including proximity to local wildlife sites and mineral zones.

#### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for END022**

The site has significant suitability issues including surface water flood risk, ecology and heritage. Achievability is affected by uncertainty about site access. Further investigation is required on these matters.

The site is within the settlement boundary of Enderby, a Larger Village which is the second tier of the settlement hierarchy.

Subject to the above suitability and achievability issues there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** END023 Enderby Metals, Enderby

**Current Use:** Former scrapyards

**Size (Hectares):** 0.56

**Proposed use:** Housing

**Potential Capacity:** 8 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Small area of surface water flood risk (1 in 1000 year extent)

**Landfill:** Yes

Within 250m of former landfill

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Land contamination due to previous use as scrap yard

Potential noise and air pollution related to M69, industrial uses and dog rescue

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Ok to progress

Land currently hardstanding and low value vegetation

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No Designated Assets. Archaeology: Low Risk

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes

Igneous rock

**Waste Safeguarding:** Yes

B14 Seine Lane, Enderby part of site

**Other Issues:** Business ceased trading and waste licence surrendered

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Enderby is proposed as a Larger Village

Within Countryside

Site is detached from settlement boundary

**Deliverability Considerations:**

**Site promotion:** The site is in single ownership and owned by a developer.

Site promoter has

indicated potential for the site to be developed alongside

adjoining SHELAA site END024.

**Key infrastructure requirements:** Site access to Seine Lane subject to visibility

**Delivery and market capacity:** Site promoter indicates site can start and finish within 5 years

**Recent Planning History:** 22/0928/OUT - 8 dwellings Refused 21/12/2022

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to employment.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for END023

The site has suitability issues including surface water flood risk, noise and landfill / land contamination.

The site is outside the settlement boundary of Enderby which is a Larger Village, the second tier of the settlement hierarchy. The location has poor access to the existing settlement by sustainable modes.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing and need.

Delivery of the site during the Plan period is not appropriate because the site is effectively detached from sustainable settlements and so does not accord with the locational strategy of the Plan.

Review Conclusion: Do not consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** END024 Land rear of Strawberry Gardens, Enderby

**Current Use:** Agricultural land

**Size (Hectares):** 2.97

**Proposed use:** Housing

**Potential Capacity:** 55 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water flood risk affects site 1 in 30 (4%), 1 in 100 (7%) and 1 in 1000 (17%) deemed of lower significance (SFRA2 2021)

**Landfill:** Yes

Within 250m of former landfill

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential noise and air pollution related to M69, nearby industrial uses and dog rescue

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Survey

Grassland habitat surveys. Mitigation buffer to adjacent woodland habitats.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No Designated heritage assets.

Railway and quarry related archaeology features nearby.

Archeaology: Medium risk heritage potential

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes

Igneous rock

**Waste Safeguarding:** No

B14 Seine Lane, Enderby nearby

**Other Issues:** Access via public rights of way. No access to the highway. Landlocked.

Reliance on END023 for site access

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** No

**Strategic Policy Considerations:** Enderby is proposed as a Larger Village

Within Countryside

Site adjoins the settlement boundary

**Deliverability Considerations:**

**Site promotion:** Site is in single ownership.

**Key infrastructure requirements:** No access to the highway. Indicative potential to develop alongside END023 and achieve access from this site

**Delivery and market capacity:** Site promoter estimates a timescale for development of 5-10 years.

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality historic environment and water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors are generally neutral. Access to Primary school facilities is scored negatively.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for END024

The site has suitability issues including surface water flood risk, noise and landfill / land contamination. Achievability is uncertain due to unclear site access.

The site is outside the settlement boundary of Enderby which is a Larger Village, the second tier of the settlement hierarchy. The location has poor access to the existing settlement by sustainable modes.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing and need.

Delivery of the site during the Plan period is not appropriate because the site is effectively detached from sustainable settlements and so does not accord with the locational strategy of the Plan. Achievability is also unclear.

Review Conclusion: Do not consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** END025 West of First Hangings, Blaby Road, Enderby

**Current Use:** Vacant, scrub and grassland. Former Landfill.

**Size (Hectares):** 0.93

**Proposed use:** Housing

**Potential Capacity:** 23 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water to eastern boundary (1 in 1000 year extent)

**Landfill:** Yes

Former landfill site

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential noise and air pollution from M1.

AQMA6 Mill Hill, Enderby nearby

AQMA2 M1 corridor in Enderby and Narborough revoked

**Sites of Special Scientific Interest:** No

IRZ Zone

**Other biodiversity:** LCC Ecology - Need Further Survey

Protected species and habitats (grassland, scrub / woodland) surveys. Mitigation measures to retain habitats otherwise BNG requirement will be high.

**Landscape Sensitivity for Landscape Character Area:** Low-moderate

**Heritage Assets and Potential:** No designated heritage assets.

Enderby Conservation Area and Parkland and various archaeological features nearby.

Archaeological potential not assessed.

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes

Sand and Gravel

**Waste Safeguarding:** No

**Other Issues:** No site access. Relies on END026 for site access.

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Enderby is proposed as a Larger Village

Within Green Wedge

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Promoted by agent acting on behalf of single landowner

**Key infrastructure requirements:** Site access to Blaby Road via END026

**Delivery and market capacity:** Relies on END026 for site access onto Blaby Road but same owner who expects sites to come forward together

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include impact on local wildlife sites and secondary school distance. The site scores negatively for impact on mineral zones.

## **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for END025**

The site has significant suitability issues including surface water flood risk, noise and landfill / land contamination. Achievability is uncertain due to lack of site access as a standalone site.

The site is outside the settlement boundary of Enderby which is a Larger Village, the second tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing and need.

Delivery of the site during the Plan period is not appropriate due to the significant suitability and achievability issues.

Review Conclusion: Do not consider further for allocation.

## **STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT**

### **Site Details**

**Site Reference and Address:** END026 First Hangings, Blaby Road, Enderby

**Current Use:** Residential and industrial uses/ storage sheds/ large hardstanding

**Size (Hectares):** 0.81

**Proposed use:** Housing

**Potential Capacity:** 20 dwellings and / or 0 floorspace (square metres)

### **Environment and Physical Constraints**

**Flood Zones 2 or 3:** no

**Other flood risk:** Yes

Surface water to western and southern boundary (1 in 100 and 1 in 1000 year extent)

**Landfill:** Yes

Adjoins former landfill site

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential noise and air pollution from M1.

AQMA6 Mill Hill, Enderby nearby

AQMA2 M1 corridor in Enderby and Narborough revoked

**Sites of Special Scientific Interest:** No

IRZ Zone

**Other biodiversity:** LCC Ecology - Need Further Survey

Protected species and habitats (grassland, scrub / woodland) surveys. Mitigation measures to retain habitats otherwise BNG requirement will be high.

**Landscape Sensitivity for Landscape Character Area:** Low-moderate

**Heritage Assets and Potential:** No designated heritage assets.

Enderby Conservation Area and Parkland and various archaeological features nearby.

Archaeological potential not assessed.

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes

Sand and Gravel

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Enderby is proposed as a Larger Village

Within Green Wedge

Site adjoins the settlement boundary

**Deliverability Considerations:**

**Site promotion:** Promoted by agent acting on behalf of single landowner

**Key infrastructure requirements:** Site access to Blaby Road

**Delivery and market capacity:** Demolition of existing employment and residential buildings. Existing operations are being wound down.

Site not under option. Some discussions have occurred, with interest for potential retail, residential and employment uses.

Development expected to comm

**Recent Planning History:** 20/0056/CLE Cert lawfulness res dwelling Approved 2020.  
20/0059/CLE Cert lawfulness outbuildings for B1©

## STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include impact on local wildlife sites and secondary school distance. The site scores negatively for impact on mineral zones.

## STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for END026

The site has significant suitability issues including surface water flood risk, noise and landfill / land contamination.

The site is outside the settlement boundary of Enderby which is a Larger Village, the second tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing and need.

Delivery of the site during the Plan period is not appropriate due to the significant suitability issues.

Review Conclusion: Do not consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** END027 First Hangings, Blaby Road (combined site), Enderby

**Current Use:** Vacant, scrub and grassland. Former Landfill.

Residential and industrial uses/ storage sheds/ large hardstanding

**Size (Hectares):** 1.76

**Proposed use:** Housing

**Potential Capacity:** 43 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water to centre and southern boundary (1 in 100 and 1 in 1000 year extent)

**Landfill:** Yes

Includes former landfill site

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential noise and air pollution from M1.

AQMA6 Mill Hill, Enderby nearby

AQMA2 M1 corridor in Enderby and Narborough revoked

**Sites of Special Scientific Interest:** No

IRZ Zone

**Other biodiversity:** LCC Ecology - Need Further Survey

Protected species and habitats (grassland, scrub / woodland) surveys. Mitigation measures to retain habitats otherwise BNG requirement will be high.

**Landscape Sensitivity for Landscape Character Area:** Low-moderate

**Heritage Assets and Potential:** No designated heritage assets.

Enderby Conservation Area and Parkland and various archaeological features nearby.

Archaeological potential not assessed.

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes

Sand and Gravel

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Enderby is proposed as a Larger Village

Within Green Wedge

Site adjoins the settlement boundary

**Deliverability Considerations:**

**Site promotion:** Promoted by agent acting on behalf of single landowner

**Key infrastructure requirements:** Site access to Blaby Road

**Delivery and market capacity:** Demolition of existing employment and residential buildings. Existing operations are being wound down.

Site not under option. Some discussions have occurred, with interest for potential retail, residential and employment uses.

Development expected to comm

**Recent Planning History:** 20/0056/CLE Cert lawfulness res dwelling Approved 2020.  
20/0059/CLE Cert lawfulness outbuildings for B1(c)

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include impact on local wildlife sites and secondary school distance. The site scores negatively for impact on mineral zones.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for END027

The site has significant suitability issues including surface water flood risk, noise and landfill / land contamination.

The site is outside the settlement boundary of Enderby which is a Larger Village, the second tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to reviewed in light of the scale of housing and need.

Delivery of the site during the Plan period is not appropriate due to the significant suitability issues.

Review Conclusion: Do not consider further for allocation.

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** END028 Enderby Golf Course and Leisure Centre, Mill Lane, Enderby

**Current Use:** Golf course, leisure centre and car park

**Size (Hectares):** 16.5

**Proposed use:** Housing

**Potential Capacity:** 309 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water at southern boundary (1 in 30, 1 in 100 and 1 in 1000)

**Landfill:** Yes. Within 250m of landfill

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Within 250m of historic landfill

Noise and air pollution related to M1 including proximity to AQMA2

**Sites of Special Scientific Interest:** No

IRZ Zone

**Other biodiversity:** No designated assets identified. Possible species rich grasslands present. Protected species and habitats surveys required. Good tree belt. Boundary hedges should be retained.

**Landscape Sensitivity for Landscape Character Area:** Low-moderate

**Heritage Assets and Potential:** No designated heritage assets on site.

Fosse Way (MLE1380) runs adjacent to the site area. Heritage potential is high.

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes. Sand and Gravel

**Waste Safeguarding:** No

**Other Issues:** Loss of open space - golf course

Other Considerations

**Suitable:** Potentially Suitable, **Available:** No, **Achievable:** Yes

**Strategic Policy Considerations:** Within and adjoining Enderby proposed as a Larger Village

Mostly within Green Wedge

**Deliverability Considerations:**

**Site promotion:** Site promoted by agent. Two land owners. Some relocation of uses / demolition required.

**Key infrastructure requirements:** Site access to Mill Lane or alternative (TBC)

**Delivery and market capacity:** Site promoter indicates development to start within 5 years and take 1 to 5 years to complete

**Recent Planning History:** 19/0089/FUL - Extensions and alterations to leisure centre

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, historic environment, water and flood risk factors. There are negative scores for national factors regarding agricultural land, air quality, and potential impacts to a SSSI. Key local factors are generally positive.

Positively scoring factors include access to health care facilities, educational facilities, distance to employment sites and distance from Local Wildlife sites. The site scored negatively for potential impact to a Mineral Zone and overlap with open space.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for END028

The site has significant suitability issues including surface water flood risk, heritage, noise and landfill / land contamination. Availability and achievability are uncertain due to existing leisure centre and golf course uses on site.

The site is partly within the settlement boundary of Enderby which is a Larger Village, the second tier of the settlement hierarchy.

Part of the site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing and need.

Delivery of the site during the Plan period is not appropriate due to the availability and achievability issues particularly relating to the inclusion of the leisure centre within the site. Parts of the site are considered through NAR022.

Review Conclusion: Do not consider further for allocation.

## Narborough

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** NAR002 Land at ambulance station, adjacent to the Rosings, Narborough

**Current Use:** Ambulance station

**Size (Hectares):** 2.4

**Proposed use:** Housing

**Potential Capacity:** 45 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes.

Small areas of surface water flood risk

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

IRZ Zone

**Other biodiversity:** LCC Ecology -

Protected species surveys required.

**Landscape Sensitivity for Landscape Character Area:** N/A

**Heritage Assets and Potential:** No designated heritage assets

Narborough Conservation Area nearby

Archaeology features including Fosse Roman Road and former Carlton Hayes Hospital nearby.

Archaeological heritage potential is uncertain.

**Agricultural Land:** 3 Moderate and 5 Industrial / Urban

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Yes, **Available:** No, **Achievable:** Yes

**Strategic Policy Considerations:** Within Narborough proposed as a Larger Village

**Deliverability Considerations:**

**Site promotion:** Site not promoted and contact with EMAS has not resulted in any response

**Key infrastructure requirements:** Site access to Forest Road

**Delivery and market capacity:** Uncertainty about current use ceasing

**Recent Planning History:** None.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality historic environment and water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to local services such as bus stop, local employment, health care and secondary school. There are no negative scores for local factors.

#### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for NAR002**

The site has no significant suitability issues. Availability and achievability of are uncertain due to existing health related uses on site and whether or not these will cease.

The site is within the settlement boundary of Narborough which is a Larger Village, the second tier of the settlement hierarchy.

Delivery of the site during the Plan period is not appropriate due to the availability and achievability issues.

Review Conclusion: Do not consider further for allocation.

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** NAR008 Land off Leicester Road, Narborough

**Current Use:** Vacant grassland

**Size (Hectares):** 3.2

**Proposed use:** Housing

**Potential Capacity:** 57 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

5% affected by flood zones 2 and 3 (SFRA2 2021)

\*\*SFRA Addendum (2017) indicates up to 42% of the site is affected by Flood Zones 2 and 3 (37% FZ3b)

**Other flood risk:** Yes

Surface water flood risk affects site 1 in 30 (7%), 1 in 100 (18%) and 1 in 1000 (35%) (SFRA2 2021)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential for noise and air pollution from M1 and B4114

AQMA2 M1 corridor in Enderby and Narborough revoked

**Sites of Special Scientific Interest:** Yes

Adjoins Narborough Bogs SSSI

IRZ Zone

**Other biodiversity:** LCC Ecology - Needs Further Survey

Protected species and habitats (grassland) surveys required.

Watercourse links to Narborough Bogs SSSI requiring consultation with Natural England

Subject to results of surveys mitigation to retain hedges and provide buf

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heriatge assets.

Significant arcaheological remains related to prehistoric through to medieval occupation and settlement.

Archaeological heritage potential is High

**Agricultural Land:** 3 Low

**Mineral Safeguarding:** Yes

Sand and gravel

**Waste Safeguarding:** No

**Other Issues:** Site access to B4114 Leicester Road a 40mph dual carriageway

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Narborough is proposed as a Larger Village but adjoins built up area of Enderby also proposed as a Larger Village.

Within Green Wedge

**Deliverability Considerations:**

**Site promotion:** No information. Note planning application but withdrawn

**Key infrastructure requirements:** Site access to B4114 Leicester Road

**Delivery and market capacity:** No information. Note planning application but withdrawn

**Recent Planning History:** 21/1492/FUL for 50 affordable dwellings. Withdrawn

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, historic environment, water and flood risk factors. There are negative scores for national factors regarding potential impacts on air quality and an SSSI designation. Key local factors are generally positive. Positively scoring factors include access to health care facilities, educational facilities, distance to employment sites and distance from Local Wildlife sites. The site scored negatively regarding potential impact to a Mineral Zone.

**STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for NAR008**

The site has significant suitability issues including flood risk (fluvial and surface water), flood risk, biodiversity (including hydrological links to Narborough Bogs SSSI) noise and air quality. Achievability is uncertain due to site access onto B4114.

The site adjoins the settlement boundary of Enderby (but located located in Narborough Parish) both are Larger Village, the second tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to reviewed in light of the scale of housing and need.

Delivery of the site during the Plan period is not appropriate due to the suitability and achievability issues.

Review Conclusion: Do not consider further for allocation.

STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** NAR016 Land south of Carlton Park, Narborough

**Current Use:** Vacant grassland

**Size (Hectares):** 17.93

**Proposed use:** Housing

**Potential Capacity:** 336 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water flood risk affects site ( 1 in 30, 1 in 100 and 1 in 1000)

**Landfill:** Yes

Within 250m of former landfill

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential for noise and air pollution from M1 and B4114

AQMA2 M1 corridor in Enderby and Narborough revoked

**Sites of Special Scientific Interest:** No

IRZ Zone

**Other biodiversity:** LCC Ecology - Ok with mitigation

Parkland / informal open space. Mitigate by retaining pond, surrounding habitat, plantations, hedges and buffers.

Narborough Bogs SSSI is 450m to south.

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets

Narborough Conservation Area and archaeological features (including Fosse Way, ridge and furrow) nearby

Archaeological heritage potential is Medium

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes

Sand and gravel (part)

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Narborough is proposed as a Larger Village but adjoins built up area of Enderby

Within Green Wedge

**Deliverability Considerations:**

**Site promotion:** Single landowner intends to sell site.

**Key infrastructure requirements:** Site access to unadopted Santander access road will be required to meet highway requirements.

Access to Santander Key Employment Site will need to be maintained

**Delivery and market capacity:** Start within 2 years and complete within 3 years of start.

**Recent Planning History:** None.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, historic environment, water and flood risk factors. There are negative scores for national factors regarding potential impacts on air quality, SSSI designation, and agricultural land. Key local factors are generally positive. Positively scoring factors include access to health care facilities, educational facilities, distance to employment sites and distance from Local Wildlife sites. The site scored negatively regarding potential impact to a Mineral Zone.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for NAR016

The site has significant suitability issues including surface water flood risk, biodiversity (including hydrological links to Narborough Bogs SSSI), landfill, heritage, noise and air quality.

The site adjoins the settlement boundary of Narborough, a Larger Village, the second tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing and need.

Subject to the above suitability issues there is potential for the site to be delivered during the Plan period. However, it is preferred that the larger site NAR022 is taken forward as a whole.

Review Conclusion: Consider further for allocation but issues noted.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** NAR018 Land at Seine Lane, Narborough

**Current Use:** Agricultural

**Size (Hectares):** 13

**Proposed use:** Housing

**Potential Capacity:** 243 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water flood risk affects site to north, west (1 in 30, 1 in 100 and 1 in 1000)

**Landfill:** Yes

Within 250m of a landfill site

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential for noise and air pollution from M69

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - OK with mitigation / Further surveys needed

Adjoins disused railway corridor. Protected species surveys required. Mitigation to retain hedges and buffers to plantation woodland and old railway line.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets

Archaeological features including earthworks for tramway and Narborough Quarry on or adjoin site

Archaeological heritage potential is Medium

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes

Igneous rock (part)

**Waste Safeguarding:** No

B14 Seine Lane, Enderby nearby

**Other Issues:** Site access via Seine Lane with a 60mph speed limit

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Narborough is proposed as a Larger Village but adjoins built up area of Enderby

Within Countryside

Site adjoins the settlement boundary

**Deliverability Considerations:**

**Site promotion:** 3 landowners, but largest landowner now promoting separately as a smaller site. Option to sell to a housebuilder.

**Key infrastructure requirements:** Site access via Seine Lane (60mph speed limit)

**Delivery and market capacity:** A start on site is expected within 3 years with delivery over the following 5 years at a maximum rate of 45 dwellings.

**Recent Planning History:** 12/0823/1/OX for up to 244 dwellings included this site. Refused and dismissed at appeal.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to local employment and health care. There are no negative scores for local factors.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for NAR018

The site has suitability issues including surface water flood risk, noise and landfill / land contamination.

The site is outside the settlement boundary of Narborough and Enderby which are Larger Village, the second tier of the settlement hierarchy. The location is beyond the existing line of the settlement created by the disused railway line and has poor access to the existing settlement by sustainable modes.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing and need.

Delivery of the site during the Plan period is not appropriate because the site is effectively detached from sustainable settlements and so does not accord with the locational strategy of the Plan.

Review Conclusion: Consider further for allocation but issues noted.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** NAR019 Land north of Huncote Road, Narborough

**Current Use:** Agricultural land

**Size (Hectares):** 6.13

**Proposed use:** Housing

**Potential Capacity:** 109 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

Flood Zones 2 and 3 affect 5% of site (SFRA2 2021) New EA Maps suggest a slightly wider area

**Other flood risk:** Yes

Surface water flood risk affects site 1 in 30 (9%), 1 in 100 (13%) and 1 in 1000 (21%) (SFRA2 2021) New EA Flood Maps suggest a lesser area

**Landfill:** Yes

Within 250m of former landfill

Environment Agency commented that site inappropriate for residential development due to migration of landfill gas.

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential for noise and air pollution from M69

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Ok with mitigation

Mitigation to retain buffer to stream (to protect protected species), hedges and railway line.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets

Archaeological features including post medieval watercourse and old railway on or adjoin site

Archaeological heritage potential is Medium

**Agricultural Land:** 3 High

**Mineral Safeguarding:** Yes

Sand and gravel

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Narborough is proposed as a Larger Village but adjoins built up area of Enderby

Within Area of Separation

Site adjoins the settlement boundary

**Deliverability Considerations:**

**Site promotion:** Single landowner promoted on behalf of a developer

**Key infrastructure requirements:** Site access to Huncote Road

**Delivery and market capacity:** Site promoter indicates one year lead-in time and 4 years to build at a maximum rate of 50 dwellings per year with one developer

Concerns about achievability given concerns raised about adjoining landfill site.

**Recent Planning History:** None.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors are generally neutral. There are negative scores for potential impact to a local wildlife site, and potential impact to a mineral zone.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for NAR019

The site has significant suitability issues including flood risk (fluvial and surface water) and landfill. Landfill migration is specifically highlighted as an issue by the Environment Agency.

The site is outside the settlement boundary of Narborough which is a Larger Village, the second tier of the settlement hierarchy.

The site is currently designated as Area of Separation but this will need to be reviewed in light of the scale of housing and need.

Delivery of the site during the Plan period is not appropriate due to the suitability issues.

Review Conclusion: Do not consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** NAR020 Land off Forest Road, Narborough

**Current Use:** Agricultural land

**Size (Hectares):** 5.57

**Proposed use:** Housing

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

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water flood risk affects field boundaries within the 1 in 30, 1 in 100 and 1 in 1000 year extents

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential for noise and air pollution from M69

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Needs Further Surveys

Adjoins disused railway corridor important for wildlife. Protected species and habitats (grassland) surveys required. Mitigation to retain hedges and buffers.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated assets on site

Archaeological features include disused freight line.

Archaeological heritage potential is Medium

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Site access via Forest Road with a 60mph speed limit

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Narborough is proposed as a Larger Village but adjoins built up area of Enderby

Within Countryside

Site adjoins the settlement boundary

**Deliverability Considerations:**

**Site promotion:** Two landowners who intend to sell to developer

**Key infrastructure requirements:** Site access via Forest Road (60mph speed limit)

**Delivery and market capacity:** 5 years to start and 5 years to develop.

**Recent Planning History:** 12/0823/1/OX for up to 244 dwellings included this site and was refused and dismissed at appeal.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to local employment and health care. There are no negative scores for local factors.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for NAR020

The site has suitability issues including surface water flood risk and noise.

The site is outside and detached from the settlement boundary of Narborough and Enderby which are Larger Village, the second tier of the settlement hierarchy. The location is beyond the existing line of the settlement created by the disused railway line and has poor access to the existing settlement by sustainable modes.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing and need.

Delivery of the site during the Plan period is not appropriate because the site is effectively detached from sustainable settlements and so does not accord with the locational strategy of the Plan.

Review Conclusion: Consider further for allocation but issues noted.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** NAR021 Land at Cottage Farm, Narborough

**Current Use:** Agricultural land and buildings

**Size (Hectares):** 6.29

**Proposed use:** Housing

**Potential Capacity:** 117 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Limited surface water flood risk at boundaries

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential for noise and air pollution from M69

High Voltage Electricity Transmission lines and pylons

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Needs Further Surveys

Habitat (grassland with ridge and furrow and trees) surveys required. Mitigation to retain trees and hedges.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated assets on site

Enderby Conservation Area and Parkland nearby.

Archaeological features include Leicester Forest Area D on site and medieval and Roman features nearby.

Archaeological heritage potential is Medium

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes

Igneous rock (part)

**Waste Safeguarding:** No

**Other Issues:** Site access via Desford Road with a 60mph speed limit

Impact on Desford Crossroads and signalled junction of B582 and Beggars Lane.

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Narborough is proposed as a Larger Village but adjoins built up area of Enderby

Within Countryside

**Deliverability Considerations:**

**Site promotion:** Single landowner who intends to sell to developer

**Key infrastructure requirements:** Site access via Desford Road (60mph speed limit)

Improvements to Desford Crossroads and signalled junction at B582 and Beggars Lane.

**Delivery and market capacity:** 5-10 years to start development and 5 years to complete.

Part of site has permission for car parking for Next HQ - will affect developable area.

**Recent Planning History:** 20/0320/FUL Car parking for Next HQ. Permitted 01/10/2021

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for biodiversity, national air quality, water and flood risk, and historic environment factors. There are negative scores for national factors in terms of agricultural land. Key local factors are generally neutral. There are negative scores for impact to a local wildlife site and distance to primary education facilities.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for NAR021

The site has suitability issues including surface water flood risk and noise. Achievability is uncertain due to planning approval to construct car parking for Next HQ on part of the site.

The site adjoins the settlement boundary of Narborough and Enderby which are Larger Village, the second tier of the settlement hierarchy. The location has poor access to the existing settlement by sustainable modes and effectively detached from nearest centre.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing and need.

Delivery of the site during the Plan period is not appropriate because the site is effectively detached from sustainable settlements and so does not accord with the locational strategy of the Plan. Achievability is also uncertain.

Review Conclusion: Do not consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** NAR022 Land at Carlton Park and Enderby Golf Course, Narborough / Enderby

**Current Use:** Golf course, offices and grassland

**Size (Hectares):** 57

**Proposed use:** Housing

**Potential Capacity:** 855 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Areas of surface water flood risk across site (1 in 30, 1 in 100 and 1 in 1000 year extents)

**Landfill:** Yes. Within 250m of landfill

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Within 250m of historic landfill

Noise and air pollution related to M1 including proximity to AQMA2

**Sites of Special Scientific Interest:** No

IRZ Zone

**Other biodiversity:** LCC Ecology - LCC ecology advise that the site is OK with mitigation.

Appears to be parkland/informal open space, and may be good habitat around pond in north. Potential for some development in southern land parcels. Retain pond and surrounding habitat,

**Landscape Sensitivity for Landscape Character Area:** Low-moderate

**Heritage Assets and Potential:** No designated heritage assets. Grade 2 listed building (Former Carlton Hayes Chapel) is close to western boundary. Narborough Conservation Area is within 100m of the site to the south but intervening dual carriageway road is present (B4114).

Several non-d

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes. Sand and Gravel

**Waste Safeguarding:** No

**Other Issues:** Loss of open space - golf course.

Impact on key employment site.

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Narborough is proposed as a Larger Village. Adjoins built up areas of Narborough and Enderby

Within Green Wedge

Part of site is designated as a key employment site.

**Deliverability Considerations:**

**Site promotion:** Two agents promoting land on behalf of two separate landowners. Intention to sell land. Requires relocation of existing uses.

Site promoters have asked agents prepare a masterplan and progress the site through the Local Plan

**Key infrastructure requirements:** Site access, transport and other infrastructure requirements to be determined.

**Delivery and market capacity:** Site promoters indicate start within next five years and five years until completion. Number of developers unknown.

**Recent Planning History:** None relevant

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national water and flood risk factors. There are negative scores for national factors in terms of site of special scientific interest (biodiversity), proximity to Air Quality Management Area, listed buildings and agricultural land. Key local factors scoring positively include access to local services including bus stop, local employment, health care and primary and secondary schools. There are negative scores for minerals zones and open space overlap.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for NAR022

The site has significant suitability issues including surface water flood risk, biodiversity (including hydrological links to Narborough Bogs SSSI), landfill, heritage, noise and air quality. Availability and achievability are uncertain due to golf course use on part of site.

The site adjoins the settlement boundary of Narborough and Enderby, both are Larger Villages, the second tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing and need.

Subject to the above suitability and achievability issues there is potential for the site to be delivered during the Plan period. There are limited suitable options in sustainable locations in Enderby and Narborough.

Review Conclusion: Consider further for allocation (but issues noted).

## Whetstone

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** WHE004 Land off Station Street, Whetstone

**Current Use:** Grazing paddock

**Size (Hectares):** 0.89

**Proposed use:** Housing

**Potential Capacity:** 22 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** No

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Survey

Protected species and habitat (grassland) surveys required.

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated assets on site.

Listed building (Whetstone Grange Grade II) nearby

Medium risk heritage potential

**Agricultural Land:** 5 Urban/Industrial

**Mineral Safeguarding:** Yes. Sand and gravel

**Waste Safeguarding:** No

**Other Issues:** Site access is a footpath (Z106) and not suitable for daily vehicle use

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** No

**Strategic Policy Considerations:** Whetstone is proposed as a Larger Village

Within Green Wedge

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** The site is in single ownership

**Key infrastructure requirements:** Site access from Station Road / Back Lane requires improvement to bring up to adoptable standards.

**Delivery and market capacity:** 5 years to start development but no further information.

**Recent Planning History:** None

## STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for air quality, water and flood risk factors. There are negative scores for national factors in terms of biodiversity (proximity to SSSI) agricultural land and proximity to listed buildings. For local factors the site scores negatively for impact on Local Wildlife Sites and mineral zones.

## STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for WHE004

The site has no significant suitability issues. Achievability is uncertain due to lack of site access.

The site is outside the settlement boundary of Whetstone which is a Larger Village, the second tier of the settlement hierarchy. The location is beyond the existing line of the settlement created by the disused railway line.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing and need.

Delivery of the site during the Plan period is not appropriate because of the uncertainty about achievability and impact on the locational strategy in terms of the Green Wedge boundary.

Review Conclusion: Do not consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address: WHE019 Former JC Remedial, King Street / The Nook, Whetstone**

**Current Use:** Industrial building and car park

**Size (Hectares):** 0.18

**Proposed use:** Housing

**Potential Capacity:** 5 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

44% of site affected by Flood Zones 2 and 3 (SFRA2 2021). New EA Maps may show larger extents

**Other flood risk:** Yes

Surface water flood risk affects site 1 in 30 (<1%), 1 in 100 (<1%) and 1 in 1000 (9%) (SFRA2 2021). New EA Maps may show larger extents

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** No information.

No issues raised as part of planning application.

**Landscape Sensitivity for Landscape Character Area:** N/A

**Heritage Assets and Potential:** No information.

No issues raised as part of planning application.

**Agricultural Land:** 5 Urban/Industrial

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Site in use by business

Other Considerations

**Suitable:** Yes, **Available:** No, **Achievable:** Yes

**Strategic Policy Considerations:** Within Whetstone proposed as a Larger Village

**Deliverability Considerations:**

**Site promotion:** Currently in use by a business and not being promoted

**Key infrastructure requirements:** No information.

No issues raised as part of planning application.

**Delivery and market capacity:** No information

**Recent Planning History:** 13/0005/1/OX - 21 apartments. Approved (Expired)

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring negatively include impact on mineral zones.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for WHE019

The site has significant suitability issues including flood risk (fluvial and surface water). Achievability is uncertain due to current use of site for business use and site not being promoted.

The site is within the settlement boundary of Whetstone which is a Larger Village, the second tier of the settlement hierarchy.

Delivery of the site during the Plan period is uncertain due to achievability concerns.

Review Conclusion: Do not consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** WHE026 Land south of Abbott Way, Whetstone

**Current Use:** Agricultural land

**Size (Hectares):** 3.28

**Proposed use:** Housing

**Potential Capacity:** 41 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

Identified by SFRA2 (2021) as significantly affected but no details. New EA Maps show similar areas of flood zones 2 and 3

**Other flood risk:** Yes

Surface water significantly affects site (1 in 30, 1 in 100 and 1 in 1000 year extents).

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Survey

Whetstone Brook an important wildlife corridor and Local Wildlife Site. Protected species and habitat (grassland) surveys required. Mitigation including retaining hedges and potentially grassland plus buffer zones.

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets.

No known archaeological remains in site but undated mounds nearby.

Medium risk heritage potential

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes

**Waste Safeguarding:** No

**Other Issues:** Site access to Springwell Lane with 60mph speed limit.

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Whetstone is proposed as a Larger Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** The site is in single ownership and is under option to a house-builder

**Key infrastructure requirements:** Site access to Springwell Lane (60mph speed limit) or as preferred by LHA via Wright Close

**Delivery and market capacity:** Site promoter indicates start on site within 12 months and build rate of 30-50 dwellings per year

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality and historic environment factors. There are negative scores for agricultural land and issues noted for flood risk factors. Key local factors scoring positively include access to employment and secondary school. The site scores negatively for proximity to local wildlife site and impact on mineral zones.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for WHE026

The site has significant suitability issues including flood risk (fluvial and surface water) and biodiversity.

The site adjoins the settlement boundary of Whetstone, a Larger Village, the second tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing and need.

Subject to the above suitability issues there is potential for the site to be delivered during the Plan period. However, it is preferred that the site is developed as a whole alongside WHE031.

Review Conclusion: Consider further for allocation but issues noted.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** WHE027 Whetstone Pastures, Whetstone

**Current Use:** Agricultural land

**Size (Hectares):** 379.77

**Proposed use:** Mixed Use

**Potential Capacity:** 3500-6000 dwellings and / or 372,000 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

6% of the site is affected by Flood Zones 2 and 3 (SFRA2 2021)

**Other flood risk:** Yes

Surface water flood risk affects site 1 in 30 (6%), 1 in 100 (9%) and 1 in 1000 (19%) (SFRA2 2021) New EA Maps show significant areas affected by surface water flood risk (1 in 30, 1 in 100 and 1 in 1000 extents).

### Groundwater

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** Yes

HPGP runs across north of site

**Other pollution:** Potential for noise / air pollution related to M1

Historic landfill along west side of M1

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - OK with Mitigation

Protected species and habitats (grassland and ponds). Mitigation to include retaining grassland and hedge, tree and pond features

**Landscape Sensitivity for Landscape Character Area:** Moderate, Moderate High & High

**Heritage Assets and Potential:** Listed Building (Whetstone Pastures residential home Grade II) on site.

Cosby and Countesthorpe Conservation Areas nearby.

Various archaeological features including Roman Road.

Medium risk heritage potential.

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Part of site is within Harborough District

Site requires multiple points of access and additional transport work is required to demonstrate the site could be developed without

resulting in harm to the local and strategic highway network.

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Whetstone is proposed a Larger Village .

Site is detached from settlement but proposed as a strategic standalone site.

Within Countryside

**Deliverability Considerations:**

**Site promotion:** Multiple land ownership with an agreement to promote the site for development. The site is being promoted by a developer

**Key infrastructure requirements:** Site promoter indicates a requirement for new junction to M1

Requires multiple points of site

access and extensive improvements to strategic highway network.

Primary schools and secondary school

Health care

Flood risk improvements

**Delivery and market capacity:** Site promoter indicates delivery of first homes within 2 years of site being allocated in the Local Plan. Motorway junction and warehousing to follow 7 years later.

**Recent Planning History:** Garden Village status

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality and water and flood risk factors. There are negative scores for national factors in terms of agricultural land and listed buildings. Key local factors scoring positively include access to secondary schools and landscape sensitivity for housing. The site scores negatively for proximity to local wildlife site and landscape sensitivity for employment uses.

#### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for WHE027**

The site has some suitability issues, including flood risk (fluvial, surface water and groundwater), High Pressure Gas Pipeline, Noise, Air Quality, Ecology, and Heritage requiring further investigation. Achievability is affected by the High Pressure Gas Pipeline crossing the site and the need for strategic infrastructure to support the development of the site.

The site is outside the settlement boundary of Countesthorpe and Whetstone which are Larger Village, the second tier of the settlement hierarchy. A strategic scale development is proposed including supporting infrastructure and local services.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing and employment need.

Subject to the suitability and achievability issues being resolved, there is potential for part of the site to be delivered for mixed use during the Plan period.

Review Conclusion: Consider further for allocation.

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** WHE028 Land off Enderby Road, Whetstone

**Current Use:** Agricultural land

**Size (Hectares):** 1.73

**Proposed use:** Housing

**Potential Capacity:** 42 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Small areas of surface water flood risk (1 in 100 and 1 in 1000 year extents)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:**

**Sites of Special Scientific Interest:** No

IRZ Zone

**Other biodiversity:** LCC Ecology - OK with Mitigation

Adjoins disused railway an important wildlife corridor. Protected species and habitat (grassland) surveys required. Mitigation to include buffers.

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** Listed Building (Grade II) nearby.

High risk heritage potential

**Agricultural Land:** 5 Urban/Industrial

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** B582 Enderby Road experiences congestion at peak times. Visibility to / from a site access close to M1 bridge may also be reduced.

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Whetstone is proposed as a Larger Village

Within Green Wedge. Beyond strong defensible boundary.

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Site is promoted by the landowner.

**Key infrastructure requirements:** Site access to B582 Enderby Road.

Potential Improvements for visibility and traffic flow

**Delivery and market capacity:** No information

Also promoted for employment use.

**Recent Planning History:** 16/1085/FUL - 43 dwellings. Appeal dismissed

20/1346/FUL - employment starter units. Refused

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, historic environment, water and flood risk factors. There are negative scores for national factors in terms of proximity to AQMA 4B and listed building and agricultural land. Key local factors scoring positively include access to local employment and landscape sensitivity. The site scores negatively for proximity to local wildlife site and impact on mineral zones.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for WHE028

The site has suitability issues including surface water flood risk, heritage and ecology. Achievability is uncertain due to recent proposals for employment use.

The site is outside the settlement boundary of Whetstone which is a Larger Village, the second tier of the settlement hierarchy. The location is beyond the existing line of the settlement created by the disused railway line.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing and need.

Delivery of the site during the Plan period is not appropriate because of the uncertainty about achievability and impact on the locational strategy in terms of the Green Wedge boundary. Achievability is also uncertain for housing use.

Review Conclusion: Do not consider further for allocation.

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** WHE030 Land at Merrydale Farm, Whetstone

**Current Use:** Grazing / pasture land

**Size (Hectares):** 0.97

**Proposed use:** Housing

**Potential Capacity:** 24 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Small areas of surface water flood risk ( 1 in 30, 1 in 100 and 1 in 1000 year extents)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

IRZ Zone

**Other biodiversity:** OK

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated assets on site.

Scheduled Monument nearby.

Medium risk heritage potential

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:**

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Whetstone is proposed as a Larger Village

Within Green Wedge

Site is detached from settlement boundary

**Deliverability Considerations:**

**Site promotion:**

**Key infrastructure requirements:**

**Delivery and market capacity:**

## **Recent Planning History:**

### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land and biodiversity (SSSI). Key local factors scoring positively include employment. The site scores negatively for impact on mineral zones.

### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for WHE030**

The site has suitability issues including surface water flood risk and heritage.

The site is outside and detached from the settlement boundary of Whetstone which is a Larger Village, the second tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing and need.

Delivery of the site during the Plan period is not appropriate because the site is effectively detached from sustainable settlements and so does not accord with the locational strategy of the Plan.

Review Conclusion: Do not consider further for allocation.

### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

#### Site Details

**Site Reference and Address: WHE031 Land south of Whetstone, Whetstone**

**Current Use:** Agricultural land and farm buildings

**Size (Hectares):** 54.92

**Proposed use:** Mixed Use

**Potential Capacity:** 737 dwellings and / or 15,600 floorspace (square metres)

#### Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

4% is affected by Flood Zones 2 and 3 (SFRA2 2021)

**Other flood risk:** Yes

Surface water flood risk affects site 1 in 30 (2%), 1 in 100 (3%) and 1 in 1000 (11%) (SFRA2 2021). New EA maps show significant parts of the eastern part of the site affected by surface water flooding (1 in 30, 1 in 100, 1 in 1000).

Groundwater

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Within 250m of Unstable or Contaminated Land and / or historic landfill

Potential Noise / Air pollution related to M1

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC - OK with Mitigation

Protected species and habitat surveys required. Whetstone Brook is a Local Wildlife Site and requires buffer.

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate (residential), Moderate (small scale commercial) & Moderate-High (large scale commercial)

**Heritage Assets and Potential:** No designated heritage assets.

Archaeological features including Roman Road and Turnpike Road on site and paleo-environmental remains, Prehistoric to Medieval finds and features nearby.

High risk heritage potential

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Relocation of farm occupants.

Site access requires improvements to Springwell Lane and Lutterworth Road (60 mph speed limit).

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Whetstone is proposed as a Larger Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Site is in single ownership and is under option to a house-builder. Currently a working farm.

**Key infrastructure requirements:** Initial site access from Springwell Lane requires significant improvements to meet standards. Longer term access at Countesthorpe Road and Lutterworth Road (60mph speed limit).

Includes 4 hectares of employment (15,700 sqm) and open space

Primary School

**Delivery and market capacity:** Site promoter indicates development to start within the next 5 to 10 years. An initial phase could be delivered within three years. The wider development could be built out over approximately 10 years.

**Recent Planning History:** 24/0869/FUL - 68 dwellings. Decision pending.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment and water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to employment, primary and secondary schools and landscape sensitivity. The site scores negatively for proximity to local wildlife site.

#### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for WHE031**

The site has some suitability issues, including flood risk (fluvial and surface water), Noise, Air Quality, Ecology, and Heritage requiring further investigation.

The site adjoins the settlement boundary of Whetstone which is a Larger Village, the second tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing and employment need.

Subject to the suitability issues, there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation.

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** WHE032 Land north of Warwick Road, Whetstone

**Current Use:** Grazing land

**Size (Hectares):** 0.64

**Proposed use:** Housing

**Potential Capacity:** 13 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

16% of site within Flood Zone 2 (SFRA2 2021)

**Other flood risk:** Yes

Surface water flood risk affects site 1 in 1000 (9%) (SFRA2 2021)

Historic flooding (50% of site)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Needs Further Surveys

Adjoins disused railway corridor important for wildlife. Protected species and habitats (hedges) surveys required. Mitigation to retain hedges and trees.

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets.

Archaeological feature Great Central Railway nearby

Awaiting archaeology information

**Agricultural Land:** 5 Urban/Industrial

**Mineral Safeguarding:** Yes

Sand and Gravel

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Whetstone is proposed as a Larger Village

Within Green Wedge

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Site promoted by two landowners who intend to sell the site.

**Key infrastructure requirements:** Site access to Warwick Road

**Delivery and market capacity:** Site promoter indicates start and build within two years.

**Recent Planning History:** None

## STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality and historic environment factors. There are negative scores for national factors in terms of agricultural land and areas of land in flood zone 2. Key local factors scoring positively include access to local employment and landscape sensitivity. There are negative scores for local factors including proximity to local wildlife site and impact on mineral zones.

**STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for WHE032**

The site has suitability issues including flood risk (fluvial and surface water), ecology and heritage. Further investigation is required on these matters.

The site is outside and partly detached from the settlement boundary of Whetstone which is a Larger Village, the second tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing need.

Subject to the above suitability issues there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

## Cosby

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** COS009 Land west of Broughton Road, Cosby

**Current Use:** Agricultural land

**Size (Hectares):** 19.85

**Proposed use:** Housing

**Potential Capacity:** 366 dwellings and / or 0 floorspace (square metres)

## Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

2% of site affected by flood zones 2 and 3 (SFRA2 2021)

**Other flood risk:** Yes

Surface water flood risk affects site 1 in 30 (2%), 1 in 100 (3%) and 1 in 1000 (7%) (SFRA2 2021)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Needs Further Surveys

Habitats (grassland along watercourse) surveys required.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No Designated Heritage assets on site.

Cosby Conservation Area and Listed Buildings nearby Archaeology: Medium Risk

**Agricultural Land:** 3 High to Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Site access to Broughton Road with 60mph speed limit

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Cosby is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** The site is in single ownership and under option to a housebuilder

**Key infrastructure requirements:** Site access to Broughton Road requires further investigation

**Delivery and market capacity:** Site promoter estimates a start on site within 2 years achieving a peak delivery of 50 units per year.

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to bus stop. The site scores negatively for proximity to local wildlife site and mineral zones.

#### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for COS009**

The site has some suitability issues, including flood risk (fluvial and surface water), Noise, Air Quality, Ecology, and Heritage requiring further investigation.

The site adjoins the settlement boundary of Whetstone which is a Larger Village, the second tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing need.

Subject to the suitability issues, there is potential for the site or part of the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation.

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** COS010 Land at Cosby Hill, Cosby

**Current Use:** Agricultural land and farm buildings

**Size (Hectares):** 2.59

**Proposed use:** Housing

**Potential Capacity:** 48 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Areas of surface water flood risk along frontage (1 in 30, 1 in 100 and 1 in 1000 year extents)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential for noise and air pollution from M1

**Sites of Special Scientific Interest:** No

**Other biodiversity:** Grassland with potential: further Survey

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No Designated Assets. Archaeology: Medium Risk

**Agricultural Land:** 3

**Mineral Safeguarding:** n/a

**Waste Safeguarding:** n/a

**Other Issues:**

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Cosby is proposed as Medium Village

Within Countryside

Site is detached from settlement

**Deliverability Considerations:**

**Site promotion:**

**Key infrastructure requirements:**

**Delivery and market capacity:**

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for all national factors apart from impact on agricultural land. There are several negatively scoring local factors. These include distance to bus stops, distance to healthcare facilities, distance to educational facilities, distance to accessible open space.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for COS010

The site has suitability issues including surface water flood risk and noise / air quality.

The site is outside and detached from the settlement boundary of Cosby, a Medium Village and Whetstone, a Larger Village.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Delivery of the site during the Plan period is not appropriate because the site is effectively detached from sustainable settlements and so does not accord with the locational strategy of the Plan.

Review Conclusion: Do not consider further for allocation as a separate site. The site overlaps with WHE027 and will be considered as part of this larger site.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** COS011 Land off Narborough Road, Cosby

**Current Use:** Agricultural land

**Size (Hectares):** 9.45

**Proposed use:** Housing

**Potential Capacity:** 177 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

Flood Zones 2 and 3 adjoin the site

**Other flood risk:** Yes

Surface water flood risk (1 in 30, 1 in 100 and 1 in 1000) affects western boundary

**Landfill:** Yes

Within 250m of former landfill site

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Within 250m of Contaminated Land

Potential Noise / Air pollution related to M1

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC- Ecology - Ok with mitigation

Previously identified as arable/hay meadow. Mitigation to include retention of hedges and layout to protect off-site protected species.

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets. Crop mark and barrow cemetery on site and nearby.

Archaeology: Medium Risk

**Agricultural Land:** 3 High to Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:**

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Cosby is proposed as Medium Village

Within Green Wedge. Important area of land to maintain identity and coalescence of Cosby and Littlethorpe

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Site is in single ownership and under option to a site promoter who will sell the site.

**Key infrastructure requirements:** Site access from Narborough Road (40mph speed limit)

**Delivery and market capacity:** Site promoter estimates a start on site of 2 years from allocation or 18 months from grant of outline planning permission.

**Recent Planning History:** 80/1367/1/OX, 80/1351/OX, 80/1368/1/OX, 80/1350/1/OX. Residential development. Refused 1980

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. For local factors the site scores positively include access to healthcare and employment. The site scores negatively for impact on mineral zones.

## **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for COS011**

The site has suitability issues including surface water flood risk and land contamination.

The site is outside the settlement boundary of Cosby, a Medium Village, the third tier in the hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing need. However it is noted that the site is an important piece of land in terms of the settlement identity and coalescence of Cosby and Littlethorpe.

Delivery of the site during the Plan period is not appropriate because the site does not accord with the locational strategy of the Plan.

Review Conclusion: Do not consider further for allocation.

## **STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT**

Site Details

**Site Reference and Address:** COS012 Land north of Countesthorpe Road, Cosby

**Current Use:** Agricultural land and farm buildings

**Size (Hectares):** 5.3

**Proposed use:** Housing

**Potential Capacity:** 99 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Small areas of 1 in 1000 year risk of surface water flooding.

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential Noise / Air pollution related to M1

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Possibly reject: Need Further Survey

Habitat (grassland including ridge and furrow, hedges and woodland). Mitigation includes buffer to railway and retention of hedge and buffer.

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets.

Ridge and furrow on site. Cosby Conservation Area, listed buildings and historic settlement core nearby.

Archaeology: Medium Risk

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Site access to Countesthorpe Road with 60mph speed limit

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Cosby is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Site is in single ownership and there is a promotion agreement in place with a land promoter who will sell site on grant of planning permission

**Key infrastructure requirements:** Site access from Countesthorpe Road (60mph speed limit)

**Delivery and market capacity:** Site promoter estimates housing completions to start within 17 months of grant of outline permission

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, water and flood risk factors. There are negative scores for national factors in terms of agricultural land and proximity to listed buildings. Key local factors scoring positively include landscape sensitivity. There are negative scores for local factors including access to health care and impact on mineral zones.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for COS012

The site has suitability issues including surface water flood risk, ecology, heritage, air quality and noise. Further investigation is required on these matters.

The site is outside the settlement boundary of Cosby which is a Medium Village, the third tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Subject to the above suitability issues there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** COS013 Land off Croft Road, Cosby, Cosby

**Current Use:** Agricultural land

**Size (Hectares):** 23.2

**Proposed use:** Housing

**Potential Capacity:** 385 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

Flood Zones 2 and 3 affect 12% of site (SFRA2 2021)

**Other flood risk:** Yes

Surface water flood risk affects site 1 in 30 (<1%), 1 in 100 (3%) and 1 in 1000 (11%) (SFRA2 2021)

**Landfill:** Yes

Within 250m of former landfill site

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Within 250m of Contaminated Land

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Ok with mitigation

Arable and paddocks. Possibly grassland. Mitigation to include retain hedges and other features with buffer zones and buffer zone to watercourse.

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate and Moderate

**Heritage Assets and Potential:** No designated heritage assets.

Barrow cemetery, Iron Age site, crop marks and other features on site and nearby.

Archaeology: medium / high potential.

**Agricultural Land:** 3 High

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Site access to Croft Road with 60mph speed limit

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Cosby is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Site owned by a housebuilder.

**Key infrastructure requirements:** Site access from Croft Road (60mph speed limit) requires speed limit reduction

Transport improvements (to be determined) ??

**Delivery and market capacity:** Site promoter estimates a start on site within 6 months of grant of full planning permission, achieving up to 45 dwellings per year at peak delivery.

Outline planning application for 200 dwellings submitted 2023

**Recent Planning History:** 23/0182/OUT- 200 dwellings. Approved subject to signing S106 (September 2024)

16/0639/OUT - 200 dwellings. Refused. Appeal dismissed 2017.

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of

agricultural land. Key local factors scoring positively include access to local services and bus stop. The site scores negatively for mineral zones.

### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for COS013**

The site has some suitability issues, including flood risk (fluvial and surface water) landfill / land contamination and Heritage requiring further investigation.

The site adjoins the settlement boundary of Cosby which is a Medium Village, the third tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Subject to the suitability issues, there is potential for the site to be delivered during the Plan period. Planning permission for 200 dwellings has been approved by Planning Committee subject to signing of S106 (September 2024)

Review Conclusion: Consider further for allocation.

### **STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT**

Site Details

**Site Reference and Address:** COS014 Land east of Tudor Drive, Cosby

**Current Use:** Agricultural land and farm buildings

**Size (Hectares):** 0.71

**Proposed use:** Housing

**Potential Capacity:** 17 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water flood risk affects site 1 in 100 (3%) and 1 in 1000 (13%) deemed of lower significance (SFRA2 2021)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential Noise / Air pollution related to M1

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Ok with Mitigation

Arable land. Mitigation to include retention of hedges and trees to north west boundary.

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets.

No historic environment record within or adjacent site.

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Site access is unclear

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Cosby is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Site is promoted on behalf three landowners who intend to sell or develop the site.

**Key infrastructure requirements:** Site promoter indicates site access to Tudor Drive and Countesthorpe Road but landholding unclear

**Delivery and market capacity:** Site promoter indicates start within 5 years.

**Recent Planning History:** Refused Erection of 2 dwellings 90/1025/1/OX

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality and water and flood risk factors. There are negative scores for national factors in terms of agricultural land and proximity to listed buildings. Key local factors scoring positively include landscape sensitivity. There are negative scores for local factors including distance from health care and impact on mineral zones.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for COS014

The site has suitability issues including surface water flood risk, air quality and noise. Further investigation is required on these matters.

The site adjoins the settlement boundary of Cosby which is a Medium Village, the third tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Subject to the above suitability issues there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** COS015 Land north of Countesthorpe Road, south of Walnut Leys, Cosby

**Current Use:** Agricultural land

**Size (Hectares):** 2.57

**Proposed use:** Housing

**Potential Capacity:** 47 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water flood risk (1 in 100 and 1 in 1000 year extents) along southern boundary

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential Noise / Air pollution related to M1

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Reject unless recent ecology survey demonstrates low value

Protected species and habitats (grassland - including ridge and furrow). Biodiversity Net Gain requirements likely to be high unless significant portion of grassland retained.

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets.

Listed buildings, historic core of Cosby, Conservation Area, Iron Age/Roman archaeological features and non designated asset nearby.

Archaeological Potential:

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Site access to Countesthorpe Road with 60mph speed limit

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Cosby is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Site owned by a single family.

**Key infrastructure requirements:** Site access to Countesthorpe Road (60mph speed limit)

**Delivery and market capacity:** Site promoter indicates start within 5 years.

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality and water and flood risk factors. The site scores negatively for agricultural land and proximity to listed building. The site scores positively for local factors in terms of landscape sensitivity. Local factors generally score neutrally with negative scores for proximity to local wildlife sites and impact for mineral zones.

#### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for COS015**

The site has suitability issues including surface water flood risk, ecology, heritage, air quality and noise. Further investigation is required on these matters.

The site adjoins the settlement boundary of Cosby which is a Medium Village, the third tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Subject to the above suitability issues there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** COS016 Land opposite Cosby Cemetery, Cosby

**Current Use:** Agricultural land

**Size (Hectares):** 2.21

**Proposed use:** Housing

**Potential Capacity:** 27 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

At least 50% of site affected by Flood Zones 2 and 3 including site access

**Other flood risk:** Yes

Surface water risk (1 in 30, 1 in 100 and 1 in 1000) affects west of site

**Landfill:** Yes

Site within 250m of former landfill site

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Site within 250m of potentially contaminated land

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Reject unless recent ecology survey demonstrates low value

Protected species and habitats (grassland - including ridge and furrow). High Biodiversity Net Gain requirements likely to be high unless significant portion of grassland retained. M

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets

Archeological features on site and nearby.

**Agricultural Land:** 3 High

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Site access cross Flood Zones 2 and 3

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Cosby is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** No information

**Key infrastructure requirements:** Site access crosses watercourse

**Delivery and market capacity:** No information

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, historic environment, and air quality.

The site scores negatively for agricultural land water and flood risk. Local factors generally score neutrally with negative scores for potential impact on mineral zones.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for COS016

The site has significant suitability issues including Flood risk (fluvial and surface water), ecology, heritage and land contamination. Availability and achievability is uncertain due to lack of information.

The site is outside the settlement boundary of Cosby, a Medium Village, the third tier in the hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Delivery of the site during the Plan period is unlikely due to significant suitability and availability / achievability issues.

Review Conclusion: Do not consider further for allocation.

## Croft

### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

#### Site Details

**Site Reference and Address:** CRO003 Land to the north of Hill Street and Station Road and east of Huncote Road, Croft

**Current Use:** Offices, car park, informal open space

**Size (Hectares):** 1.86

**Proposed use:** Housing

**Potential Capacity:** 46 dwellings and / or 0 floorspace (square metres)

#### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** No

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Noise and air pollution plus vibration related to Croft Quarry

**Sites of Special Scientific Interest:** No

Site directly adjoins Croft Quarry SSSI

IRZ Zone

**Other biodiversity:** LCC Ecology - Need Further Surveys

Consider impact on Croft Quarry SSSI. Protected species and habitats (grassland). Local Wildlife Site adjoins site (verge on Hill Street/Huncote Road).

**Landscape Sensitivity for Landscape Character Area:** Moderate where not within settlement

**Heritage Assets and Potential:** Within Croft Conservation Area and village historic core. Adjoins Listed Building (Grade 2 St Michael and All Angels Church)

Heritage potential: high

**Agricultural Land:** 5 Urban/Industrial and 3 Moderate

**Mineral Safeguarding:** Yes. Igneous rock

**Waste Safeguarding:** No

**Other Issues:** Site access to Huncote Road has restricted visibility

Other Considerations

**Suitable:** Yes, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Croft is proposed as Medium Village

Partly within existing settlement and partly within Countryside

**Deliverability Considerations:**

**Site promotion:** Site within single ownership

**Key infrastructure requirements:** Site access to Huncote Road has visibility issues requiring further investigation

**Delivery and market capacity:** Office buildings on site currently advertised for rent

The site promoter indicates that a realistic start date for development is 2030 and that the site could deliver approximately 10-20 units per year.

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national air quality, water and flood risk factors. There are negative scores for national factors in terms of proximity and overlap to site of special scientific interest (biodiversity), listed building and agricultural land. Key local factors scoring positively include access to bus stop. There are negative scores for local factors relating to proximity to local wildlife site, impact on mineral zones and access to secondary school.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for CRO003

The site has suitability issues including ecology, heritage, air quality, dust, noise, vibration and land stability. Further investigation is required on these matters. Achievability is uncertain due to the buildings on site being marketed for office rental.

The site is mostly within or adjoining the settlement boundary of Croft which is a Medium Village, the third tier of the settlement hierarchy.

Part of the site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Subject to the above suitability issues there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** CRO006 Land at Poplars Farm, Croft

**Current Use:** Agricultural land

**Size (Hectares):** 8.1

**Proposed use:** Housing

**Potential Capacity:** 121 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

19% of the site affected by Flood Zones 2 and 3

**Other flood risk:** Yes

Surface water affects the site 1 in 30 (2%), 1 in 100 (5%) and 1 in 1000 (20%) and deemed significant (SRFA2 2021)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** Yes

Small part of site (0.03 ha) affected by HPGP Consultation Zone

**Other pollution:** No

**Sites of Special Scientific Interest:** No

IRZ Zone

**Other biodiversity:** LCC Ecology - Need Further Surveys

Habitat surveys (Grassland with ridge and furrow) required. Mitigation to include retaining hedges and buffer zones.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets.

Ridge and furrow on site.

Heritage potential: medium

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Site access from Broughton Road with 60mph speed limit

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Croft is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Site within single ownership. Will dispose of site on grant of outline planning permission.

**Key infrastructure requirements:** Site access to Broughton Road (60mph speed limit) requires further investigation

**Delivery and market capacity:** Site promoter estimates a start on site within 2 years, achieving a peak delivery of 45 units per year

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, land and soil, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to primary school. The site scores negatively for proximity to local wildlife site.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for CRO006

The site has some suitability issues, including flood risk (fluvial and surface water) and heritage requiring further investigation. Achievability may be affected by the High Pressure Gas Pipeline crossing a small portion of the site.

The site adjoins the settlement boundary of Croft which is a Medium Village, the third tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Subject to the suitability and achievability issues, there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** CRO007 Land west of Broughton Road, Croft

**Current Use:** Agricultural land

**Size (Hectares):** 34.1

**Proposed use:** Housing

**Potential Capacity:** 54 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

5% of the site affected by Flood Zones 2 and 3 (SFRA2 2021)

**Other flood risk:** Yes

Surface water affects the site 1 in 30 (2%), 1 in 100 (2%) and 1 in 1000 (5%) and deemed significant (SFRA2 2021)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** Yes

HPGP crosses the site and most of site within HPGP Consultation Zone. HSE Advise Against

**Other pollution:** No

**Sites of Special Scientific Interest:** No

### IRZ Zone

**Other biodiversity:** LCC Ecology - Needs Further Surveys

Protected species and habitat (grassland with ridge and furrow, pond, woodland hedges) surveys required.

High Biodiversity Net Gain requirements likely to be high unless significant portion of grassland retained. Mitiga

**Landscape Sensitivity for Landscape Character Area:** Moderate & Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets.

Archaeological records for a Roman site nearby.

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Site access from Broughton Road with 60mph speed limit

Other Considerations

**Suitable:** No, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Croft is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Site in single ownership

**Key infrastructure requirements:** Site access to Broughton Road (60mph speed limit) requires further investigation

**Delivery and market capacity:** Site promoter indicates start within 5 years.

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land, biodiversity (SSSI) and historic environment (Listed Building Grade II). Key local factors scoring positively include access to primary school. The site scores negatively for impact on local wildlife sites and mineral zones.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for CRO007

The site has significant suitability issues including Flood risk (fluvial and surface water) and ecology. Achievability is affected by the High Pressure Gas Pipeline crossing a large portion of the site.

The site is outside the settlement boundary of Croft, a Medium Village, the third tier in the hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Delivery of the site during the Plan period is unlikely due to significant suitability and achievability issues.

Review Conclusion: Do not consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** CRO008 Land North of Hill Street, Croft

**Current Use:** Derelict dwelling and outbuilding

**Size (Hectares):** 0.28

**Proposed use:** Housing

**Potential Capacity:** 8 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** No

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Noise and air pollution plus vibration related to Croft Quarry

**Sites of Special Scientific Interest:** No

Site directly adjoins Croft Quarry SSSI

IRZ Zone

**Other biodiversity:** LCC Ecology - Need Further Surveys

Consider impact on Croft Quarry SSSI. Protected species and habitats surveys required.

**Landscape Sensitivity for Landscape Character Area:** N/A

**Heritage Assets and Potential:** Within Croft Conservation Area and village historic core. Listed Building (Grade 2 St Michael and All Angels Church) nearby

Heritage potential: high

**Agricultural Land:** 5 Urban/Industrial

**Mineral Safeguarding:** Yes

Igneous rock

Sand and gravel

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Yes, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Within Croft proposed as Medium Village

**Deliverability Considerations:**

**Site promotion:** Site in single ownership. Site owner seeks to develop site.

**Key infrastructure requirements:** Site access to Hill Street

**Delivery and market capacity:** Site promoter indicates start within 5 years.

**Recent Planning History:** 22/1227/OUT - 8 dwellings. Withdrawn

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national air quality, water, flood risk, and most biodiversity factors. There are negative scores for national factors in terms of agricultural land, historic environment, and overlap with a SSSI site. Several local factors score negatively, this includes access to health care and secondary educational facilities, proximity to local wildlife site and potential impacts on a mineral zones. Other local factors are neutral.

#### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for CRO008**

The site has suitability issues including ecology, heritage, air quality, dust, noise, vibration and land stability. Further investigation is required on these matters.

The site is within the settlement boundary of Croft which is a Medium Village, the third tier of the settlement hierarchy.

Subject to the above suitability issues there is potential for the site to be delivered during the Plan period. It is noted that the site overlaps with CRO003.

Review Conclusion: Consider further for allocation but issues noted.

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** CRO009 Croft Lodge Farm, Croft

**Current Use:** Grazing

**Size (Hectares):** 4.25

**Proposed use:** Housing

**Potential Capacity:** 33 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Large part affected by 1 in 30, 1 in 100 year and 1 in 1000 year risk of surface water flooding.

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** Yes

Part of site within HPGP Consultation Zone. HSE Do Not Advise Against

**Other pollution:** No

**Sites of Special Scientific Interest:** No

IRZ Zone

**Other biodiversity:** LCC Ecology - Needs Further Surveys

Protected species and habitat (grassland with ridge and furrow, pond, woodland hedges) surveys required.

High Biodiversity Net Gain requirements likely to be high unless significant portion of grassland retained. Mitiga

**Landscape Sensitivity for Landscape Character Area:** Moderate & Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets.

No historic environment record within or adjacent site.

Heritage potential:

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes

Sand and Gravel

**Waste Safeguarding:** No

**Other Issues:** Site access from Broughton Road with 60mph speed limit. Requires separate access for car boot site.

Other Considerations

**Suitable:** No, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Croft is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Housebuilder promoting site on behalf of landowner

**Key infrastructure requirements:** Site access to Broughton Road (60mph speed limit) requires further investigation

**Delivery and market capacity:** Site promoter indicates start within 5 years and will take 3 years to complete with a peak of 40 dwellings per year.

**Recent Planning History:** 24/0559/OUT - 95 dwellings. Decision pending

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, and water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to primary school and landscape sensitivity. There are negative scores mineral zones.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for CRO009

The site has some suitability issues, including surface water flood risk requiring further investigation. Achievability may be affected by the High Pressure Gas Pipeline crossing a portion of the site.

The site adjoins the settlement boundary of Croft which is a Medium Village, the third tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to reviewed in light of the scale of housing need.

Subject to the suitability and achievability issues, there is potential for the site to be delivered during the Plan period. Planning application for 95 dwellings has been submitted to the Council for consideration.

Review Conclusion: Consider further for allocation.

## Huncote

### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

#### Site Details

**Site Reference and Address:** HUN013 Land south of Narborough Road, Huncote

**Current Use:** Agricultural

**Size (Hectares):** 12.95

**Proposed use:** Housing

**Potential Capacity:** 182 dwellings and / or 0 floorspace (square metres)

#### Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

33% of site affected by Flood Zones 2 and 3 (SFRA2 2021)

**Other flood risk:** Yes

Surface Water flood risk affects up to 25% of site - 1 in 30 (11%), 1 in 100 (15%) and 1 in 1000 (25%) (SFRA2 2021)

**Landfill:** Yes

Within 250m of landfill

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Within 250m of unstable or contaminated land / historic landfill

Noise and air pollution plus vibration related to Croft Quarry

**Sites of Special Scientific Interest:** No

IRZ Zone

**Other biodiversity:** LCC Ecology - Part Reject

Wide belt of land along watercourse is high quality habitat that must be retained and buffered.

LCC - OK with Mitigation

Arable land. Mitigation includes retain/enhance woodland to north of site.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets.

Archaeological remains are present within and nearby. Further information required to ascertain significance.

Heritage potential:

**Agricultural Land:** 3 High and Moderate

**Mineral Safeguarding:** Yes

Igneous rock

Sand and gravel

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Huncote is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Site owned by housebuilder

**Key infrastructure requirements:** Site access through existing site

**Delivery and market capacity:** Site promoter indicates start within 6 months of grant of full planning permission. Build in 2 phases within 5 years at peak rate of 45 dwellings per year

**Recent Planning History:** 24/0398/FUL - 154 dwellings. Decision pending

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national air quality and historic environment factors. There are negative scores for national factors in terms of proximity to site of special scientific interest (biodiversity) and agricultural land as well as issues noted for flood risk factors. Key local factors scoring positively include access to primary school. The site scores negatively for access to health care and secondary school, proximity to local wildlife site and mineral zones.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for HUN013

The site has some suitability issues, including flood risk fluvial and surface water), landfill, air quality, noise and vibration requiring further investigation.

The site adjoins the settlement boundary of Huncote which is a Medium Village, the third tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Subject to the suitability issues, there is potential for the site to be delivered during the Plan period. Planning application for 154 dwellings has been submitted to the Council for consideration.

Review Conclusion: Consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** HUN016 Land east of Huncote, Huncote

**Current Use:** Agricultural

**Size (Hectares):** 6.72

**Proposed use:** Housing

**Potential Capacity:** 126 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water flood risk affects site 1 in 30 (5%), 1 in 100 (8%) and 1 in 1000 (17%) deemed of lower significance (SFRA2 2021)

**Landfill:** Yes

Within 250m of former landfill

Environment Agency commented that site inappropriate for residential development due to migration of landfill gas.

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Noise and air pollution plus vibration related to Croft Quarry

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Ok with Mitigation

Arable. Mitigation to include retention of hedges with buffers.

Protected species surveys required.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets

Archaeological features including earthwork and tramway on site and other features nearby.

Heritage potential: Medium Risk

**Agricultural Land:** 3 High

**Mineral Safeguarding:** Yes

Igneous rock

Sand and gravel

**Waste Safeguarding:** No

**Other Issues:** Strong concerns from Environment Agency about development of site

Site access to Huncote Road with a 60mph speed limit

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Huncote is proposed as Medium Village

Within Area of Separation

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Site owned by housebuilder

**Key infrastructure requirements:** Site access to Huncote Road (60mph speed limit)

**Delivery and market capacity:** Site promoter indicates start within 6 months of grant of full planning permission. Build within 5 years at peak rate of 45 dwellings per year

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment and water and flood risk factors. There are negative scores for national factors in terms of agricultural land and potential impact to a grade 2 listed building. Key local factors are generally neutral, but there are negative scores for access to health care facilities,

access to a bus stop, potential impact on mineral zones, and potential impact to a local wildlife site.

### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for HUN016**

The site has significant suitability issues including landfill, surface water flood risk, air quality, noise and vibration. The Environment Agency have specifically highlighted concerns about landfill

The site adjoins the settlement boundary of Huncote, a Medium Village, the third tier in the hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Delivery of the site during the Plan period is unlikely due to significant suitability issues.

Review Conclusion: Do not consider further for allocation.

### **STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT**

Site Details

**Site Reference and Address: HUN017 Land west of Forest Road, Huncote**

**Current Use:** Agricultural

**Size (Hectares):** 2.18

**Proposed use:** Housing

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

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Small areas affected by surface water flood risk (1 in 30, 1 in 100 and 1 in 1000 year extents)

**Landfill:** Yes

Within 250m of former landfill. Environment Agency indicates a robust and extensive site investigation regime is required by and applicant.

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Yes

Within 250m of historic landfill

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Surveys

Protected species and habitats (grassland).

Mitigation include retaining central hedge and trees with buffers. May need to retain grassland limiting development of site

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets

Ridge and furrow

Archaeological features surround site.

Heritage potential: Medium Risk

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes

Sand and gravel

**Waste Safeguarding:** No

**Other Issues:** Site access to Forest Road with a 60mph limit

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Huncote is proposed as Medium Village

Within Countryside

Site is detached from settlement boundary

**Deliverability Considerations:**

**Site promotion:** Site owned by housebuilder

**Key infrastructure requirements:** Site access to Forest Road (60mph speed limit)

**Delivery and market capacity:** Site promoter indicates start within 6 months of grant of full planning permission. Build within 1 year.

**Recent Planning History:** None

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to primary school. There are negative scores for local factors in terms of mineral zones.

### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for HUN017**

The site has suitability issues landfill and surface water. Further investigation is required on these matters.

The site adjoins the settlement boundary of Huncote which is a Medium Village, the third tier of the settlement hierarchy.

Subject to the above suitability issues there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address: HUN018 Chantry Close, Huncote**

**Current Use:** Scrub Land

**Size (Hectares):** 5.3

**Proposed use:** Housing

**Potential Capacity:** 48 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

23% affected by Flood Zone 2 (including <1% Flood Zone 3) (SFRA2 2021)

**Other flood risk:** Yes

Surface water flood risk affects the site 1 in 100 (1%) and 1 in 1000 (5%) (SFRA2 2021)  
New EAP Maps show also affected by 1 in 30 year extents.

**Landfill:** Yes

Within 250m of former landfill

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Within 250m of historic landfill

Noise and air pollution plus vibration related to Croft Quarry

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Surveys

Protected habitats (grassland and scrub).

Mitigation include retaining some existing habitat otherwise BNG requirement will be high.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets

Listed building (grade II) nearby

Multiple archaeological features within and nearby site

Heritage potential:

**Agricultural Land:** 3 High

**Mineral Safeguarding:** Yes

Igneous rock

Sand and gravel

**Waste Safeguarding:** No

**Other Issues:** Site access is unclear and affected by flood zone 2

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Huncote is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Single landowner with intention to sell

**Key infrastructure requirements:** Site access to be clarified

**Delivery and market capacity:** Site promoter indicates start within 5 years and will take 1 year to complete.

**Recent Planning History:** None

## STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for most national biodiversity, air quality, historic environment and water and flood risk factors. There are negative scores for national factors in terms of agricultural land, potential impact to a grade 2 listed building, and potential impact to a SSSI site. Key local factors are neutral to negative. There are negative scores for access to health care facilities, access to a bus stop, access to secondary educational facilities, and a potential impact on mineral zones.

## **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for HUN018**

The site has significant suitability issues including landfill, flood risk fluvial and surface water), air quality, noise and vibration. Achievability is uncertain due to a lack of access to the highway.

The site adjoins the settlement boundary of Huncote, a Medium Village, the third tier in the hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Delivery of the site during the Plan period is unlikely due to significant suitability and achievability issues.

Review Conclusion: Do not consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address: HUN019 Springfield Farm, Forest Road, Huncote**

**Current Use:** Agricultural land and buildings

**Size (Hectares):** 10.57

**Proposed use:** Housing

**Potential Capacity:** 198 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Some limited areas of surface water flood risk affect the site

**Landfill:** Yes

Within 250m of former landfill

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Yes

Within 250m of historic landfill

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Needs Further Surveys

Protected species and habitat (grassland with ridge and furrow) surveys required.

High Biodiversity Net Gain requirements likely to be high unless significant portion of grassland retained.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets

Medieval ridge and furrow

Archaeological features nearby.

Heritage potential:

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes

Igneous rock

**Waste Safeguarding:** No

**Other Issues:** Site access to Forest Road with a 60mph limit

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Huncote is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Unclear about number of landowners. Intention to sell site. Housebuilder involved.

**Key infrastructure requirements:** Site access to Forest Road (60mph speed limit)

**Delivery and market capacity:** Site promoter indicates start within 5 years and will take 4 years to complete with a peak of 50 dwellings per year.

**Recent Planning History:** 24/0770/FUL - 191 dwellings. Decision pending.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, and water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to primary school. There are negative scores for proximity to local wildlife site and impact on mineral zones.

#### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for HUN019**

The site has some suitability issues, including landfill requiring further investigation.

The site adjoins the settlement boundary of Huncote which is a Medium Village, the third tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Subject to the suitability issues, there is potential for the site to be delivered during the Plan period. Planning application for 191 dwellings has been submitted to the Council for consideration.

Review Conclusion: Consider further for allocation.

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** HUN020 38 St James Close, Huncote

**Current Use:** Garden land

**Size (Hectares):** 0.4

**Proposed use:** Housing

**Potential Capacity:** 6 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

Approx 50% of site affected by Flood Zones 2 and 3

**Other flood risk:** Yes

Some limited surface water flood-risk (1 in 1000 year extent) at the end of St James Close

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Noise and air pollution plus vibration related to Croft Quarry

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Ok with mitigation

Protected species survey required. Mitigation to include buffers to river and retain hedge to Local Wildlife to south but not as boundary.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets

Archaeological features nearby including earthworks of disused tramway and possible prehistoric field system.

**Agricultural Land:** 3 High

**Mineral Safeguarding:** Yes

Igneous rock

Sand and gravel

**Waste Safeguarding:** No

**Other Issues:** Site access unclear. Appears to require removal of buildings.

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Huncote is proposed as Medium Village

Partly within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Single landowner promoting site

**Key infrastructure requirements:** Site access to be clarified

**Delivery and market capacity:** Site promoter indicates start within 5 years and will take 2 years to complete with a peak of 3 or 4 dwellings per year.

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for most national biodiversity, air quality, historic environment and water and flood risk factors. There are negative scores for national factors in terms of agricultural land, potential impact to a grade 2 listed building, overlap with flood zone 2, and potential impact to a SSSI site. Local factors are generally negative. There are several negatively scoring indicators: impact to a local wildlife site, potential impact on a mineral zone, impact to an area of open space, access to secondary educational and healthcare facilities, and distance to a bus stop.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for HUN020

The site has significant suitability issues including flood risk (fluvial and surface water), ecology, air quality, noise and vibration. Achievability is uncertain due to a lack of access to the highway.

The site adjoins the settlement boundary of Huncote, a Medium Village, the third tier in the hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Delivery of the site during the Plan period is unlikely due to significant suitability and achievability issues.

Review Conclusion: Do not consider further for allocation.

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** HUN021 Land East of Forest Road, Huncote

**Current Use:** Agricultural land and buildings

**Size (Hectares):** 53.8

**Proposed use:** Housing

**Potential Capacity:** 807 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water flood risk affects site around buildings and on the eastern edge (1 in 30, 1 in 100 and 1 in 1000).

**Landfill:** Yes. Within 250m of former landfill

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Southern boundary within 250m of historic landfill

High Voltage Electricity Lines

Potential noise / air pollution related to M69

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Ok with mitigation

Mostly arable. Surveys of buildings for birds and bats. Mitigation to include ratining hedgereows, pond, scrub with buffer zones of natural vegetation. Good opportunities for onsite Biodiversity Net Gain (species rich gras

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets

Archaeological finds on site and features nearby including Iron Agre site .

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Site access to Forest Road with a 60mph limit

Relocation of units at Green Lodge Farm required

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Huncote is proposed as Medium Village

Within Countryside

Site is detached from settlement boundary

FVNP identifies Green's Lodge Farm (EH2) as an Employment Area safeguarded for employment development (B1, B2 and small scale B8 (Policy FV15)

**Deliverability Considerations:**

**Site promotion:** Site promoted on behalf of sole landowner who intends to sell site

**Key infrastructure requirements:** Site access to Forest Road (60mph speed limit)

**Delivery and market capacity:** Site promoter indicates start within 2 years and will take 2 years with up to 2 developers.

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment and water and flood risk factors. The site scores negatively for agricultural land. The site scores positively for local factors including access to employment and primary school. Other local factors score neutrally.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for HUN021

The site has suitability issues landfill and surface water. Further investigation is required on these matters.

The site is outside and detached from the settlement boundary of Huncote which is a Medium Village, the third tier of the settlement hierarchy. The site is disproportionate to the size of the settlement.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Delivery of the site during the Plan period is not appropriate because the scale of the site is disproportionate for the settlement and its place in the hierarchy and so would be contrary to the locational strategy.

Review Conclusion: Do not consider further for allocation.

## Littlethorpe

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** LIT003 40 Cosby Road, Littlethorpe

**Current Use:** Garden land

**Size (Hectares):** 0.92

**Proposed use:** Housing

**Potential Capacity:** 22 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Small areas of surface water including 1 in 30 year risk

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** atop Aquifer

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Surveys

Protected species surveys and mitigation required.

**Landscape Sensitivity for Landscape Character Area:** N/A

**Heritage Assets and Potential:** No designated heritage assets. Listed buildings nearby. Archaeological features in vicinity. Heritage potential: uncertain

**Agricultural Land:** 3 High and Moderate

**Mineral Safeguarding:** Yes

Sand and gravel

**Waste Safeguarding:** No

**Other Issues:** Need to investigate whether development would affect aquifer

Other Considerations

**Suitable:** Yes, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Littlethorpe is proposed as Medium Village

Within Settlement Boundary

**Deliverability Considerations:**

**Site promotion:** No information

**Key infrastructure requirements:** No information

**Delivery and market capacity:** No information

**Recent Planning History:** None

## STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment and water and flood risk factors. The site scores negatively for agricultural land. The site scores positively for local factors in terms access to services (bus) and landscape sensitivity. There site has neutral scores for other access to services factors and negatives score for impact on mineral zones.

## STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for LIT003

The site has few suitability issues. Availability and achievability is uncertain due to a lack of access to the highway or recent site promotion.

The site is within the settlement boundary of Littlethorpe, a Medium Village, the third tier in the hierarchy.

Delivery of the site during the Plan period is unlikely due to availability / achievability issues.

Review Conclusion: Do not consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address: LIT008 Land south of Tysoes Nursery and west of Cosby Road, Littlethorpe**

**Current Use:** Grazing

**Size (Hectares):** 0.95

**Proposed use:** Housing

**Potential Capacity:** 14 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

44% of site affected by Flood Zones 2 and 3 (SFRA2 2021)

**Other flood risk:** Yes

Surface water affects site (4% at risk of 1 in 30 and 24% at risk of 1 in 1000) (SFRA2 2021)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** atop Aquifer

OS map refers to sewage pumping station

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Surveys

Protected species and habitat (grassland and watercourse) surveys required.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets

Listed buildings and archaeological features in vicinity. Heritage potential: uncertain

**Agricultural Land:** 3 High

**Mineral Safeguarding:** Yes. Sand and Gravel

**Waste Safeguarding:** No

**Other Issues:** Need to investigate whether development would affect aquifer

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Littlethorpe is proposed as Medium Village

Within Countryside

Site is detached from settlement boundary

**Deliverability Considerations:**

**Site promotion:** No information

**Key infrastructure requirements:** No information

**Delivery and market capacity:** No information

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality and historic environment factors. There are negative scores for national factors in terms of agricultural land and significant areas of flood zones 2 and 3 on site. Key local factors scoring positively include access to bus stop and local employment. There are negative scores for local factors including mineral zones.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for LIT008

The site has significant suitability issues including flood risk (fluvial and surface water) and aquifer.

The site is outside the settlement boundary of Littlethorpe, a Medium Village, the third tier in the hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Delivery of the site during the Plan period is unlikely due to significant suitability issues.

Review Conclusion: Do not consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** LIT009 Tysoes Nursery, 53 Cosby Road, Littlethorpe

**Current Use:** vacant nursery

**Size (Hectares):** 1.02

**Proposed use:** Housing

**Potential Capacity:** 11 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

58% of site affected by Flood Zones 2 (58%) and 3 (46%) (SFRA2 2021)

**Other flood risk:** Yes

Surface water affects site (7% at risk of 1 in 30, 14% at risk of 1 in 100 and 42% at risk of 1 in 1000) (SFRA2 2021)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** atop Aquifer

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Surveys

Protected species and habitat (grassland and watercourse) surveys required.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets

Listed buildings and archaeological features in vicinity. Heritage potential: uncertain

**Agricultural Land:** 3 High

**Mineral Safeguarding:** Yes. Sand and Gravel

**Waste Safeguarding:** No

**Other Issues:** Need to investigate whether development would affect aquifer

Other Considerations

**Suitable:** Potentially Suitable, **Available:** No, **Achievable:** Yes

**Strategic Policy Considerations:** Littlethorpe is proposed as Medium Village

Within Settlement boundary and Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** No information

**Key infrastructure requirements:** No information

**Delivery and market capacity:** No information

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality and historic environment factors. There are negative scores for national factors in terms of agricultural land and significant areas of flood zones 2 and 3 on site. Key local factors scoring positively include access to bus stop and local employment. There are negative scores for local factors including mineral zones.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for LIT009

The site has significant suitability issues including flood risk (fluvial and surface water) and aquifer.

The site adjoins the settlement boundary of Littlethorpe, a Medium Village, the third tier in the hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Delivery of the site during the Plan period is unlikely due to significant suitability issues.

Review Conclusion: Do not consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** LIT022 Land to the south of Warwick Road and east of Cosby Road, Littlethorpe

**Current Use:** Agricultural land

**Size (Hectares):** 10.39

**Proposed use:** Housing

**Potential Capacity:** 194 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

10% of site affected by Flood Zone 2 (SFRA2 2021) including site access from Warwick Road

**Other flood risk:** Yes

Surface water (9% at risk of 1 in 30, 11% at risk 1 in 100 and 18% at risk of 1 in 1000 (SFRA2 2021))

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential for noise / air pollution related to M1

**Sites of Special Scientific Interest:** No

IRZ Zone

**Other biodiversity:** LCC Ecology - Need Further Surveys

Arable and neglected grassland. Ponds in locality. Protected species and phase 1 habitat, trees and hedgerow surveys required.

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets

Listed buildings and archaeological features in vicinity.

Heritage potential: certain

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes. Sand and Gravel

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Littlethorpe is proposed as Medium Village

Within Green Wedge

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Single landowner who is a developer

**Key infrastructure requirements:** Site access to Warwick Road where there is Flood Zone 2

**Delivery and market capacity:** Start anticipated within 9 months of grant of planning permission. Development rates of 36 dwellings per year taking 7 years to complete.

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to local services and employment. The site scores negatively for impact on mineral zones.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for LIT022

The site has some suitability issues, including flood risk (fluvial and surface water).

The site adjoins the settlement boundary of Littlethorpe which is a Medium Village, the third tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing need.

Subject to the suitability issues, there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** LIT023 Land off Oak Road, Littlethorpe

**Current Use:** Agricultural land

**Size (Hectares):** 7.88

**Proposed use:** Housing

**Potential Capacity:** 142 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

3% of site affected by Flood Zone 2 (SFRA2 2021)

**Other flood risk:** Yes

Surface water (<1% at risk of 1 in 30, 1% at risk of 1 in 100 and 2% at risk of 1 in 1000 (SFRA2 2021)

Groundwater

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** atop Aquifer

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Possible Protected Species

Watercourse along boundary and ponds

Protected species and habitat (grassland) surveys required

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated assets on Site

Heritage potential:

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes. Sand and Gravel

**Waste Safeguarding:** No

**Other Issues:** Need to investigate whether development would affect aquifer

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Littlethorpe is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Single landowner who intends the site to be developed

**Key infrastructure requirements:** Site access to Oak Road

**Delivery and market capacity:** Site promoter indicates start on site within 2 years and build complete within 4 years of start

**Recent Planning History:** 24/0527/OUT - up to 155 dwellings. Decision pending.

19/0266/OUT 108 dwellings. Refused. 07/2019

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, land and soil, water and flood risk factors. There are no negative scores for national factors. Key local factors scoring positively include access to local services and employment. The site scores negatively for impact on mineral zones.

#### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for LIT023**

The site has some suitability issues, including flood risk (fluvial and surface water) and aquifer.

The site adjoins the settlement boundary of Littlethorpe which is a Medium Village, the third tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Subject to the suitability issues, there is potential for the site to be delivered during the Plan period. Note planning application for 155 dwellings was refused at Planning Committee 18/02/2025.

Review Conclusion: Consider further for allocation.

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

## Site Details

**Site Reference and Address:** LIT024 Land west of Cosby Road, Littlethorpe

**Current Use:** Small holding and nursery

**Size (Hectares):** 0.54

**Proposed use:** Housing

**Potential Capacity:** \*13 dwellings and / or 0 floorspace (square metres)

## Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

Flood Zone 2 on western boundary of site deemed of lower significance by SFRA2 2021

**Other flood risk:** No

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** atop aquifer

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Surveys

Protected species and habitat (grassland and watercourse) surveys required.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated assets on Site

Heritage potential:

**Agricultural Land:** 3 High

**Mineral Safeguarding:** Yes. Sand and Gravel

**Waste Safeguarding:** No

**Other Issues:** Need to investigate whether development would affect aquifer

## Other Considerations

**Suitable:** Potentially Suitable, **Available:** No, **Achievable:** Yes

**Strategic Policy Considerations:** Littlethorpe is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Two landowners who intend to sell site for housing

**Key infrastructure requirements:** Site access to Cosby Road

**Delivery and market capacity:** No information

**Recent Planning History:** None

**STAGE 1B SUSTAINABILITY APPRAISAL**

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to services (bus) and local wildlife sites. The site scores negatively for impact on mineral zones.

**STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for LIT024**

The site has few suitability issues but there is flood risk (fluvial and surface water) on western boundary and aquifer. Note this is a smaller version of sites LIT008 and LIT009.

The site is outside the settlement boundary of Littlethorpe, a Medium Village, the third tier in the hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Subject to the above suitability issues there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

## Sapcote

**STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT**

Site Details

**Site Reference and Address:** SAP013 Land north of Hinckley Road, Sapcote

**Current Use:** Agricultural land

**Size (Hectares):** 6.25

**Proposed use:** Housing

**Potential Capacity:** 113 dwellings and / or 0 floorspace (square metres)

## Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water (4% at risk of 1 in 30, 6% at risk of 1 in 100 and 14% at risk of 1 in 1000 deemed of lower significance (SFRA2 2021)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Surveys

Grassland and watercourse. Protected species and phase 1 habitat hedgerow surveys required.

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets on site

Scheduled Monument (Sapcote Castle and Moat and various archaeological finds and records nearby

Heritage potential: high

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes. Sand and Gravel

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Sapcote is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Sole landowner who intends to sell or develop the site

**Key infrastructure requirements:** Site access to Hinckley Road

**Delivery and market capacity:** Site promoter indicates a start on site within 2 years with a delivery rate of 40 dwellings per year from a single developer giving a 4 year build out.

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, water and flood risk factors. There are negative scores for national factors in terms of agricultural land and proximity to Scheduled Monument. Key local factors scoring positively include access to health care and landscape sensitivity. There are negative scores for local factors including proximity to local wildlife sites, mineral zones and distance to secondary school.

#### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for SAP013**

The site has suitability issues including surface water flood risk and heritage. Further investigation is required on these matters.

The site is outside the settlement boundary of Sapcote, a Medium Village, the third tier in the hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Subject to the above suitability issues there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** SAP019 Land at Park Road, Sapcote

**Current Use:** Agricultural land

**Size (Hectares):** 1.5

**Proposed use:** Housing

**Potential Capacity:** 37 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water affects small area (1 in 30, 1 in 100 and 1 in 1000 risk) along boundaries

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Surveys

Grassland and candidate Local Wildlife Site.

Protected species and habitat surveys required.

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets on site

Scheduled Monument (Sapcote Castle and Moat), Listed Building (Grade II Church) and various archaeological finds and records nearby

Possible ridge and furrow on site

Heritage potential: certain

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes. Sand and Gravel

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Sapcote is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Sole landowner who intends to sell or develop the site

**Key infrastructure requirements:** Site access to Park Road

**Delivery and market capacity:** No information

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, water and flood risk factors. There are negative scores for national factors in terms of agricultural land and proximity to Local Scheduled Monument. Key local factors scoring positively include access to some services, open space and landscape sensitivity. The site scores negatively for access to secondary school, proximity to local wildlife site and mineral zones.

#### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for SAP019**

The site has significant suitability issues including surface water flood risk, biodiversity and heritage.

The site adjoins the settlement boundary of Sapcote, a Medium Village, the third tier in the hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Delivery of the site should be considered alongside SAP035 rather than a standalone site.

Review Conclusion: Do not consider further for allocation.

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** SAP024 Land north of Leicester Road, Sapcote

**Current Use:** Agricultural land

**Size (Hectares):** 6.03

**Proposed use:** Housing

**Potential Capacity:** 149 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water flood risk along boundary (1 in 30, 1 in 100 and 1 in 1000 year extents)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Environment Agency indicate the site is adjacent to historic landfill at Sapcote Quarry which took commercial waste. A robust and extensive site investigation regime will be required by any applicant.

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Ok with mitigation & Avoidance

Arable, hedges and trees. Retain Mitigation to include retention of Local Wildlife Site tree, hedges and buffer Sapcote Quarry to south east.

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets

Possible Roman cemetery (MLE284) nearby.

Heritage potential: Medium risk

**Agricultural Land:** 3 Low

**Mineral Safeguarding:** Yes. Igneous Rock

**Waste Safeguarding:** No

**Other Issues:** Site access to Leicester Road with a 50mph speed limit

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Sapcote is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Sole landowner who intends to sell or develop the site

**Key infrastructure requirements:** Site access to Leicester Road (50mph speed limit)

**Delivery and market capacity:** Site promoter indicates 12 - 18 months lead in time to start on site with a delivery rate of 40-50 per year over 3 years

**Recent Planning History:** 24/0511/OUT for up to 80 dwellings. Approved at Planning Committee 28/11/2024.

The site promoter has requested that the rest of site is considered for allocation.

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment and water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to local services including health care and open space and landscape sensitivity. There are negative scores for proximity to local wildlife site.

#### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for SAP024**

The site has suitability issues including surface water flood risk and ecology. Further investigation is required on these matters.

The site is outside the settlement boundary of Sapcote, a Medium Village, the third tier in the hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Subject to the above suitability issues there is potential for the site to be delivered during the Plan period. Note that part of the site has approved planning permission for 80 dwellings. Need to consider the remainder of the site.

Review Conclusion: Consider further for allocation.

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

##### Site Details

**Site Reference and Address:** SAP025 Land south of Hinckley Road, Sapcote

**Current Use:** Agricultural land

**Size (Hectares):** 3.12

**Proposed use:** Housing

**Potential Capacity:** 77 dwellings and / or 0 floorspace (square metres)

##### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water affects small area (1 in 30, 1 in 100 and 1 in 1000 risk)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Ok with mitigation & Avoidance

Retain land used for mitigation for site to north and increase connectivity along southern hedgerow through buffer. Retain hedge and LWS tree and buffer.

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets on site

Scheduled Monument (Sapcote Castle and Moat) and various archaeological finds and records nearby

Heritage potential: medium risk

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes. Sand and Gravel

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Sapcote is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Sole landowner who intends to sell to a developer

**Key infrastructure requirements:** Site promoter indicates site access through existing site

**Delivery and market capacity:** Site promoter indicates that it will take 2 years to complete the site with a single developer. Parts of the site are taken up by drainage measures for recently built site fronting Hinckley Road (19/0160/RM)

**Recent Planning History:** Site includes drainage measures related to 17/0247/OUT and 19/0160/RM for 125 dwellings

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, water and flood risk factors. There are negative scores for national factors agricultural land and Scheduled Monument. Key local factors scoring positively include access to open space (distance), although there is a significant overlap with the site as a negative. The site scores negatively for Mineral Zones.

### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for SAP025**

The site has suitability issues including surface water flood risk, ecology and heritage. Further investigation is required on these matters. Achievability is affected by drainage and biodiversity mitigation measures relating to the Miller Homes site fronting Hinckley Road..

The site adjoins the settlement boundary of Sapcote, a Medium Village, the third tier in the hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Subject to the above suitability and achievability issues there is potential for the site to be delivered during the Plan period. However, it is preferred to allocate the site as part of the larger SAP035.

Review Conclusion: Consider further for allocation but issues noted.

### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

#### Site Details

**Site Reference and Address:** SAP026 Lime Avenue, The Limes, Sapcote

**Current Use:** Open space

**Size (Hectares):** 0.89

**Proposed use:** Housing

**Potential Capacity:** 22 dwellings and / or 0 floorspace (square metres)

#### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water affects small area (1 in 30, 1 in 100 and 1 in 1000 risk)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Reject

Land set aside for GCN mitigation associated with the Limes development  
18/01740/FUL

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated assets on site.

Some archaeological remains in the vicinity. Heritage potential is low risk.

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes. Sand and Gravel

**Waste Safeguarding:** No

**Other Issues:** Site includes GCN mitigation from previous development

Other Considerations

**Suitable:** Yes, **Available:** No, **Achievable:** Yes

**Strategic Policy Considerations:** Sapcote is proposed as Medium Village

Within Settlement Boundary

**Deliverability Considerations:**

**Site promotion:** Site owned by housebuilder

**Key infrastructure requirements:** Site access through existing site

**Delivery and market capacity:** Site promoter indicates start on site within 2 years and build complete within 2 years

**Recent Planning History:** 08/0279/1/PXCS - 89 bungalows and 123 retirement flats (retirement). Permitted

12/1023/1/PX - 128 dwellings. Permitted

18/1740/FUL - 28 dwellings. Withdrawn

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of

agricultural land. Key local factors scoring positively include access to healthcare and employment. The site scores negatively for impact on mineral zones, TPO distance and distance to secondary school.

### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for SAP026**

The site has significant suitability issues including surface water flood risk, biodiversity (mitigation for previous site) and heritage.

The site is within the settlement boundary of Sapcote, a Medium Village, the third tier in the hierarchy.

Delivery of the site during the Plan period is unlikely due to significant suitability issues.

Review Conclusion: Do not consider further for allocation.

### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address: SAP028 Land north of Stanton Lane, Sapcote**

**Current Use:** Agricultural land

**Size (Hectares):** 4.39

**Proposed use:** Housing

**Potential Capacity:** 82 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water affects small area (1 in 30, 1 in 100, in 1000 risk)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Ok with mitigation

Arable with hedgerow boundary

Phase 1 habitat surveys required.

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated assets on site.

Some archaeological remains in the vicinity Heritage potential is medium risk.

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Site access from Stanton Lane with 60mph speed limit

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Sapcote is proposed as Medium Village

Within Countryside

Site is detached from settlement boundary

**Deliverability Considerations:**

**Site promotion:** Site promoted by strategic land company for sole landowner

**Key infrastructure requirements:** Site access from Stanton Lane (60mph limit)

**Delivery and market capacity:** Site promoter suggests development rates of 50 per year with potential for up to 3 developers. Total development time of 2 to 3 years

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include local wildlife sites. The site scores negatively for impact on mineral zones.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for SAP028

The site has few suitability issues.

The site is outside and detached from the settlement boundary of Sapcote and Stoney Stanton, both Medium Villages, the third tier in the hierarchy.

As a standalone site it is detached from the nearest settlements. Delivery of the site during the Plan period would be contrary to the locational strategy. The site will be considered as part of the larger STO026.

Review Conclusion: Do not consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** SAP029 London Leys Farm, Sharnford Road, Sapcote

**Current Use:** Agricultural land and farm buildings

**Size (Hectares):** 7.69

**Proposed use:** Housing

**Potential Capacity:** 144 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water affects small area (1 in 30, 1 in 100 and 1 in 1000 risk)

**Landfill:** Yes. Historic landfill adjoins site

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Environment Agency indicates that adjoins historic landfill site at Calver Hill Quarry which took household, commercial and industrial waste. A robust and extensive site investigation regime is required by any applicant.

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Surveys

Protected species and habitat (grassland, hedges and mature trees) surveys required.

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets

Possible ridge and furrow earthworks on site and an important hedge. Within 400m of Scheduled Monument (Sapcote Castle and moat). Various archaeological features in vicinity.

Heritage Potential is high.

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Sapcote is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Sole landowner who intends to sell site on grant of outline planning permission

**Key infrastructure requirements:** Site access from Leicester Road or Sharnford Road

**Delivery and market capacity:** Site promotor suggests start within four years with delivery rate of 45 dwellings a year over 4 years.

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment and water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to local services including bus stop, local employment, health care and primary school. There are negative scores for proximity to local wildlife site.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for SAP029

The site has some suitability issues, including surface water flood risk, landfill and heritage.

The site adjoins the settlement boundary of Sapcote which is a Medium Village, the third tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Subject to the suitability issues, there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** SAP031 Nuttingore Farm, Stanton Lane, Sapcote

**Current Use:** Agricultural land

**Size (Hectares):** 18.41

**Proposed use:** Housing

**Potential Capacity:** 345 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water affects small area (1 in 30, 1 in 100 and 1 in 1000 risk)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Surveys

Habitat (grassland including ridge and furrow, hedges and ponds) surveys required.  
Mitigation to include retaining hedges, ponds and LWS tree with buffers.

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets

Possible inhumation cemetery on-site and other archaeological remains in vicinity.

Heritage potential is medium risk

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes. Sand and Gravel

**Waste Safeguarding:** No

**Other Issues:** Hinckley Road has a 60mph speed limit

### Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Sapcote is proposed as Medium Village

Within Area of Separation and Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Sole landowner

**Key infrastructure requirements:** Site access from Hinckley Road (60mph)

**Delivery and market capacity:** Site promoter indicates start within 2 years and will take 4 to 5 years to complete. Delivery rates of 40 dwellings per year from 2 developers.

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment and water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to bus stop, local employment, open space, primary school and health care and landscape sensitivity. There are negative scores for local factors including proximity to local wildlife site, impact on mineral zones and distance to secondary school.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for SAP031

The site has suitability issues including surface water flood risk, biodiversity and heritage. Achievability may be affected by infrastructure requirements of STO026.

The site is outside the settlement boundary of Sapcote and Stoney Stanton, both Medium Villages, the third tier in the hierarchy.

Part of the site is designated Countryside and part is designated as Area of Separation.

As a standalone site it is detached from the nearest settlements and plays an important role in maintaining settlement identity. Delivery of the site during the Plan period would be contrary to the locational strategy. The site will be considered as part of the larger STO026.

Review Conclusion: Do not consider further for allocation.

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** SAP033 Land South of Hinckley Road, Sapcote

**Current Use:** Agricultural land

**Size (Hectares):** 7.78

**Proposed use:** Housing

**Potential Capacity:** 675 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water affects small area (1 in 30, 1 in 100 and 1 in 1000 risk)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Ok with mitigation

Arable land

Retain hedges and ponds. Protected species and buffer zones mitigation required.

Opportunities for biodiversity net gain habitat creation.

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets

Bronze Age site and Roman / Iron / Bronze Age activity nearby.

Heritage potential is low to medium

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes. Sand and gravel

**Waste Safeguarding:** No

**Other Issues:** No clear site access

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Sapcote is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Strategic land company promoting site on behalf of sole landowner

**Key infrastructure requirements:** No access to road network. Potential site access through Miller Homes site

Transport improvements

Primary school

**Delivery and market capacity:** Site promoter indicates a start on site within 2 years. Two developers but no information on delivery.

**Recent Planning History:** None

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, and water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to local services including health care, open space and primary school and landscape sensitivity. There are negative scores for proximity to local wildlife site, impact on mineral zones and access to secondary school.

**STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for SAP033**

The site has suitability issues including surface water flood risk, biodiversity and heritage. Achievability is unclear in as the site has no clear access to the highway.

The site is outside the settlement boundary of Sapcote, a Medium Village, the third tier in the hierarchy.

The site is designated Countryside but this will need to be reviewed in light of the scale of housing need.

The site is disproportionate as an extension. Delivery of the site during the Plan period would be contrary to the locational strategy.

Review Conclusion: Do not consider further for allocation.

STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address: SAP034 Land West of Sharnford Road, Sapcote**

**Current Use:** Agricultural land

**Size (Hectares):** 45

**Proposed use:** Housing

**Potential Capacity:** 145 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water affects small area (1 in 30, 1 in 100 and 1 in 1000 risk) along southern boundary

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Ok with mitigation

Arable land

Retain hedges and ponds. Protected species and buffer zones mitigation required.

Opportunities for biodiversity net gain habitat creation.

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets

Excavation of Roman Villa on northern boundary and finds within site.

Heritage potential is low

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Sapcote is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Strategic land company promoting site on behalf of two landowners who want the site developed for housing

**Key infrastructure requirements:** Site access to Sharnford Road

**Delivery and market capacity:** Site promoter indicates start within 2 years and will take 5 years to complete.

**Recent Planning History:** None

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality and water and flood risk factors. The site scores negatively for agricultural land and proximity to listed buildings. The site scores positively for local factors including access to bus stop, health care and primary school and landscape sensitivity. Other key local factors score negatively for proximity to local wildlife site.

**STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for SAP034**

The site has suitability issues including surface water flood risk, ecology and heritage. Further investigation is required on these matters.

The site adjoins the settlement boundary of Sapcote, a Medium Village, the third tier in the hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Subject to the above suitability issues there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** SAP035 Land off Hinckley Road / Park Road, Sapcote

**Current Use:** Agricultural land

**Size (Hectares):** 10.61

**Proposed use:** Housing

**Potential Capacity:** 198 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Small areas of surface water flood risk affect the site (1 in 30, 1 in 100 and 1 in 1000 year extents)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** Incorporates SAP019 and SAP025.

LCC Ecology indicate for SAP019 - Need Further Surveys

Grassland and candidate Local Wildlife Site.

Protected species and habitat surveys required. Protected species and habitat surveys needed.

For SAP025 - Ok with mitigation

**Landscape Sensitivity for Landscape Character Area:** Low-moderate

**Heritage Assets and Potential:** No designated heritage assets on site

Scheduled Monument (Sapcote Castle and Moat), Listed Building (Grade II Church) and various archaeological finds and records nearby

Possible ridge and furrow on site

Heritage potential: certain

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Part of the site is used for drainage and biodiversity mitigation for the land fronting Hinckley Road.

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Sapcote is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Strategic land company promoting site on behalf of a single land owner who intends to sell and develop site.

**Key infrastructure requirements:** Site access to park Road and /or through existing Miller Homes site on Hinckley Road

**Delivery and market capacity:** Site promoter indicates start within 5 years and will take up to 5 years to complete.

**Recent Planning History:** Site includes drainage measures related to 17/0247/OUT and 19/0160/RM for 125 dwellings

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, and water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to local services including health care, open space and primary school and landscape sensitivity. There are negative scores for proximity to local wildlife site, impact on mineral zones and access to secondary school.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for SAP035

The site has suitability issues including surface water flood risk, ecology and heritage. Further investigation is required on these matters. Achievability is affected by drainage and biodiversity measures related to Miller Homes site to north.

The site adjoins the settlement boundary of Sapcote, a Medium Village, the third tier in the hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Subject to the above suitability and achievability issues there is potential for part of the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation.

## Stoney Stanton

### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

#### Site Details

**Site Reference and Address:** STO002 Land at Boundary Farm (smaller site), Stanton Lane, Stoney Stanton

**Current Use:** Agricultural land

**Size (Hectares):** 9.65

**Proposed use:** Housing

**Potential Capacity:** 180 dwellings and / or 0 floorspace (square metres)

#### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water affects small area along Tansey Crescent (1 in 30, 1 in 100 and 1 in 1000 risk)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - OK with Mitigation

Protected species and habitats surveys required

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets.

Heritage potential is high

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** N/A

#### Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Stoney Stanton is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Sole landowner who intends to sell / develop the site

**Key infrastructure requirements:** Site access to Stanton Lane

**Delivery and market capacity:** Site promoter indicates 2 year lead in time with delivery rates of 40 dwellings per year over 3 years with one developer

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to services (healthcare) and employment. The site scores negatively for impact on mineral zones and distance to secondary school.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for STO002

The site has suitability issues including surface water flood risk and heritage.

The site adjoins the settlement boundary Stoney Stanton, a Medium Village, the third tier in the hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

As a standalone site, subject to the above suitability issues there is potential for the site to be delivered during the Plan period. The site will be considered as part of the larger STO026.

Review Conclusion: Consider further for allocation but issues noted.

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** STO009 Land west of Huncote Road, Stoney Stanton

**Current Use:** Agricultural land

**Size (Hectares):** 1.54

**Proposed use:** Housing

**Potential Capacity:** 37 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water flood risk affects eastern part of site along Huncote Road (1 in 30, 1 in 100 and 1 in 1000 year events)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - OK with Mitigation

Arable fields with hedges

Protected species and habitats surveys required

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets.

Heritage potential is high

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Suitable access to be demonstrated

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Stoney Stanton is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Sole landowner

**Key infrastructure requirements:** Site access to Huncote Road

**Delivery and market capacity:** Site promoter does not state lead-in time but expected to take 3 years to complete with one developer.

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to some local services and employment. The site scores negatively for proximity to local wildlife site and distance to secondary school.

#### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for STO009**

The site has suitability issues including surface water flood risk and heritage. Further investigation is required on these matters.

The site adjoins the settlement boundary of Stoney Stanton, a Medium Village, the third tier in the hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Subject to the above suitability issues there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation.

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** STO016 Land south of Hinckley Road, Stoney Stanton

**Current Use:** Agricultural land

**Size (Hectares):** 2.26

**Proposed use:** Housing

**Potential Capacity:** 42 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water affects very small area along boundary (1 in 30, 1 in 100 and 1 in 1000 risk)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Needs Further Surveys

Arable land

Protected species and habitats (hedges) surveys required

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets.

Possible Roman cemetery nearby

Heritage potential is high

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Stoney Stanton is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Sole landowner who intends to dispose of the site when outline planning permission granted

**Key infrastructure requirements:** Site access to Hinckley Road

**Delivery and market capacity:** Site promoter suggests start within 3 years with delivery over 2 years

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to bus route, local employment and health care and landscape sensitivity. There are negative scores for local factors including mineral zones and distance to secondary school.

#### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for STO016**

The site has suitability issues including surface water flood risk and heritage.

The site adjoins the settlement boundary Stoney Stanton, a Medium Village, the third tier in the hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

As a standalone site, subject to the above suitability issues there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** STO019 Land at junction of Huncote Road and Calor Gas access road, Stoney Stanton

**Current Use:** Agricultural land

**Size (Hectares):** 3.6

**Proposed use:** Housing

**Potential Capacity:** 47 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water affects very small area (1 in 30, 1 in 100, 1 in 1000 risk)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** Yes

Part of site within CG Consultation Zone. HSE Do Not Advise Against

**Other pollution:** High Voltage Electricity pylons and powerlines.

Railway noise.

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC - OK with Mitigation

Wildlife corridor to north of site

Protected species surveys required.

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets.

Former 19th Century tramway, railway within site and finds nearby with potential for archaeological remains to be present.

Heritage potential is medium

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Site access to Huncote Road unlikely to be acceptable due to bend.

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Stoney Stanton is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Appear to be a sole landowner. Site promoted on behalf of developer

**Key infrastructure requirements:** Site access to Huncote Road may not be acceptable

**Delivery and market capacity:** Site promoter does not state lead-in time but expected to take 3 years to complete with one developer.

**Recent Planning History:** None

## STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to local services including local employment and landscape sensitivity. There are negative scores for proximity to local wildlife site and distance to secondary school.

## STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for STO019

The site has suitability issues including surface water flood risk and noise. Achievability is affected by the Calor Gas Hazard Consultation Zone and unclear site access. It is also part of site STO026.

The site is outside the settlement boundary of Stoney Stanton, a Medium Village, the third tier in the hierarchy.

The site is designated Countryside but this will need to be reviewed in light of the scale of housing need.

As a standalone site, delivery of the site during the Plan period is unlikely due to suitability and achievability issues. The site will be considered as part of STO026.

Review Conclusion: Do not consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** STO023 Land off Middleton Close, Stoney Stanton

**Current Use:** Agricultural land

**Size (Hectares):** 5.48

**Proposed use:** Housing

**Potential Capacity:** 58 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

EA maps show northern part of site affected by flood zones 2 and 3

**Other flood risk:** Yes

Surface water (1% at risk of 1 in 30, 1% at risk of 1 in 100 and 15% at risk of 1 in 1000 deemed of lower significance (SFRA2 2021))

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - OK with Mitigation / Needs Further Survey

Protected species and habitats (grassland, watercourse, mature trees and hedges) surveys required. Mitigation to include buffers to watercourse, northern hedges, mature trees and retained hedges

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets.

Possible medieval ridge and furrow on site. Archaeological finds onsite and nearby. Historic settlement core to west.

Heritage potential is uncertain

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes. Igneous rock

**Waste Safeguarding:** No

**Other Issues:** Site access via third party land ownership

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Stoney Stanton is proposed as Medium Village

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Sole landowner

**Key infrastructure requirements:** Site access via third party landowner via byway, Middleton Close or Abbot Drive

**Delivery and market capacity:** Site promoter suggests start date within 3 years with delivery over 2 years at a maximum rate of 50 per year

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality and water and flood risk factors. There are negative scores for national factors in terms of agricultural land and proximity to listed building. Key local factors scoring positively include access to local employment and health care and landscape sensitivity. There are negative scores for proximity to local wildlife site and access to secondary school.

#### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for STO023**

The site has significant suitability issues including flood risk (fluvial and surface water) biodiversity and heritage. Achievability is uncertain as site access may require third party land.

The site adjoins the settlement boundary Stoney Stanton, a Medium Village, the third tier in the hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Subject to the above suitability and achievability issues there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** STO024 Land north of Broughton Road, Stoney Stanton

**Current Use:** Agriculture / paddocks

**Size (Hectares):** 5.91

**Proposed use:** Housing

**Potential Capacity:** 110 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

The new EA Maps show the site is affected by Flood Zones 2 and 3 along western boundary

**Other flood risk:** Yes

Surface water affects 6% (1 in 30), 9% (1 in 100) and 15% (1 in 1000) of site and deemed as having some lower-level flood risk through SFRA2 (2021)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - OK with Mitigation / Needs Further Survey

Protected species and habitats (grassland, mature trees and hedges) surveys required. Mitigation to include buffers to retained hedges

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated designated assets.

Iron age site on site and historic settlement core nearby

Heritage potential is medium

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes. Rock

**Waste Safeguarding:** No

**Other Issues:** Site access to Broughton Road with 60mph speed limit

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Stoney Stanton is proposed as Medium Village

Within Countryside.

As a standalone site it is detached from existing settlement

**Deliverability Considerations:**

**Site promotion:** Sole landowner

**Key infrastructure requirements:** Site access to Broughton Road (60mph speed limit) requires further investigation

**Delivery and market capacity:** Site linked to delivery of STO026

Site promoter indicates a start date within 3 years. Estimate delivery timeframe of 2 to 4 years with delivery rate of 50 dwellings per year

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment factors. There are negative scores for national factors in terms of agricultural land and some flood risk issues noted. Key local factors scoring positively include landscape sensitivity. There are no significant negative scores for local factors.

#### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for STO024**

The site has suitability issues including flood risk (fluvial and surface water) and heritage.

The site is outside and detached from the settlement boundary of Stoney Stanton, a Medium Village, the third tier in the hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Subject to the above suitability issues there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** STO025 Land south of Broughton Road, Stoney Stanton

**Current Use:** Agricultural land

**Size (Hectares):** 8.85

**Proposed use:** Housing

**Potential Capacity:** 165 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** SFRA2 states site may be at risk from unmodelled ordinary watercourse.

**Other flood risk:** Yes

Surface water affects 15% (1 in 30), 21% (1 in 100) and 27% (1 in 1000) of site and deemed significant through SFRA2 (2021). New EA Maps show 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)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Historic Landfill (Coley's Hole) on site. Environment Agency indicates potential household and commercial waste. A robust and extensive site investigation regime is required by any applicant.

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - OK with Mitigation / Needs Further Survey

Protected species and habitats (grassland, mature trees and hedges) surveys required. Mitigation to include buffers to retained hedges

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets.

Archaeological assets nearby.

Heritage potential is medium

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes. Rock

**Waste Safeguarding:** No

**Other Issues:** Site access to Broughton Road with 60mph speed limit

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Stoney Stanton is proposed as Medium Village

Within Countryside.

As a standalone site it is detached from existing settlement

**Deliverability Considerations:**

**Site promotion:** Sole landowner who intends to sell or develop the site

**Key infrastructure requirements:** Site access to Broughton Road (60mph speed limit) requires further investigation

**Delivery and market capacity:** Site promoter indicates a start date within 2 years. Estimate delivery timeframe of 3 years with delivery rate of 40 dwellings per year

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality and historic environment factors. There are negative scores for national factors in terms of agricultural land and noted for flood risk factors. Key local factors scoring positively include access to local services including bus stop, local employment, health care and primary school. There are negative scores for proximity to local wildlife site and mineral zones.

#### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for STO025**

The site has significant suitability issues including flood risk (fluvial and surface water) and landfill.

The site is outside the settlement boundary of Stoney Stanton, a Medium Village, the third tier in the hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Subject to the above suitability issues there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** STO026 Land West of Stoney Stanton, Stoney Stanton

**Current Use:** Agricultural land and buildings

**Size (Hectares):** 280

**Proposed use:** Mixed Use

**Potential Capacity:** 5000-6000 dwellings and / or 31,200 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

A number of surface water flow routes affect the site (1 in 30, 1 in 100 and 1 in 100 years extents)

Offsite localised flood incident

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** Yes

Part of site within CG Consultation Zone. HSE Do Not Advise Against

**Other pollution:** Potential noise and air pollution related to M69 and railway

High Voltage Electricity pylons and powerlines

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - OK with Mitigation

Arable land with some grassland

Protected species and habitats (grassland, ponds, hedges and mature trees). Mitigation to include retention of species rich grassland, hedges, ponds and mature trees and connectivity

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate, Moderate & Moderate High

**Heritage Assets and Potential:** No designated heritage assets on site.

Scheduled Monument (Sapcote Castle and Moat) nearby.

Various archaeological features on site and nearby.

Heritage potential is medium risk

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes. Sand and gravel

**Waste Safeguarding:** No

**Other Issues:** Site access to Hinckley Road and Station Road with 60mph speed limit

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Stoney Stanton is proposed as Medium Village

Site is detached from settlement but proposed as a strategic standalone site.

Mostly within Countryside but also Area of Separation between Sapcote and Stoney Stanton.

**Deliverability Considerations:**

**Site promotion:** The site is promoted by three parties who own land but 7 landowners in total. There is an intention to sell the land.

**Key infrastructure requirements:** Site access to Hinckley Road and Station Road (60mph limit)

Transport improvements (to be determined)

Primary and secondary schools

Health and community services

Open space and green infrastructure

**Delivery and market capacity:** Significant infrastructure and lead-in for a strategic site of 5000 homes

No lead-in or start date is indicated. The site promoter suggests that at an average of 250 dwellings per annum, the estimated timeframe is 20 years to complete the full development

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment factors, and flood risk. There are negative scores for national factors in terms of agricultural land and potential impact on a grade 2 listed building. Key local factors are generally neutral. There are several negative scores relating to proximity to local wildlife site, mineral zones, and overlap with open space.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for STO026

The site has some suitability issues, including surface water flood risk, Noise, Air Quality, Ecology, and Heritage, requiring further investigation. Achievability is affected by the need for strategic infrastructure to support the development of the site.

The site is outside the settlement boundary of Stoney Stanton and Sapcote which are Medium Villages, the third tier of the settlement hierarchy. A strategic scale development is proposed including supporting infrastructure and local services.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing and employment need.

Subject to the suitability and achievability issues being resolved, there is potential for part of the site to be delivered for mixed uses during the Plan period.

Review Conclusion: Consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** STO028 Boundary Farm, Stanton Lane, Stoney Stanton

**Current Use:** Agricultural land and buildings

**Size (Hectares):** 41.25

**Proposed use:** Housing

**Potential Capacity:** 618 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water flood risk affects site along boundaries (1 in 30, 1 in 100 and 1 in 1000)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** High Voltage electricity pylons and power lines

**Sites of Special Scientific Interest:**

**Other biodiversity:** LCC Ecology - OK with Mitigation / Needs Further Survey

Arable land

Habitats (grassland, hedges, ponds and mature trees). Mitigation to include retention of species rich grassland, hedges, ponds and mature trees

**Landscape Sensitivity for Landscape Character Area:** Low-Moderate

**Heritage Assets and Potential:** No designated heritage assets.

Some archaeological remains nearby.

Heritage potential is medium

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Site access to Stanton Lane with 60mph speed limit

### Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Stoney Stanton is proposed as Medium Village  
Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Sole landowner

**Key infrastructure requirements:** Site access to Stanton Lane (60mph speed limit)

**Delivery and market capacity:** Site promoter indicates a timescale of 9 years for delivery with estimated start within 3 years.

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring negatively include impact on mineral zones.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for STO028

The site has suitability issues including surface water flood risk.

The site adjoins the settlement boundary Stoney Stanton, a Medium Village, the third tier in the hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

As a standalone site, subject to the above suitability issues there is potential for the site to be delivered during the Plan period. The site will be considered as part of the larger STO026.

Review Conclusion: Consider further for allocation but issues noted.

## Elmesthorpe

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** ELM001 Land north of The Home Farm, Elmesthorpe

**Current Use:** Agricultural land

**Size (Hectares):** 26.25

**Proposed use:** Housing

**Potential Capacity:** 358 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

30% of site affected by Flood Zones 2 and 3 (SFRA2, 2021)

**Other flood risk:** Yes

Surface water affects 7% (1 in 30), 13% (1 in 100) and 30% (1 in 1000) of site (SRFA2, 2021). New EA Maps show several areas of surface water flood risk associated with watercourses

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential noise and air pollution from railway and M69

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology -

5 Local Wildlife Sites

Protected species and habitat surveys needed

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** Listed Building Grade II (Home Farm house and outbuildings) at south of the site

Heritage potential is medium

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes. Sand and Gravel

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes.

**Strategic Policy Considerations:** Elmesthorpe is proposed as a Smaller Village.

The scale of development proposed is disproportionate to the role and scale of the existing settlement and it is too small to be a standalone development.

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Sole landowner

**Key infrastructure requirements:** Site access to B581 Station Road / Stanton Road

Bridge over railway to join parcels of land

**Delivery and market capacity:** Site promoter estimates start on site within 5 years and development to take up to 5 years

**Recent Planning History:** 2/0972/1/PX 4 dwellings permitted

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity and air quality factors. The site scores negatively for agricultural land and proximity to listed building and affected by flood zones 2 and 3 as well as surface water flood risk. The site scores neutrally for local factors in terms access to local services. It scores for negatively for proximity to local wildlife site and impact on mineral zones.

**STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for ELM001**

The site has significant suitability issues including flood risk (fluvial and surface water) and noise. Achievability is affected uncertainty a site access affected by flood risk and / or railway crossing.

The site adjoins the settlement boundary of Elmeshorpe, a Smaller Village, the fourth tier in the hierarchy.

The site is designated Countryside but this will need to reviewed in light of the scale of housing need.

Delivery of the site during the Plan period is unlikely due to suitability and achievability issues. The scale of the site is disproportionate for the settlement and its place in the hierarchy and so would be contrary to the locational strategy.

Review Conclusion: Do not consider further for allocation.

STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** ELM008 Land north of the railway line, Elmesthorpe, Elmesthorpe

**Current Use:** Agricultural land

**Size (Hectares):** 68.61

**Proposed use:** Housing

**Potential Capacity:** 1100 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

5% of the site affected by Flood Zones 2 and 3 (SFRA2 2021)

**Other flood risk:** Yes

Surface water affects 2% (1 in 30), 4% (1 in 100) and 14% (1 in 1000) of site (SRFA2, 2021) New EA Maps show several areas of surface water flood risk along watercourses

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential noise and air pollution from railway and A47

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Ok with mitigation and avoidance

Arable

Mitigation to include retaining hedges and watercourses with buffer zones, buffer zones to Burbage Common and Billington Rough.

Protected species may affect layout.

Must avoid disturbance and light pollution

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets.

Archaeology: Medieval Fish Pond lies at the northern extent. Some ridge and furrow. Elmesthorpe Land Settlement area along northern boundary.

Heritage potential is medium risk

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Elmesthorpe is proposed as a Smaller Village.

Within Countryside

Site is detached from settlement boundary

**Deliverability Considerations:**

**Site promotion:** Two landowners, site under option to a developer

**Key infrastructure requirements:** Uncertainty relating to HNRFI in terms of site area and delivery

Site access

Transport improvements to be determined

Primary school

**Delivery and market capacity:** Site promotor indicates start on site within 5 years with completion after 6 years with a peak delivery of 250 dwellings per year.

**Recent Planning History:** DCO HNRFI. Refused 10/03/2025

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national air quality and water and flood risk factors. The site scores negatively for agricultural land and proximity to Local nature Reserve. The site scores neutrally for local factors in terms access to services and negatively for proximity to local wildlife sites.

#### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for ELM008**

The site has significant suitability issues including flood risk (fluvial and surface water), biodiversity, heritage and noise.

The site is outside and detached from the settlement boundary of Elmesthorpe, a Smaller Village, the fourth tier in the hierarchy.

The site is designated Countryside but this will need to reviewed in light of the scale of housing need.

The scale of the site is disproportionate for the settlement and its place in the hierarchy. The site is not large enough to create a new sustainable settlement. Delivery of the site

during the Plan period is therefore contrary to the locational strategy. There are also suitability issues.

Review Conclusion: Do not consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** ELM009 Land at 24 Billington Road East, Elmesthorpe

**Current Use:** Stabling/ paddocks and plantation/ orchard, previously agriculture

**Size (Hectares):** 3.01

**Proposed use:** Housing

**Potential Capacity:** 49 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

14% of the site affected by Flood Zones 2 and 3 (SFRA2 2021)

**Other flood risk:** Yes

Surface water affects 6% (1 in 30), 8% (1 in 100) and 12% (1 in 1000) of site and deemed significant through (SRFA2, 2021)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Reject and Need Further Surveys

Site adjoins watercourse with wetland and scrub / trees which must be retained. Rest of site is grassland which may be of value.

BNG requirements will be high

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** There are no designated assets

Medieval Fish Pond and Elmesthorpe Land Settlement area nearby.

Heritage potential is medium risk

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes.

**Strategic Policy Considerations:** Elmesthorpe is proposed as a Smaller Village.

Site is detached from settlement boundary

Within Countryside

**Deliverability Considerations:**

**Site promotion:** The site is promoted by joint-landowners who intend to develop the site for self-build housing.

**Key infrastructure requirements:** No information

**Delivery and market capacity:** No Information

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for biodiversity, national air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Local factors score neutrally although there are negatively scores for the following local factors: impact to a local wildlife site, distance to primary educational facility, access to healthcare facility, access to employment opportunities, and landscape sensitivity for large scale commercial uses.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for ELM009

The site has significant suitability issues including flood risk (fluvial and surface water) and biodiversity.

The site is outside and detached from the settlement boundary of Elmesthorpe, a Smaller Village, the fourth tier in the hierarchy.

The site is designated Countryside but this will need to reviewed in light of the scale of housing need.

Delivery of the site during the Plan period is unlikely due to the site being detached from a sustainable settlement and so contrary to the locational strategy.

Review Conclusion: Do not consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** ELM010 Station Road, Elmesthorpe

**Current Use:** Agricultural land

**Size (Hectares):** 7.93

**Proposed use:** Housing

**Potential Capacity:** 136 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

10% of the site affected by Flood Zones 2 and 3 (SFRA2 2021). New EA Maps show more extensive areas of flood risk.

**Other flood risk:** Yes

Surface water affects 8% (1 in 30), 16% (1 in 100) and 34% (1 in 1000) of site (SRFA2, 2021)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential noise and air pollution from railway

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Reject

Unless further surveys show low value

Grassland and off site stream habitats. Mitigation to include buffering of stream and retain hedges

BNG requirements will be high

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated assets on site

Listed Buildings (Wortley Cottages Grade II) nearby.

Heritage potential is medium

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes.

**Strategic Policy Considerations:** Elmesthorpe is proposed as a Smaller Village.

The scale of development proposed is disproportionate to the role and scale of the existing settlement and it is too small to be a standalone development.

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Two joint landowners who intend to sell or develop the site are promoters

**Key infrastructure requirements:** Site access to Station Road

**Delivery and market capacity:** Site promoters indicate timescale for development within next 5 to 10 years. No further information

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, and water and flood risk factors. There are negative scores for national factors in terms of agricultural land and distance to a grade 2 listed building. Local factors score neutrally although there are negatively scores for the following local factors: impact to a local wildlife site, distance to primary educational facility, access to healthcare facility, access to employment opportunities, and landscape sensitivity for large scale commercial uses.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for ELM010

The site has significant suitability issues including flood risk (fluvial and surface water), biodiversity and noise.

The site is outside the settlement boundary of Elmesthorpe, a Smaller Village, the fourth tier in the hierarchy.

The site is designated Countryside but this will need to be reviewed in light of the scale of housing need.

The scale of the site is disproportionate for the settlement and its place in the hierarchy. Delivery of the site during the Plan period is therefore contrary to the locational strategy.

Review Conclusion: Do not consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** ELM011 Church Farm, 44 Station Road, Elmesthorpe

**Current Use:** Haulage yard and Equestrian

**Size (Hectares):** 0.9

**Proposed use:** Housing

**Potential Capacity:** 22 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Very small areas of surface water

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential noise and air pollution from A47 and B581

**Sites of Special Scientific Interest:** No

**Other biodiversity:** No designated assets identified. Protected species surveys required.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets

Schedule monument (Elmesthorpe Church, ruined nave and west tower), Listed Building (Church of St Mary: Grade II) nearby

Heritage potential is medium

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes. Sand and Gravel

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Elmesthorpe is proposed as a Smaller Village.

Site is detached from settlement boundary but proximity to Earl Shilton noted.

Within Countryside

**Deliverability Considerations:**

**Site promotion:** Sole landowner who intends to sell or develop the site

**Key infrastructure requirements:** Site access to B581 Station Road

**Delivery and market capacity:** Removal of existing uses unclear.

Site promoters indicate timescale for development within next 5 years. Start and complete site within 2 years of gaining planning permission.

**Recent Planning History:** 13/0443/1/OX - 7 dwellings Approved

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, and water and flood risk factors. There are negative scores for national factors in terms of Scheduled monument, listed building and agricultural land. Key local factors scoring positively include access to local services. There are negative scores for impact on mineral zones.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for ELM011

The site has suitability issues including surface water flood risk, heritage and noise.

The site is outside and detached from the settlement boundary of Elmesthorpe, a Smaller Village, the fourth tier in the hierarchy. It is close to the boundary of Earl Shilton, an urban area in Hinckley and Bosworth Borough.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Subject to the above suitability issues there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

## Kilby

### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

#### Site Details

**Site Reference and Address:** KIL002 Steeple Chase Farm, Main Street, Kilby

**Current Use:** Agricultural land

**Size (Hectares):** 1.25

**Proposed use:** Housing

**Potential Capacity:** 30 dwellings and / or 0 floorspace (square metres)

#### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water affects small part of site (1 in 1000)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Surveys

Protected species surveys and mitigation measures required.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets

Partly inside village historic core and Listed Buildings nearby.

Heritage Potential is high

**Agricultural Land:** 5 Urban / Industrial

**Mineral Safeguarding:** Yes. Sand and gravel

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** No, **Achievable:** Yes

**Strategic Policy Considerations:** Kilby is proposed as a Smaller Village.

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Sole landowner who intends to sell or develop the site

**Key infrastructure requirements:** Site access from Wistow Road

**Delivery and market capacity:** Site promoters indicate timescale for development within next 5 years. Start and complete site within 1 year

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, land and soil, water and flood risk factors. There are negative scores for national factors in terms of proximity to listed building. Key local factors scoring positively include access to bus stop, primary school and open space. The site scores negatively for access to employment, health care and secondary school, proximity to local wildlife site, landscape sensitivity and mineral zones.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for KIL002

The site has suitability issues including flood risk at village access points, surface water flood risk and heritage.

The site adjoins the settlement boundary of Kilby, a Smaller Village, the fourth tier in the hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Subject to the above suitability issues there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** KIL006 Land to the south of Chapel Close and Main Street, Kilby

**Current Use:** Paddocks / grazing land

**Size (Hectares):** 0.8

**Proposed use:** Housing

**Potential Capacity:** 17 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

16% of the site affected by Flood Zones 2 and 3 (SFRA2 2021)

**Other flood risk:** Yes

Surface water affects 19% (1 in 30), 22% (1 in 100) and 45% (1 in 1000) of site (SRFA2, 2021). New EA Maps appear to a lesser area of flood risk

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC - Need Further Surveys

Possible species rich grassland

Protected Species and Phase 1 habitat survey required. Mitigation to include retaining hedges and trees along watercourse and buffer.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets

Partly inside village historic core, Listed Buildings and records of archaeological feature nearby.

Heritage Potential is high

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Site appears landlocked with no frontage to highway.

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Kilby is proposed as a Smaller Village.

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** No information

**Key infrastructure requirements:** No information

**Delivery and market capacity:** No information

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity and air quality factors. The site scores negatively for agricultural land and proximity to scheduled monument and listed building and flood risk (flood zones 2 and 3 and surface water flood risk). The site scores positively for local factors in terms access to bus stop and primary school. The site has negative scores for access to employment sites, health care and secondary school and proximity to local wildlife site.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for KIL006

The site has suitability issues including flood risk (fluvial and surface water including at village access points) and noise. Achievability is uncertain due to unclear site access and lack of information on deliverability.

The site is outside the settlement boundary of Kilby, a Smaller Village, the fourth tier in the hierarchy.

The site is designated Countryside but this will need to be reviewed in light of the scale of housing need.

Delivery of the site during the Plan period is unlikely due to suitability and achievability issues.

Review Conclusion: Do not consider further for allocation.

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address: KIL008 Land rear of 40 Main Street, Kilby**

**Current Use:**

**Size (Hectares):** 0.26

**Proposed use:** Housing

**Potential Capacity:** 7 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** No

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC - Need Further Surveys

Protected Species and Phase 1 habitat survey required. Mitigation to include retaining hedges and trees.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets

Partly inside village historic core, Listed Buildings and records of archaeological feature nearby.

Heritage Potential is Medium

**Agricultural Land:** 5 Urban / Industrial

**Mineral Safeguarding:** Yes

Sand and gravel

**Waste Safeguarding:** No

**Other Issues:** Restricted width of site access led to dismissal of planning appeal

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Kilby is proposed as a Smaller Village.

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** No information

**Key infrastructure requirements:** No information

**Delivery and market capacity:** No information

**Recent Planning History:** 15/0905/FUL - 1 dwelling. Refused 2015. Dismissed at appeal 2016.

**STAGE 1B SUSTAINABILITY APPRAISAL**

The site scores positively for national biodiversity, air quality, water and flood risk factors. There are negative scores for national factors in terms of agricultural land and listed buildings. Key local factors scoring positively include distance to Primary Schools, healthcare and employment. The site scores negatively for access to employment, healthcare and impact on mineral zones.

**STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for KIL008**

The site has suitability issues including flood risk at village access points, heritage. Achievability is uncertain due to unclear site access and lack of information on deliverability.

The site adjoins the settlement boundary of Kilby, a Smaller Village, the fourth tier in the hierarchy.

The site is designated Countryside but this will need to be reviewed in light of the scale of housing need.

Delivery of the site during the Plan period is unlikely due to suitability and achievability issues.

Review Conclusion: Do not consider further for allocation.

## **Sharnford**

**STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT**

Site Details

**Site Reference and Address: SHA008 Land west of Coventry Road, Sharnford**

**Current Use:** Agricultural land

**Size (Hectares):** 0.87

**Proposed use:** Housing

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

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Small area of surface water flood risk (1 in 1000 year extent)

**Landfill:** Yes

Within 250 of historic landfill site

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Part Ok with mitigation / Part Further Survey

Habitat (grassland and destroyed Local Wildlife Site) surveys required. Mitigation to include retaining hedges and trees with buffer.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets

Village historic core adjoins and records of archaeological feature nearby.

Heritage Potential is Medium

**Agricultural Land:** 5 Urban / Industrial

**Mineral Safeguarding:** Yes

Sand and Gravel

**Waste Safeguarding:** No

**Other Issues:** Public consultation indicated a drainage / flood risk issue

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Sharnford is proposed as a Smaller Village.

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Sole landowner is a developer

**Key infrastructure requirements:** Site access through existing development

**Delivery and market capacity:** Site promoter notes that the start date will depend on grant of planning permission. Development will take 3 years with a maximum rate of 10 dwellings per year

**Recent Planning History:** 24/0957/FUL - 19 dwellings. Decision pending.

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, land and soil, historic environment, water and flood risk factors. There are no negative scores for national factors. Key local factors scoring positively include access to primary school. The site scores negatively for proximity to local wildlife site, impact on mineral zones and distance from secondary school.

**STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for SHA008**

The site has suitability issues including surface water flood risk, landfill / land contamination, ecology and heritage.

The site adjoins the settlement boundary of Sharnford, a Smaller Village, the fourth tier in the hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Subject to the above suitability issues there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** SHA009 Leicester Road, Sharnford

**Current Use:** Residential and pasture land

**Size (Hectares):** 0.79

**Proposed use:** Housing

**Potential Capacity:** 19 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

Approx 1% affected by Flood Zones 2 and 3

**Other flood risk:** Yes

Surface water affects very small areas (1 in 30, 1 in 100 and 1 in 1000 risk)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Part Reject / Part Further Survey

Habitat (grassland, ponds and trees) surveys required. Retain ponds and hedges.

BNG requirements will be high

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets

Within village historic core and Listed Building (Pipalipen House Grade II) adjoins.

Heritage Potential is Medium

**Agricultural Land:** 4 Moderate and 5 Urban / Industrial

**Mineral Safeguarding:** Yes. Sand and Gravel

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Sharnford is proposed as a Smaller Village.

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:**

**Key infrastructure requirements:** Demolition of dwelling and farm building. Site access

**Delivery and market capacity:** Site promoter indicates start within one year of allocation with a single developer. No build rates information.

**Recent Planning History:** None

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, land and soil, water and flood risk factors. The site scores negatively for proximity to listed buildings. The site scores neutrally for local factors including access to local services, employment and bus stop. Key local factors scoring negatively for impact on mineral zones and distance to secondary school.

**STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for SHA009**

The site has suitability issues including flood risk (fluvial and surface water), ecology and heritage. Achievability is dependent on suitable site access.

The site is partly within and partly adjoining the settlement boundary of Sharnford, a Smaller Village, the fourth tier in the hierarchy.

Part of the site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Subject to the above suitability and achievability issues there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** SHA010 Land off Mill Lane, Sharnford

**Current Use:** Agricultural land

**Size (Hectares):** 12.12

**Proposed use:** Housing

**Potential Capacity:** 227 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water affects very small areas along boundary (1 in 100 and 1 in 1000 risk)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Powerlines northern portion of site

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Reject

Grassland with ridge and furrow

Habitat (grassland) surveys required.

BNG requirements will be high unless a significant portion of grassland retained

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets

Records of archaeological finds and features

Heritage Potential is Medium

**Agricultural Land:** 3 Moderate and 5 Urban / Industrial

**Mineral Safeguarding:** Yes. Sand and Gravel

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Sharnford is proposed as a Smaller Village.

The scale of development proposed is disproportionate to the role and scale of the existing settlement

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Sole landowner who intends to sell or develop the site

**Key infrastructure requirements:** Site access via Mill Lane

**Delivery and market capacity:** No information

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality and water and flood risk factors. The site scores negatively for agricultural land and proximity to listed building. The site scores positively for local factors including access to bus stop and primary school. Local factors scoring negatively for proximity to local wildlife sites, impact for mineral zones and distance to secondary school.

#### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for SHA010**

The site has suitability issues including surface water flood risk and biodiversity.

The site partly adjoins and is partly outside the settlement boundary of Sharnford, a Smaller Village, the fourth tier in the hierarchy.

The site is designated as Countryside but this will need to be reviewed in light of the scale of housing need.

The scale of the site is disproportionate for the settlement and its place in the hierarchy. Delivery of the site during the Plan period is therefore contrary to the locational strategy. A smaller site may be appropriate.

Review Conclusion: Consider further for allocation but issues noted.

## **Thurlaston**

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** THU003 Land at Croft Road, Thurlaston

**Current Use:** Vacant field

**Size (Hectares):** 0.3

**Proposed use:** Housing

**Potential Capacity:** 7 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water affects very small areas (1 in 1000 risk)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - OK

Existing garden land / amenity space

Retain hedge to south or replace with new of native species

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets

Listed building (Grade II Church of All Saints within 150m and village settlement core nearby.

Archaeological remains on site

Heritage potential is Medium Risk

**Agricultural Land:** 5 Urban / Industrial

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Unclear whether site access width is suitable

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Thurlaston is proposed as a Smaller Village.

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Single landowner

**Key infrastructure requirements:** Site access to Croft Road if suitable width achievable

**Delivery and market capacity:** Site promoter indicates development within 5 years.

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality and water and flood risk factors. The site scores negatively for agricultural land and proximity to listed building. The site scores positively for local factors in terms access to primary school. It scores negatively for access to health care and secondary school.

#### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for THU003**

The site has few suitability issues. Achievability is uncertain due to narrow site access.

The site adjoins the settlement boundary of Thurlaston, a Smaller Village, the fourth tier in the hierarchy.

The site is designated as Countryside but this will need to reviewed in light of the scale of housing need.

Subject to achievability issues, there is potential for the site to deliver homes during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

#### STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

**Site Reference and Address:** THU004 Nursery, Hill View Nurseries, Thurlaston

**Current Use:** Garden centre

**Size (Hectares):** 0.61

**Proposed use:** Housing

**Potential Capacity:** 15 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water affects very small areas (1 in 100 and 1 in 1000 risk)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - OK

Cleared hardstanding

Plant new hedge of native species

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets

Village settlement core nearby.

Archaeological remains nearby

Heritage potential is Medium Risk

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Garden centre requires demolition

Site access to Croft Road (60mph limit)

Other Considerations

**Suitable:** Potentially Suitable, **Available:** No, **Achievable:** Yes

**Strategic Policy Considerations:** Thurlaston is proposed as a Smaller Village.

Within Countryside

Site adjoins settlement boundary

FVNP identifies the site as a commercial facility whose loss is not supported (Policy FV9)

**Deliverability Considerations:**

**Site promotion:** Sole landowner who intends to sell or develop the site

**Key infrastructure requirements:** Site access to Croft Road (60mph speed limit)

**Delivery and market capacity:** The site promoter indicates that the site can be completed within 2 years, including 1 year to secure planning permission and 1 year to build

**Recent Planning History:** None

## STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for agricultural land. Key local factors scoring positively include access to primary school. The site scores negatively for distance from health care and secondary school.

## STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for THU004

The site has suitability issues including surface water flood risk. Achievability is uncertain due to site's current use as a garden centre.

The site is outside the settlement boundary of Thurlaston, a Smaller Village, the fourth tier in the hierarchy.

The site is designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Subject to suitability and achievability issues, there is potential for the site to deliver homes during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** THU005 Land east of Croft Road, Thurlaston

**Current Use:** Paddocks and stables

**Size (Hectares):** 1.81

**Proposed use:** Housing

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

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water flood risk affects small areas (1 in 30, 1 in 100 and 1 in 1000 risk)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Surveys

Grassland with possible species rich grassland

Phase 1 habitat survey required. Mitigation to include retaining hedges and buffer.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets

Village settlement core nearby.

Archaeological remains nearby

Heritage potential is Medium Risk

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** Yes. Sand and gravel (part)

**Waste Safeguarding:** No

**Other Issues:** Site access to Croft Road (60mph limit)

Other Considerations

**Suitable:** Potentially Suitable, **Available:** No, **Achievable:** Yes

**Strategic Policy Considerations:** Thurlaston is proposed as a Smaller Village.

Within Countryside

Site adjoins settlement boundary

Southern part of site is designated as a within Local Green Space (Fosse Villages Neighbourhood Plan)

**Deliverability Considerations:**

**Site promotion:** Single landowner who is considering developing the site

**Key infrastructure requirements:** Site access to Croft Road (60mph speed limit)

**Delivery and market capacity:** Site promoter indicates start within 4 years with a build over 3 years - maximum build rate of 35 dwellings per year

**Recent Planning History:** None

## STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for agricultural land. Key local

factors scoring positively include access to primary school. The site scores negatively for impact on mineral zones and distance from health care and secondary school.

### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for THU005**

The site has suitability issues including surface water flood risk.

The site adjoins the settlement boundary of Thurlaston, a Smaller Village, the fourth tier in the hierarchy.

The site is designated as Countryside but this will need to be reviewed in light of the scale of housing need. The southern part of the site is designated as Local Green Space in the Fosse Villages Neighbourhood Plan and should be protected. The boundaries should only be altered where exceptional circumstances are fully evidenced and justified through the preparation of plans.

Subject to suitability and achievability issues, there is potential for part of the site to deliver homes during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

### **STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT**

Site Details

**Site Reference and Address:** THU006 Moat Close, Thurlaston

**Current Use:** Grassland / pasture

**Size (Hectares):** 0.33

**Proposed use:** Housing

**Potential Capacity:** 9 dwellings and / or 0 floorspace (square metres)

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** No

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - OK with Mitigation

Improved grassland.

Mitigation to include retaining species rich hedge to north and buffer zones to maintain hedgerow corridor

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets on site or nearby

Heritage potential is low

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Thurlaston is proposed as a Smaller Village.

Within Countryside

Site adjoins settlement boundary

Land is designated as Local Green Space (Fosse Villages Neighbourhood Plan)

**Deliverability Considerations:**

**Site promotion:** The site is promoted on behalf of a single landowner who intends to sell / develop the site

Involvement of local development company

**Key infrastructure requirements:** Site access to Moat Close

**Delivery and market capacity:** Site promoter indicates development within 5 years.

**Recent Planning History:** 25/0412/OUT - 38 dwellings. Decision pending

21/0230/FUL - 9 dwellings withdrawn.

2 previous applications for residential development appeals dismissed.

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of

agricultural land. Key local factors scoring negatively include access to services (healthcare) and distance to secondary school.

### **STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for THU006**

The site has few suitability issues.

The site adjoins the settlement boundary of Thurlaston, a Smaller Village, the fourth tier in the hierarchy.

The site is designated as Countryside but this will need to be reviewed in light of the scale of housing need. However, the site is designated as Local Green Space in the Fosse Villages Neighbourhood Plan and should be protected. The boundaries should only be altered where exceptional circumstances are fully evidenced and justified through the preparation of plans.

Delivery of the site during the Plan period is unlikely due to development being contrary to local and national policy.

Review Conclusion: Do not consider further for allocation.

### **STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT**

Site Details

**Site Reference and Address:** THU007 Land east of Tyers Close, Thurlaston

**Current Use:** Agricultural grassland / pasture

**Size (Hectares):** 2.74

**Proposed use:** Housing

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

Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water affects small areas (1 in 30, 1 in 100 and 1 in 1000 risk extents)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Reject

Grassland with ridge and furrow

Protected species and habitat surveys required.

BNG requirements will be high unless a significant portion of grassland retained

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets on site

Records for archaeological enclosure nearby

Heritage potential is low

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Site access is unclear

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Thurlaston is proposed as a Smaller Village.

Site adjoins settlement boundary

Within Countryside

**Deliverability Considerations:**

**Site promotion:** Sole landowner who intends to sell or develop the site

**Key infrastructure requirements:**

**Delivery and market capacity:** Site promoter indicates development within 5 years.

**Recent Planning History:** 98/0684/1/OX outline application for residential development refused.

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land.

**STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for THU007**

The site has suitability issues including surface water flood risk and biodiversity. Achievability is uncertain due to unclear site access.

The site adjoins the settlement boundary of Thurlaston, a Smaller Village, the fourth tier in the hierarchy.

The site is designated as Countryside but this will need to be reviewed in light of the scale of housing need.

The scale of the site is disproportionate for the settlement and its place in the hierarchy. Delivery of the site during the Plan period is therefore contrary to the locational strategy. There are also suitability and achievability issues.

Review Conclusion: Do not consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** THU008 Land south of Earl Shilton Road, Thurlaston

**Current Use:** Agricultural land

**Size (Hectares):** 0.4

**Proposed use:** Housing

**Potential Capacity:** 9 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water affects north and east boundaries (1 in 30, 1 in 100 and 1 in 1000 risk)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Surveys

Protected species and habitat (grassland) surveys required.

Mitigation to include retaining hedges with buffer. BNG requirements may be high

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets on site or nearby

Heritage potential is low

**Agricultural Land:** 3 Moderate and 5 Urban / Industrial

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Thurlaston is proposed as a Smaller Village.

Within Countryside

Site adjoins settlement boundary

**Deliverability Considerations:**

**Site promotion:** Sole landowner

**Key infrastructure requirements:** Site access to Earl Shilton Road

**Delivery and market capacity:** No information

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment and water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to primary school. There are negative scores for local factors including distance to health care and secondary school.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for THU008

The site has suitability issues including surface water flood risk. Achievability is uncertain due to lack of site promotion information.

The site adjoins the settlement boundary of Thurlaston, a Smaller Village, the fourth tier in the hierarchy.

The site is designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Subject to suitability and achievability issues, there is potential for the the site to deliver homes during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** THU009 Land north of Thurlaston Lane, Thurlaston

**Current Use:** Agricultural land

**Size (Hectares):** 10.2

**Proposed use:** Housing

**Potential Capacity:** 191 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water affects small areas (1 in 100 and 1 in 1000 risk)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential noise and air pollution related to A47

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - OK with mitigation

Arable land

Mitigation to include retaining hedges with buffer and buffer to pond.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets on site

Records for archaeological site nearby

Heritage potential is low

**Agricultural Land:** 3 High

**Mineral Safeguarding:** Yes. Sand and gravel

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Thurlaston is proposed as a Smaller Village.

The site is detached from Thurlaston but close to the settlement boundary for Earl Shilton

Within Countryside

**Deliverability Considerations:**

**Site promotion:** Sole landowner who intends to sell or develop the site

**Key infrastructure requirements:** Site access to Thurlaston Lane

**Delivery and market capacity:** Site promoter indicates start on site within 2 to 3 years but no further information

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment water and flood risk factors. The site scores negatively for agricultural land. The site scores neutrally for local factors including access to local services and employment. Key local factors scoring negatively for impact on mineral zones and distance to bus stop.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for THU009

The site has suitability issues including surface water flood risk and noise/air quality. Achievability may be affected by the site being in two parts separated by the A47.

The site is outside and detached from the settlement boundary of Thurlaston, a Smaller Village, the fourth tier in the hierarchy. It is close to the boundary of Earl Shilton, an urban area in Hinckley and Bosworth Borough.

The site is designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Subject to suitability and achievability issues, there is potential for the western part of the site to deliver homes during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** THU010 Land north of Enderby Road, Thurlaston

**Current Use:** Agricultural land

**Size (Hectares):** 128

**Proposed use:** Housing

**Potential Capacity:** 1912 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** Yes

Parts of site affected by Flood Zone 3

**Other flood risk:** Yes

Surface water affects several areas (1 in 30, 1 in 100 and 1 in 1000 risk)

**Landfill:** Yes. Within 300m of former landfill

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential Noise and Air Pollution related to M69

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Need Further Surveys

Arable and grassland

Habitats (grassland, hedges, watercourses, ponds and woodland) surveys required

BNG requirements may be high unless a significant portion of grassland retained

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** Scheduled Monuments (New Hall medieval moated site and Iron Age Enclosure) within site

Archaeological records include Leicester Forest Area D, Newhall Medieval Park and related features within site

Heritage potential is high

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** N/A

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** No

**Strategic Policy Considerations:** Thurlaston is proposed as a Smaller Village.

Within Countryside

Site is detached from settlement boundary

**Deliverability Considerations:**

**Site promotion:** Sole landowner who intends to sell or develop the site

**Key infrastructure requirements:** Site access and

transport improvements (to be determined)

Primary school

**Delivery and market capacity:** Site promoter indicates start on site within 2 years of allocation. Potential for 3 developers with completion by 2049/50

**Recent Planning History:** None

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, water and flood risk factors. The site scores negatively for agricultural land and historic environment. There is significant overlap with a Scheduled Monument. The site scores neutrally for most local factors. Key local factors scoring positively include access to primary educational facilities and open space. Key local factors scoring negatively are distance to a Local Wildlife site.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for THU010

The site has suitability issues including flood risk (fluvial and surface water, biodiversity and heritage).

The site is outside and detached from the settlement boundary of Thurlaston, a Smaller Village, the fourth tier in the hierarchy.

The site is designated as Countryside but this will need to be reviewed in light of the scale of housing need.

The scale of the site is disproportionate for the settlement and its place in the hierarchy. Delivery of the site during the Plan period is therefore contrary to the locational strategy.

Review Conclusion: Do not consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** THU011 Thurlaston Sawmill, Thurlaston

**Current Use:** Industrial building

**Size (Hectares):** 1.4

**Proposed use:** Housing

**Potential Capacity:** 34 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water affects very small areas (1 in 30, 1 in 100 and 1 in 1000 risk)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** No

**Sites of Special Scientific Interest:** No

**Other biodiversity:** LCC Ecology - Ok with mitigation

Protected species survey required. Mitigation to include retaining hedges with buffers.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets on or adjacent to site.

Village historic core nearby.

Heritage Potential

**Agricultural Land:** 3 Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** Site also promoted for employment use as a first choice

Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Thurlaston is proposed as a Smaller Village.

Within Countryside

Site is detached from settlement boundary

FVNP identifies Sawmill, Thurlaston (ET1) as an Employment Area safeguarded for employment development (B1, B2 and small scale B8 (Policy FV15))

**Deliverability Considerations:**

**Site promotion:** Single landowner seeking to develop site for employment but for older persons homes and an alternative

**Key infrastructure requirements:** Site access

**Delivery and market capacity:** No information

**Recent Planning History:** 25/0267/OUT - Demolition of existing industrial building (Class B2) and ancillary office (Class E(g)(i)) and erection of buildings for 3,546sqm of Research and Development / light industrial (Class E(g)(ii)(iii)) floor space, closure and relocation of veh

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for biodiversity, national air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Local Factors are generally neutral. There are negative local factors in terms of access to healthcare services, access to employment sites, and access to secondary educational facilities.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for THU011

The site has suitability issues including surface water flood risk. Achievability is uncertain due preferred use for employment.

The site is outside and detached from the settlement boundary of Thurlaston, a Smaller Village, the fourth tier in the hierarchy.

The site is designated as Countryside but this will need to be reviewed in light of the scale of housing need. The site is also safeguarded for employment use in the Fosse Villages Neighbourhood Plan.

Delivery of the site during the Plan period is unlikely due to achievability issues and being contrary to policy. There are other sites suitable, available and achievable in the settlement to contribute to requirements.

Review Conclusion: Do not consider further for allocation.

## STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

### Site Details

**Site Reference and Address:** THU012 Thurlaston Lodge Farm, Thurlaston

**Current Use:** Agricultural land

**Size (Hectares):** 76

**Proposed use:** Housing

**Potential Capacity:** 1140 dwellings and / or 0 floorspace (square metres)

### Environment and Physical Constraints

**Flood Zones 2 or 3:** No

**Other flood risk:** Yes

Surface water affects areas related to watercourses / ditches (1 in 30, 1 in 100 and 1 in 1000 risk)

**Landfill:** No

**High Pressure Gas Pipeline or Calor Gas Hazard Zone:** No

**Other pollution:** Potential Noise and Air Pollution related to A47

**Sites of Special Scientific Interest:** No

**Other biodiversity:** Local wildlife site on eastern boundary and protected species. Protected species and habitat surveys required. Retain hedges with buffer.

**Landscape Sensitivity for Landscape Character Area:** Moderate

**Heritage Assets and Potential:** No designated heritage assets

Archaeological records include Leicester Forest Area D, Newhall Medieval Park and related features within and nearby site

Heritage potential is medium

**Agricultural Land:** Moderate

**Mineral Safeguarding:** No

**Waste Safeguarding:** No

**Other Issues:** N/A

### Other Considerations

**Suitable:** Potentially Suitable, **Available:** Yes, **Achievable:** Yes

**Strategic Policy Considerations:** Thurlaston is proposed as a Smaller Village.

Also within Leicester Forest East, a Principal Urban Area settlement.

Within Countryside

Site is detached from settlement boundary

**Deliverability Considerations:**

**Site promotion:** Single landowner. Housebuilder will develop site

**Key infrastructure requirements:** Site access and transport to be determined

**Delivery and market capacity:** Site promoter indicates that development will start within 5 years and take 15 years to complete with 3 developers on site. Peak build rate of 120 dwellings per year

**Recent Planning History:** No

#### STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, historic environment, air quality, water and flood risk factors. The site scores negatively for agricultural land. The site scores neutrally for most local factors. Key local factors scoring negatively are potential impact to a mineral zone and impact to a local wildlife site.

#### STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for THU012

The site has suitability issues including surface water flood risk, noise and air quality.

The site is outside and detached from the settlement boundary of Thurlaston, a Smaller Village and also Leicester Forest East which is part of the Principal Area of Leicester, the highest tier of the settlement hierarchy. However, other sites closer to the existing settlements should be considered first.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing need.

Delivery of the site during the Plan period is not appropriate because the site is detached from sustainable settlements and so does not accord with the locational strategy of the Plan.

Review Conclusion: Do not consider further for allocation.