



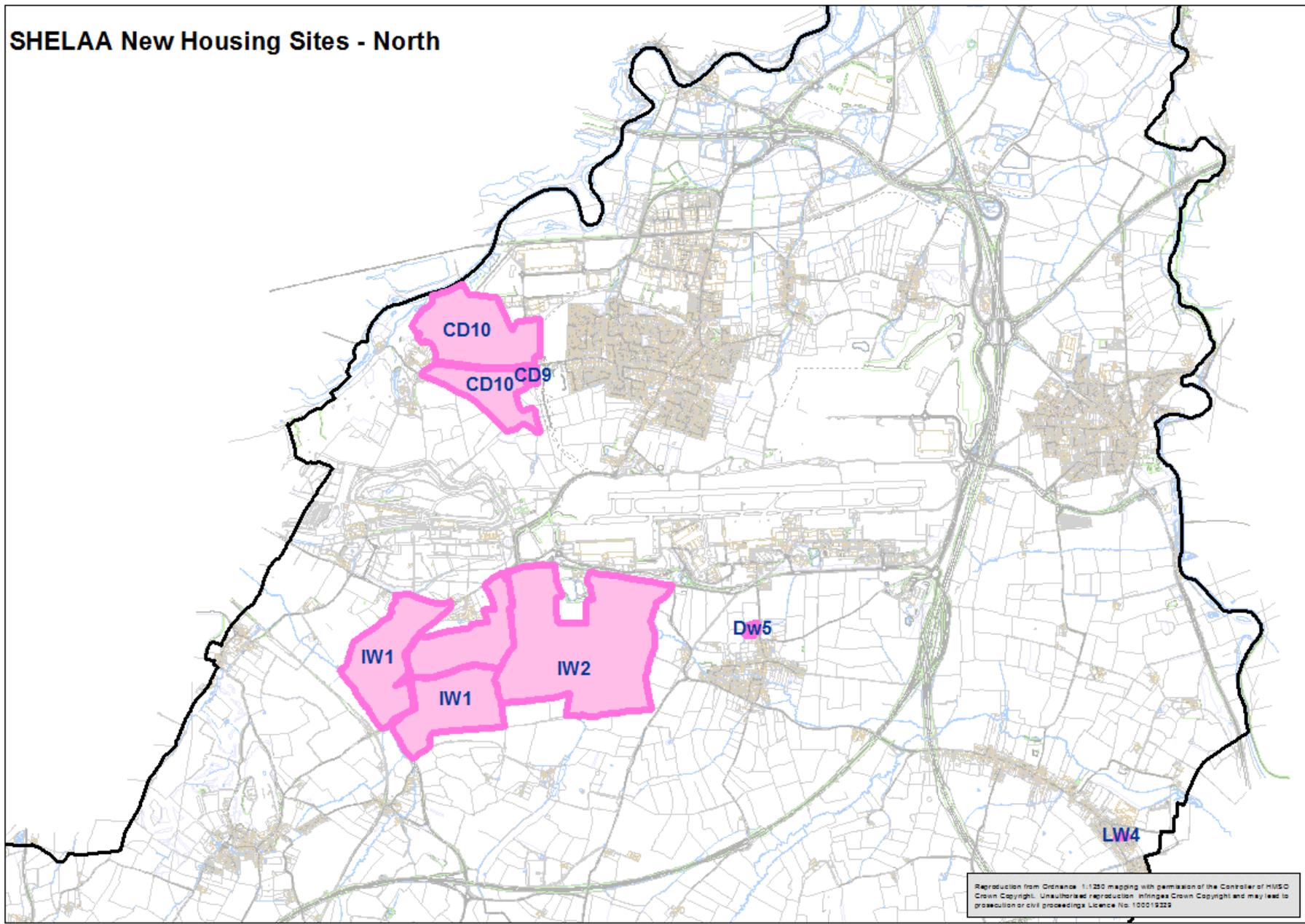
SHELAA 2019 Part 1 – New Housing Site Assessments

Schedule of New Sites

| Site Reference and Name | Area (Ha) | Estimate Capacity | Timeframe (Years) |
|--|-----------|-------------------|-------------------|
| A28 – The Paddocks, Willesley Road, Ashby de la Zouch | 2.72 | 51 | 11-20 |
| A29 – Land to the rear of Ulleswater Crescent, Ashby de la Zouch | 0.76 | 19 | 11-20 |
| B3 – Former Stardust Nightclub, Bardon | 1.1 | 27 | 11-20 |
| C73 – Land off Kirton Road, Coalville | 11.2 | 168 | 11-20 |
| C74 – Land at Lily Bank, Thringstone | 3.42 | 64 | 11-20 |
| C75 – Land at Townsend Lane, Donington le Heath | 0.57 | 14 | 11-20 |
| C76 – Land at Meadow Lane, Coalville | 14 | 210 | 11-20 |
| C77 – Land off Talbot Lane, Whitwick | 4.84 | 91 | 11-20 |
| C78 – Land rear of 274 Church Lane, Whitwick | 0.89 | 22 | 11-20 |
| C79 – Land off Townsend Lane, Donington le Heath | 0.57 | 14 | 11-20 |
| CD9 – Land south of Park Lane, Castle Donington | 1.81 | 45 | 11-20 |
| CD10 – Land north and south of Park Lane, Castle Donington | 95 | 1,425* | 11-20 |
| Cn6 – Land off Worthington Lane, Newbold | 6.6 | 124 | 11-20 |
| Cn16 – Land at 44 Loughborough Road, Coleorton | 1.5 | 37 | 11-20 |
| Cn17 – Land to side of 55 Nottingham Road, Coleorton | 0.55 | 14 | 11-20 |
| Cn18 – Land to the south of Brooklyn, Coleorton | 0.2 | 6 | 11-20 |
| Cn19 – Land to west of Lower Moor Road, Coleorton | 2.65 | 50 | 11-20 |
| Cn20 – Rear of 92 Loughborough Road, Coleorton | 0.29 | 9 | 11-20 |
| Cn21 – Pipeyard Lane, Newbold Coleorton | 0.38 | 6 | 11-20 |
| Cn22 – Land at Aqueduct Road, Coleorton | 0.68 | 17 | 11-20 |
| Dw5 – Land at Grimes Gate, Diseworth | 1.14 | 28 | 11-20 |
| Ib26 – Land west of A447, Ibstock | 16.3 | 306 | 11-20 |
| Ib27 – Sunnyside Garden Centre, Ibstock | 1.21 | 30 | 11-20 |
| Ib28 – Land off Blackberry Lane, Ibstock | 3.66 | 68 | 11-20 |
| Ib29 – Land off New Row, Ibstock | 0.36 | 9 | 11-20 |
| IW1 – Land west of Isley Walton | 160 | 2,400* | 11-20 |
| IW2 – Land south of East Midlands Airport | 156 | 2,340* | 11-20 |
| LW4 – 11 Turvey Lane, Long Whatton | 0.25 | 8 | 11-20 |
| M17 – The Pot Kilns, New Street, Measham | 0.33 | 10 | 11-20 |
| M18 – Measham Works, Burton Road, Measham | 1.8 | 44 | 11-20 |
| Mo13 – Warren House Farm, Measham Road, Moira | 5.67 | 107 | 11-20 |
| NP4 – Breach Farm, Leicester Road, New Packington | 15.4 | 289 | 11-20 |
| NP5 – Leicester Road and Coleorton Lane, New Packington | 0.89 | 22 | 11-20 |
| Oa7 – Land off Measham Road, Oakthorpe | 4.62 | 86 | 11-20 |
| P7 – Land West of Redburrow Lane, Packington | 2.02 | 38 | 11-20 |
| P8 – Land to rear of 55 Normanton Road, Packington | 0.55 | 14 | 11-20 |
| R14 – Land to rear of 21 Creswell Drive, Ravenstone | 2.02 | 38 | 11-20 |
| R15 – Land north of Church Lane, Ravenstone | 3.9 | 73 | 11-20 |
| R16 – Land south of Hall Farm, Ravenstone | 6.5 | 122 | 11-20 |
| W5 – Land off Main Street, Worthington | 0.44 | 11 | 11-20 |

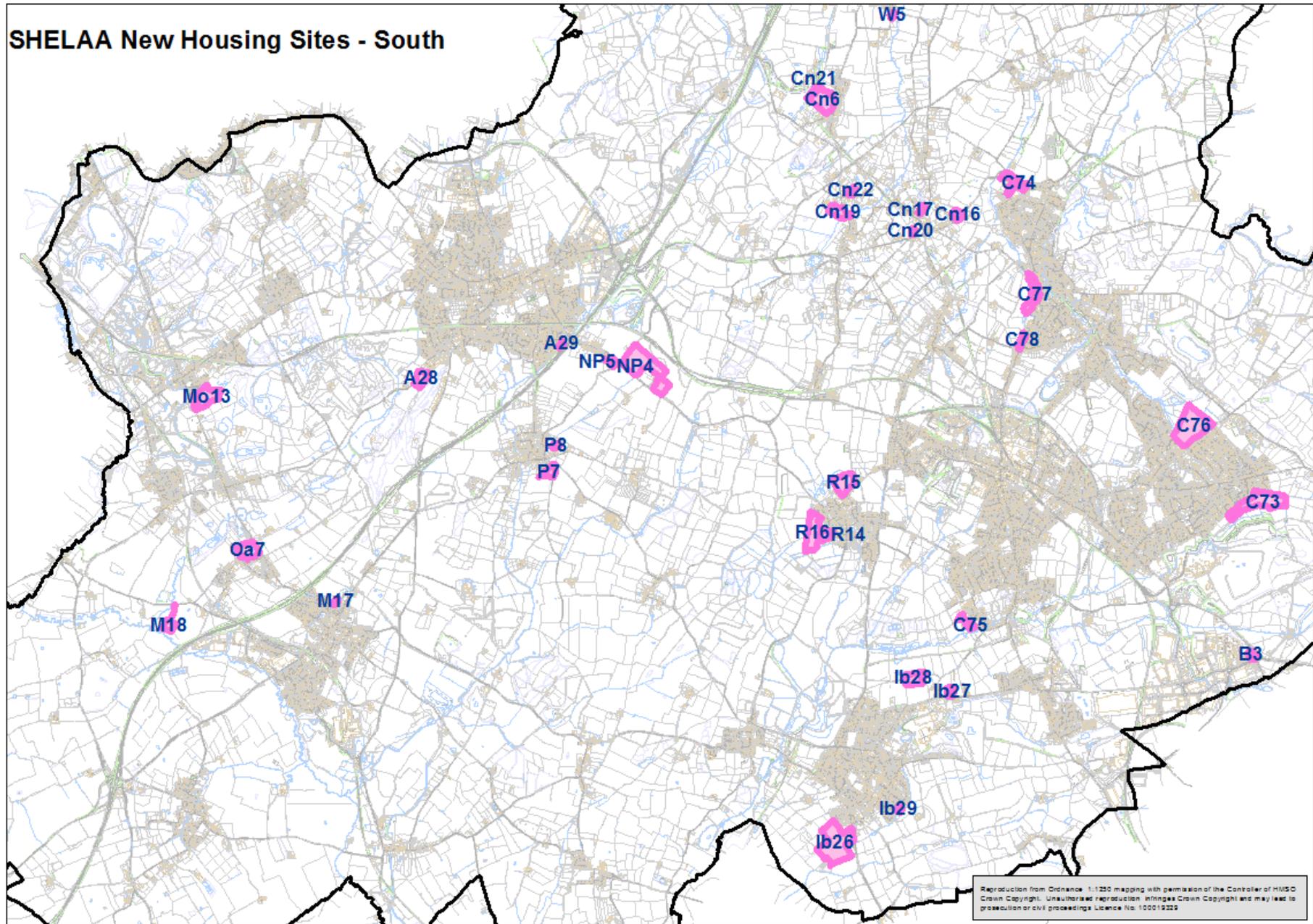
*Proposed floorspace assumes 100% housing development even though site is also included as an Employment site.

SHELAA New Housing Sites - North

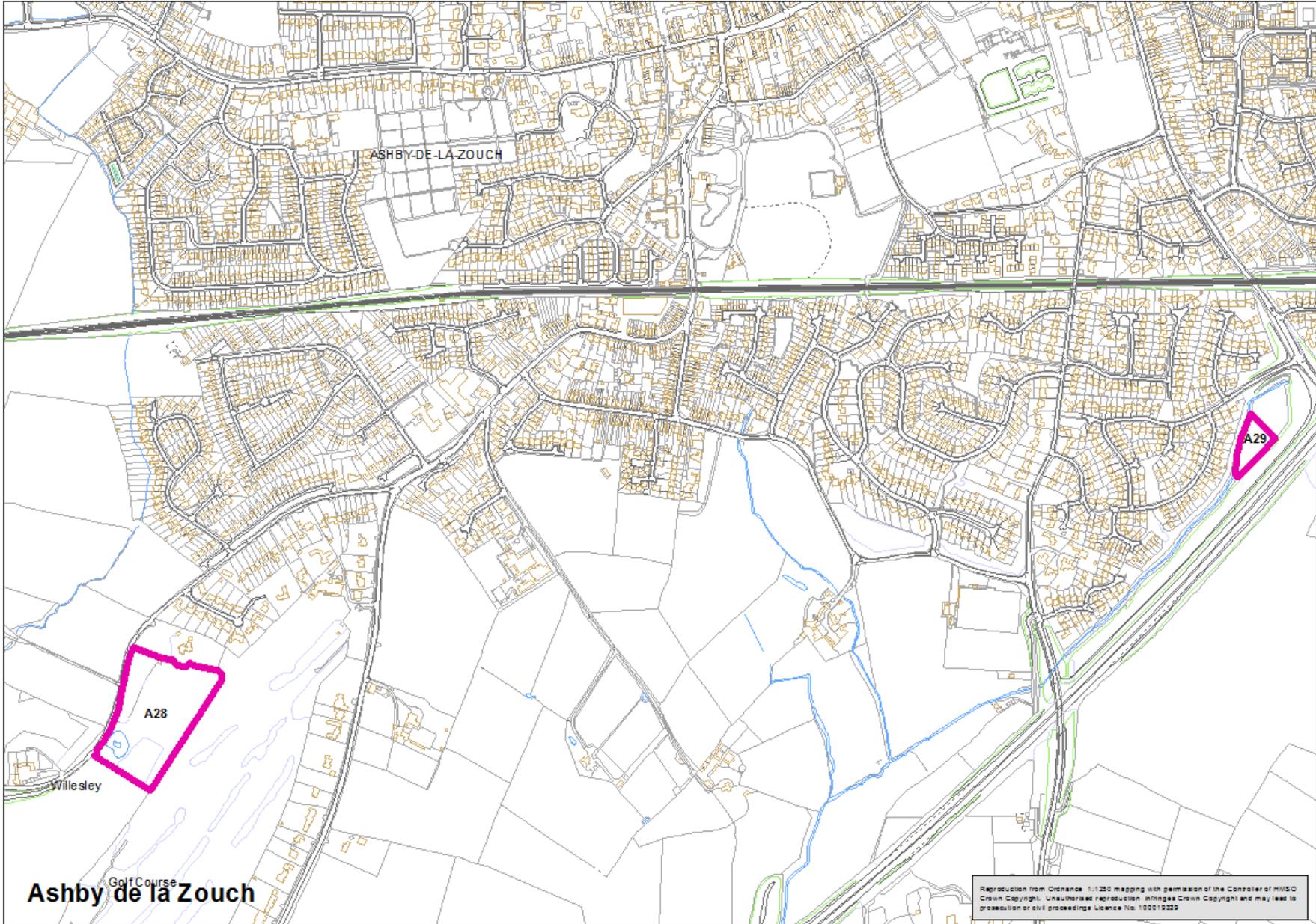


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SHELAA New Housing Sites - South



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A28 – The Paddocks, Willesley Road, Ashby de la Zouch

Site Description: The site is a greenfield site to the east of Willesley Road, which currently comprises a field, an area of woodland and a large pond and is Grade 3 Agricultural Land. To the north lies Willesley Close, while the site is bordered to the east by a golf course and to the south and west (across Willesley Road) by fields. The site is protected by a woodland TPO with an area of dense tree cover in the north western corner of the site adjacent to the boundary with Willesley Road. Elsewhere trees are scattered throughout the site. There is a Local Wildlife Site adjacent to the site's eastern boundary, identified as Willesley Lake and park. Its current use is as a golf course. The site is within the National Forest and the catchment area of the river Mease SAC.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ashby as a Key Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site benefits from a shared boundary with Willesley Road, at which point is a 60mph C Class Road with no footway provision. Whilst vehicular access to the site appears achievable subject to designing an access in accordance with standards set out in LHDG, the existing footway provision on Willesley Road terminates at the junction with Willesley Close to the north and there does not appear to be sufficient land within the highway boundary to create a footway to link the site with the wider community.
- **Ecology:** There is the potential for badgers and newts to be on site. The woodland, pond, trees and hedge all have the potential to be BAP habitats. Ecological surveys (P1 habitat, badger, GCN) are needed before a decision can be made on acceptability.

Although the site is close to the south-western boundary of the Limits to Development of Ashby it is outside the defined settlement boundary and as such the site is considered **potentially suitable**. A change in the limits to development would be required for the site to be considered suitable.

Availability: The site is promoted by an agent on behalf of a client whose interest in the land is as the option holder/conditional contract holder, although they are not themselves a house builder. The landowner has indicated support for the development of the land. The site is considered to be **available**.

Achievability: There are no known viability or achievability issues. The site is considered to be **potentially achievable**.

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 2.72 |
| Gross to Net Development Ratio | 62.5% |
| Density Applied (dwellings per hectare) | 30 |
| Estimated capacity | 51 |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 20 |

A29 – Land to the rear of Ulleswater Crescent, Ashby de la Zouch

Site Description: The site is a greenfield site to the east of Ulleswater Crescent and Windermere Avenue, and to the east of the A42. It is currently covered in vegetation and is Grade 3 Agricultural Land. There are residential properties to the north west. Over half of the site is located within Flood Zones 2 and 3. The site is within the National Forest and within the catchment area of the River Mease SAC.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ashby as a Key Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site does not appear to be able to have access to the public highway without accessing third party land. Due consideration needs to be given to accessibility in terms of pedestrians, cyclists and motorists.
- **Ecology:** There is the potential for badgers and water voles to be on site. The woodland and scrub, and adjacent river all have the potential to be BAP habitats. Ecological surveys (P1 habitat, badger, water vole) are needed before a decision can be made on acceptability. Buffer zones of 10m would be needed to be retained adjacent to the river.

Although the site is close to the south-eastern boundary of the Limits to Development of Ashby it is outside the defined settlement boundary and as such the site is considered **potentially suitable**. A change in the limits to development and a solution to the access issue would be required for the site to be considered suitable.

Availability: The site is promoted by an agent on behalf of a client who owns the site, who has indicated support for the development of the land. The site is considered to be **available**.

Achievability: Access to the site appears to be an issue and a suitable access would need to be sought and agreed, therefore the site is considered **not currently achievable**.

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 0.76 |
| Gross to Net Development Ratio | 82.5% |
| Density Applied (dwellings per hectare) | 30 |
| Estimated capacity | 19 |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 10 |

B3 – Former Stardust Nightclub, Bardon

Site Description: The site is a brownfield former nightclub site at the junction of the A511 and B585 in Bardon. The former nightclub has now been demolished, leaving an area of hardstanding and the former nightclub car park. Another development site lies to the north (included in the SHELAA as EMP41), the Charnwood Arms pub to the west, and residential dwellings to the south across Beveridge Lane and the A511 to the east. The site is also included in the Economic part of the SHELAA as EMP42 – however it was submitted as part of the most recent call for sites as a housing site. The eastern part of the site forms part of a Local Wildlife Site that includes the provision of a badger sett. The site is within the National Forest and Charnwood Forest and is Grade 3 Agricultural Land.

This site is also included within the employment part of the SHELAA, please see employment site Emp42.

Suitability:

- **Planning Policy:** The site is within the Coalville Urban Area Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Coalville as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** Due consideration should be given to the scheme for the Stardust Roundabout as part of the Coalville/A511 growth corridor proposals. The site benefits from shared boundaries with the A511. The Highway Authority is unlikely to be supportive of the creation of new access onto the A511 as this would be contrary to policy IN5 of the LHDG. Whilst the site has an extant access onto Bardon Road, should the development proposal result in increased traffic over and above the permitted use then it may be considered unfavourable by the Highway Authority as per Policy IN5 of the LHDG. However, the Highway Authority takes a pragmatic approach and in some circumstances a relaxation of this policy may be considered acceptable as detail emerges.
- **Ecology:** There is the potential for badgers to be on site. The hedge has the potential to be a BAP habitat. Retain hedges with 5m buffer; badger survey also needed. Site appears part-cleared.

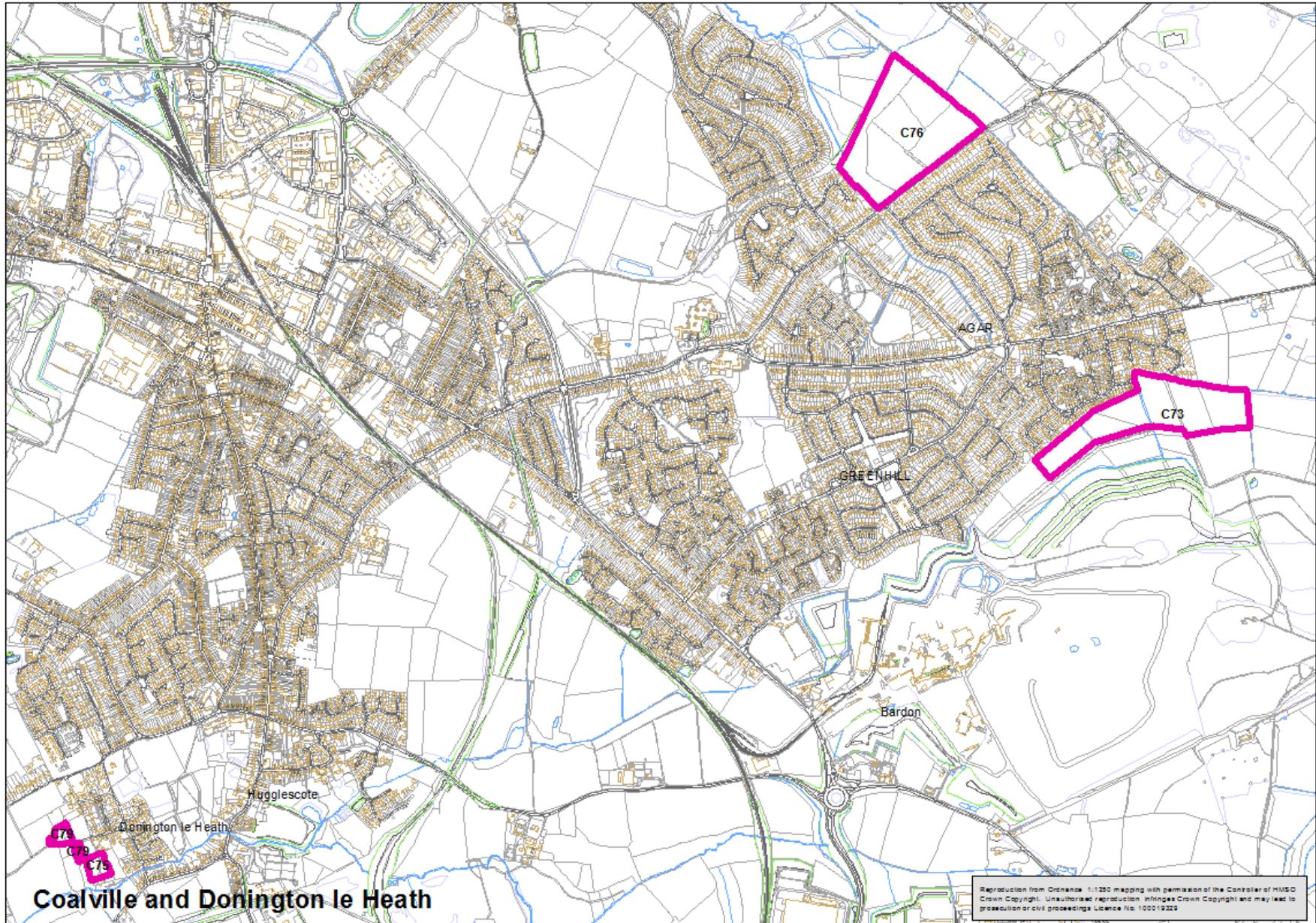
Although the site is within the south-eastern boundary of the Limits to Development of Coalville it is within a predominantly industrial area and as such the site is considered **potentially suitable**.

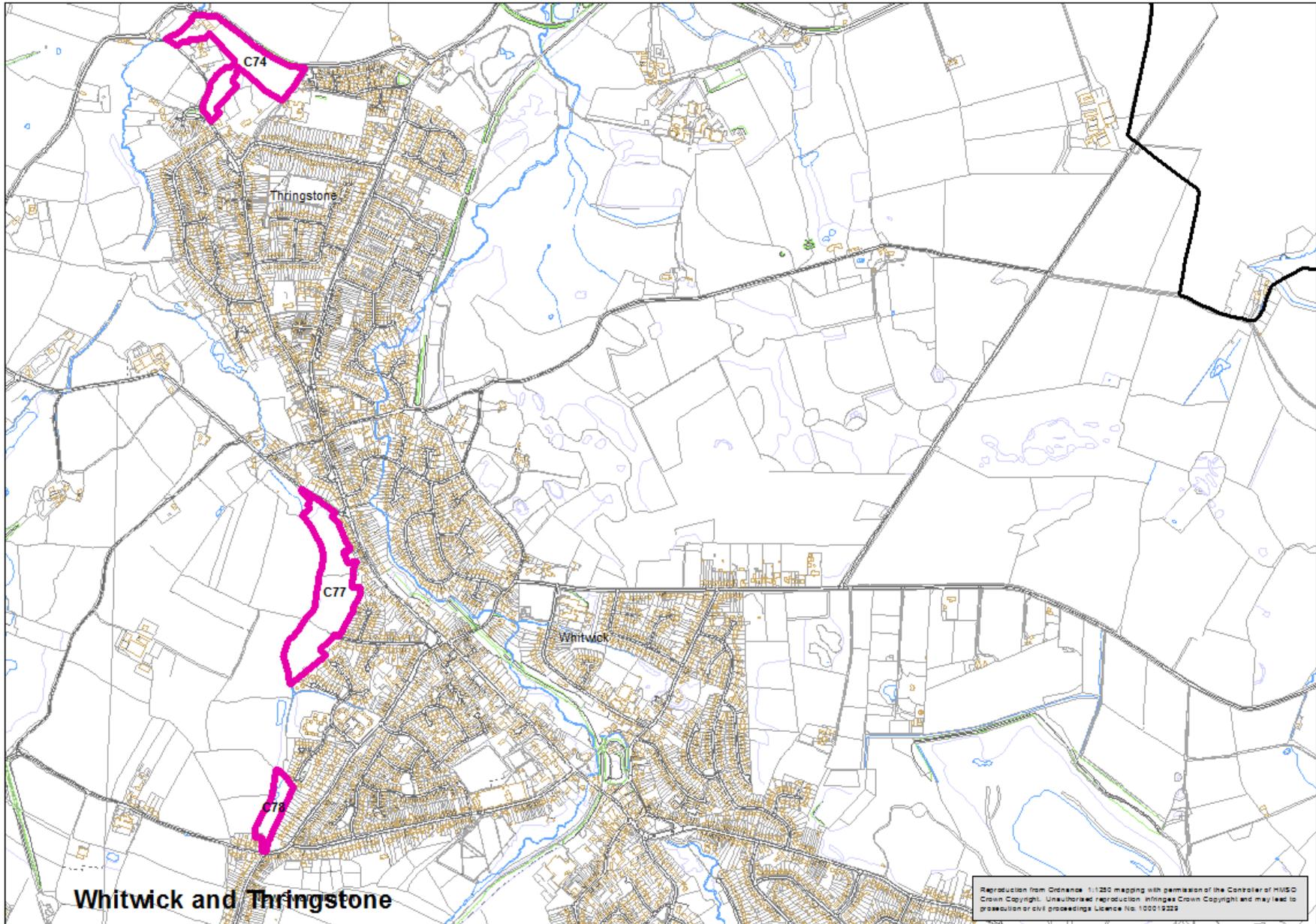
Availability: The site is promoted by an agent on behalf of a client who owns the site, who has indicated support for the development of the land. The site is considered to be **available**.

Achievability: There are no known physical or economic constraints, therefore the site is considered **potentially achievable**

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 1.1 |
| Gross to Net Development Ratio | 82.5% |
| Density Applied (dwellings per hectare) | 30 |
| Estimated capacity | 27 |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 15 |





C73 – Land off Kirton Road, Coalville

Site Description: The site is a large greenfield site which is Grade 3 Agricultural land. The site comprises numerous agricultural fields both to the north and east of Kirton Road, to the south east of Coalville. To the north lies residential dwellings and to the south open space and then a quarry. A footpath runs through the site (north to south) and then turns to run adjacent to its southern boundary. The site is within the Charnwood Forest and the National Forest.

Suitability:

- **Planning Policy:** The site is adjoining but outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** Contributions are likely to be required towards the Coalville Growth Corridor/A511 measures in accordance with Policy IF4 of the adopted Local Plan.
- **Ecology:** There is the potential for badgers and GCN to be on site. The hedges, trees and grassland have the potential to be BAP habitats. The site is mainly grassland with hedges/tree belts. Phase 1 habitat survey needed before making decision - also GCNs are present in nearby ponds. Badgers are also present nearby. Off-site mature woodland would need protection with 10m buffer zone.

The site is a greenfield site outside the Limits to Development, the site is considered **potentially suitable**, a change in the boundary of the existing Limits to Development would be required for the site to be considered suitable.

Availability: The site is promoted by an agent on behalf of a client who owns the site, who has indicated support for the development of the land. The site is considered to be **available**.

Achievability: There are no known physical or economic constraints, therefore the site is considered **potentially achievable**.

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 11.2 |
| Gross to Net Development Ratio | 50% |
| Density Applied (dwellings per hectare) | 30 |
| Estimated capacity | 168 |
| (Agent is proposing a maximum of 150 dwellings at 27dph) | |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 25 |

C74 – Land at Lily Bank, Thringstone

Site Description: The site is agricultural land located to the north of Thringstone. The site is bound by Ashby Road which runs along the majority of the northern boundary of the site and Lily Bank which adjoins the western boundary of the site; where it adjoins a highway. The site is bound by mature hedgerows and trees. A stream runs from Ashby Road to Lily Bank along the north western boundary of the site. This stream and the hedgerow along the sites' boundary with Ashby Road are both historic Local Wildlife Sites.

To the east of the site is a recently completed housing development of 85 new residential dwellings. To the far south eastern corner of the site is Thringstone Primary School. There is existing built form to the south east of the site although the majority of this is some distance from the site boundary.

The site boundary excludes the residential properties of Lily Bank Bungalow and Field House Farm. There are some large agricultural buildings to the north of the residential property of Field House Farm, these are within the site boundary. A public footpath runs along part of the eastern boundary of the site. A second public footpath runs from Lily Bank along the sites boundary to the south of Lily Bank Bungalow and then travels northwards along the rear of the gardens of Lily Bank Bungalow and Field House Farm and continues through to Ashby Road via the northern part of the site where the agricultural buildings are located. A gas pipeline runs east to west across the southern part of the site (to the south of Lily Bank Bungalow). The site is grade 3 agricultural land and is within the National Forest. The southern part of the site is also within the Charnwood Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Thringstone as being part of the Coalville Urban Area which is the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site benefits from shared boundaries with the A512 and Lily Bank. The Highway Authority would not be supportive of the creation of new access onto the A512 as this would be contrary to policy IN5 of the Leicestershire Highways Design Guide. Lily Bank is not suitable to serve a development of this size, due to sections of the highway, particularly towards the A512 being substandard in width.
- **Ecology:** There is the potential water vole and badgers to be on site. The stream and roadside hedge are historic wildlife sites. The stream, grassland and hedgerows may be potential BAP habitats. A Phase 1 Habitat Survey would be needed before a decision regarding the sites ecology could be made. The stream to the north west would require a 10 metre buffer zone of natural vegetation and the roadside hedge would need retaining with a buffer.

The site is located outside the Limits to Development and is therefore considered **potentially suitable**. A change in the boundary of the Limits to Development would be needed to enable this site to be considered suitable.

Availability: The site is promoted by an agent on behalf of the landowner. The site is in single ownership and the landowner supports the development of the site. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 3.42 |
| Density Applied (dwellings per hectare) | 30 |
| Gross to Net Development Ratio | 62.5% |
| Estimated capacity | 64 |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 25 |

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C75 – Land at Townsend Lane, Donington le Heath

Site Description: This site, which lies to the south west of Donington le Heath, consists of a field which currently appears to be used for informal storage. The site is Grade 2 Agricultural Land. There are further fields to the south, west, east and north with some residential dwellings to the north east. The River Sense is just beyond the site's southern boundary. The site is within the National Forest. The site adjoins Donington le Heath Conservation Area to the north and a public footpath runs along its western boundary. The very western edge of the site falls within the Minerals Consultation Area for the potential presence of below surface brick clay resources.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development, as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site does not appear to be able to have access to the public highway without accessing third party land.
- **Ecology:** There is the potential for badgers to be on site. The grassland is a potential BAP habitat. A Phase 1 habitat survey will be needed before making a decision.

The site is outside of the Limits to Development and is considered **potentially suitable**; a change in the Limits to Development would also be required for the site to be considered suitable.

Availability: The site has been submitted by an agent on behalf of the owner of the site, although no housebuilder is currently involved. The site is considered to be **available**.

Achievability: There are no known physical or economic constraints, other than the highways issues set out above - therefore the site is considered **potentially achievable**.

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 0.57 |
| Gross to Net Development Ratio | 82.5% |
| Density Applied (dwellings per hectare) | 30 |
| Estimated capacity | 14 |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 10 |

C76 – Land at Meadow Lane, Coalville

Site Description: This large greenfield site is Grade 3 Agricultural Land and comprises numerous agricultural fields to the north of Meadow Lane, to east of Coalville. To the west and south lies residential dwellings and to the north and east open space and then a former quarry. A candidate Local Wildlife Site can be found within the site comprising of the hedgerows within the site and along the site boundary. There is also a tree protected by a TPO near the front top corner of the site. The site is within the Charnwood Forest and the National Forest.

Suitability:

- **Planning Policy:** The site is adjoining but outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site benefits from a shared boundary with Meadow Lane, a 7.5t weight restricted C Class road with a 30mph speed limit. Whilst vehicular access to the site appears achievable subject to designing access in accordance with standards set out in LHDG, the site extents appear to affect two Public Rights of Way – 021 and 022 to which careful consideration would need to be given. Contributions are likely to be required towards the Coalville Growth Corridor/A511 measures in accordance with Policy IF4 of the adopted Local Plan.
- **Ecology:** There is the potential for badgers and water voles to be on site. The hedges within the site are designated as a Local Wildlife Site. The site is also adjacent to a SSSI. The hedges, stream and grassland have the potential to be BAP habitats. Hedges are important and need to be retained. Part grassland (not species-rich), rest is arable. Impacts on SSSI may be high as it would become surrounded by houses. Need to discuss with Natural England.

The site is a greenfield site outside the Limits to Development. The site is considered **potentially suitable**, a change in the boundary of the existing Limits to Development would be required for the site to be considered suitable.

Availability: The site is promoted by an agent on behalf of a client who owns the site, who has indicated support for the development of the land. The site is considered to be **available**.

Achievability: There are no known physical or economic constraints, therefore the site is considered **potentially achievable**.

Site Capacity:

| | |
|---|------------|
| Total Site Area Available for Development (hectares) | 14 |
| Gross to Net Development Ratio | 50% |
| Density Applied (dwellings per hectare) | 30 |
| Estimated capacity | 210 |

(Agent is proposing between 400 and 550 dwellings)

C77 – Land off Talbot Lane, Whitwick

Site Description: The site adjoins Talbot Lane in the north and extends southwards to the rear of properties on Valley Way. The site is a tract of agricultural land and mature hedgerows and trees separate the site into three distinct fields. The site is bound by mature hedgerows and trees. To the north and east of the site are residential dwellings and to the south and west is agricultural land. A watercourse runs along the western and south western boundaries of the site. The site is very undulating and slopes steeply in places.

A public footpath runs east to west across the site at the point where the site adjoins School Lane. There are three trees located along the south east boundary of the site that are protected by Tree Preservation Orders. The site is within the Minerals Consultation Area for the potential presence of at or near surface coal resources. The southern part of the site is grade 4 agricultural land and the site is within the National Forest and the Charnwood Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Whitwick as being within the Coalville Urban Area which is the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** This site benefits from a shared boundary with Talbot Lane, at which point is a 30 mph, C Class road with a 7.5t weight restriction. Vehicular access to the site from Talbot Lane appears achievable subject to designing an access in accordance with the standards set out in the Leicestershire Highways Design Guide. The development could also be accessed from School Lane, an Adopted Unclassified road, with a speed limit of 30 mph, but would not be suitable for use as a main access.
- **Ecology:** There is the potential for water vole and badgers to be on site. The hedges, stream and grassland may be potential BAP habitats. A Phase 1 Habitats Survey would be needed. All hedges would need to be retained with 5 metre buffers and there would need to be a 10 meter buffer to the stream. There would also need to be a buffer to off-site woodland.

The site is located outside the Limits to Development and is therefore considered **potentially suitable**. A change in the boundary of the Limits to Development would be needed to enable this site to be considered suitable.

Availability: The site is in single ownership and is promoted by the landowner. There are agricultural tenancies on the land and there may be a notice period that would need to be given for them to vacate. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 4.84 |
| Density Applied (dwellings per hectare) | 30 |
| Gross to Net Development Ratio | 62.5% |
| Estimated capacity | 91 |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 25 |

C78 – Land rear of 274 Church Lane, Whitwick

Site Description: The site is located to the north of Church Lane where it joins Thornborough Road. The site is an almost rectangular parcel of land currently used for agricultural purposes. There are residential properties to the east of the site. There is part residential part wooded area to the north and agricultural land to the east of the site. There are three ponds located in the north western part of the site to the east of which is an area of mature trees and shrubs. The majority of the site is bound by mature hedgerows and trees. There is an agricultural building on the site which adjoins the western boundary. There has been a previous Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to a Dwelling house (ref: 18/01782/PDNATR) however, this was withdrawn. The site is within the Minerals Consultation Area for the potential presence of near or at surface coal resources. The very western extent of the site is grade 3 agricultural land. The northern half of the site is grade 4 agricultural land. The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Whitwick as being within the Coalville Urban Area which is the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** This site benefits from a shared boundary with Church Lane, at which point is a 30 mph, C Class road with a weight restriction of 7.5t. Vehicular access to the site from Church Lane appears to be undesirable due to the likely proximity of the access to the junction between Church Lane and Thornborough Road. If possible, an access from Robinson Road would alleviate this potential issue although this would appear to involve land outside of the applicants' control. There is a footway on the development side of Church Lane.
- **Ecology:** There is the potential for Great Crested Newts, water vole and badgers to be on site. The ponds, scrub/woodland, grassland and hedgerows may be potential BAP habitats. Half of the site is not developable without the loss of three water bodies which is not acceptable in ecology terms as there would be significant impacts on wildlife.

The site is located outside the Limits to Development and is therefore considered **potentially suitable**. A change in the boundary of the Limits to Development would be needed to enable this site to be considered suitable.

Availability: The site is promoted by an agent on behalf of the landowners. The landowners support the development of the site. There is a covenant on the land which finishes in March 2019. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 0.89 |
| Density Applied (dwellings per hectare) | 30 |
| Gross to Net Development Ratio | 82.5% |
| Estimated capacity | 22 |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 22 |

C79 – Land off Townsend Lane, Donington le Heath

Site Description: This site, which consists of two parts, north and south of Townsend Lane, lies to the south west of Donington le Heath. It is Grade 2 Agricultural Land and consists of a field which currently appears to be used for informal storage. There are further fields to the south, west, east and north with some residential dwellings to the north east. Both of the parcels of land are within the National Forest and fall within the Minerals Consultation Area for the potential presence for below surface brick clay resources.

The northern part of the site is located within the Donington le Heath Conservation Area. Adjacent to its east boundary is a locally designated wildlife site which has been identified as a candidate Local Wildlife Site. A public footpath runs along the east boundary of the southern part of the site.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development, as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site does not appear to be able to have access to the public highway without accessing third party land.
- **Ecology:** There is the potential for badgers to be on site. The grassland is a potential BAP habitat. A Phase 1 habitat survey will be needed before making a decision.

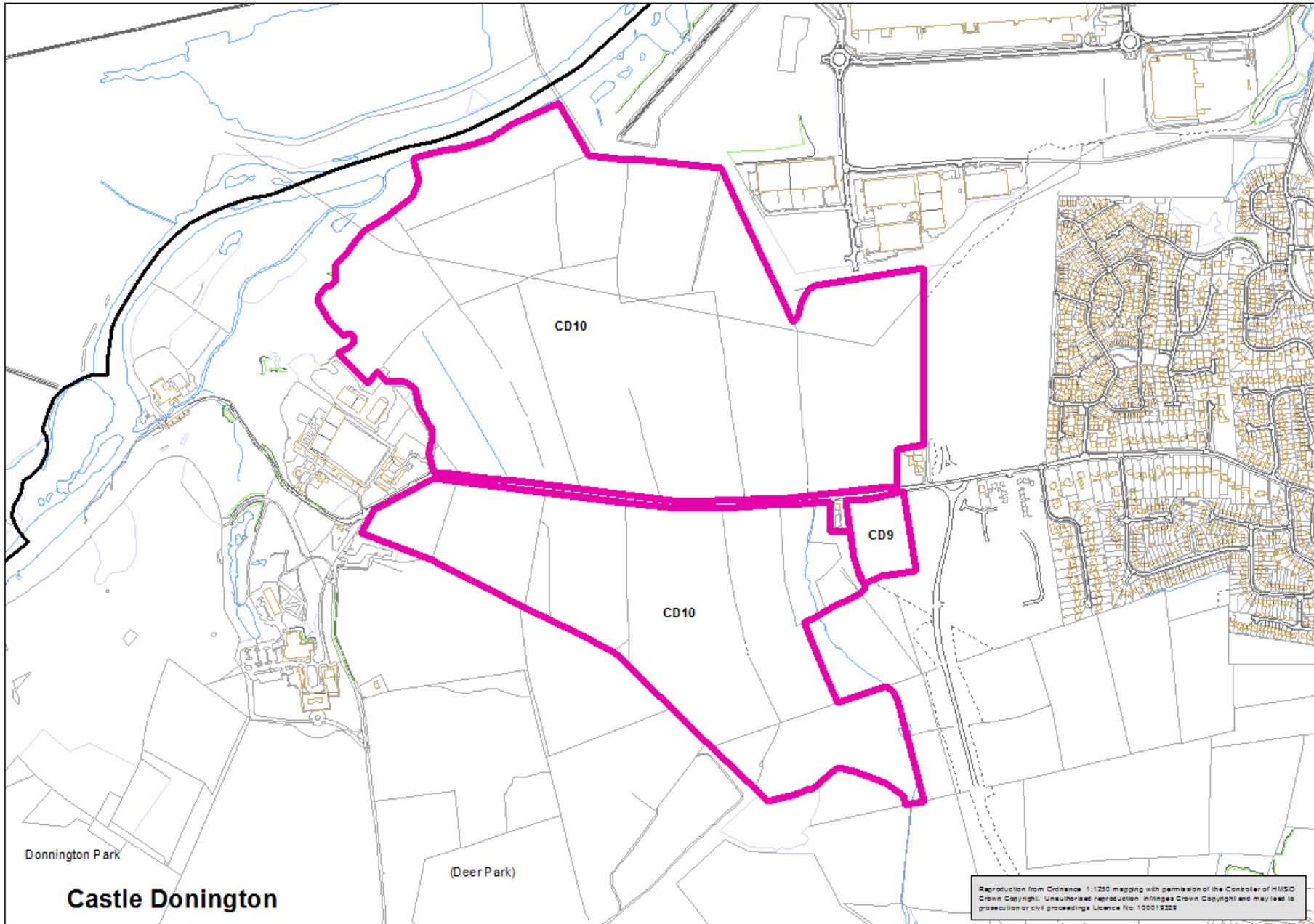
The site is outside of the Limits to Development and is considered **potentially suitable**; a change in the Limits to Development would also be required for the site to be considered suitable.

Availability: The site has been submitted by an agent on behalf of the owner of the site, although no housebuilder is currently involved. The site is considered to be **available**.

Achievability: There are no known physical or economic constraints, other than the highways issues set out above - therefore the site is considered **potentially achievable**.

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 0.57 |
| Gross to Net Development Ratio | 82.5% |
| Density Applied (dwellings per hectare) | 30 |
| Estimated capacity | 14 |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 10 |



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CD9 – Land south of Park Lane, Castle Donington

Site Description: The site is a rectangular field currently used for agriculture south of Park Lane to the west of Castle Donington. The site is Grade 2 Agricultural Land. It is surrounded by land also in use for agriculture, although a large site to the west and north is also included in both the housing and employment parts of the SHELAA (Site CD10/EMP72). Over half of the site (southern part) is within a Local Wildlife Site, this being designated as such due to the presence of a badger sett.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Castle Donington as a Key Service Centre. The affordable housing requirements are set out in Appendix one of this document
- **Highways:** This site is likely to impact on the forthcoming Castle Donington relief road. Suitable modelling will be expected. Any new access onto the relief road which impacts its primary function is likely to be viewed unfavourably by the Highway Authority. Obligations towards the upgrade of Park Lane is likely to be sought from sites using it as an access point. The site would benefit from a coordinated masterplan and assessments with adjacent sites if these are all allocated through a future plan.
- **Ecology:** There is the potential for badgers to be on site, so a badger survey will be required. The hedge has the potential to be a BAP habitat, so needs to be retained with a buffer zone.

The site is some distance from the main build up area of Castle Donington, although the relief road when built will bring the built up area closer to the site. The site does not adjoin the Limits to Development and is poorly related to the settlement. The site is considered **potentially suitable**. A change in the Limits to Development would be required for the site to be considered suitable

Availability: The site is promoted by an agent of behalf of a client who owns the site, who has indicated support for the development of the land. There is no housebuilder involved at this stage. The site is considered to be **available**.

Achievability: There are no known physical or economic constraints, therefore the site is considered **potentially achievable**

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 1.81 |
| Gross to Net Development Ratio | 82.5% |
| Density Applied (dwellings per hectare) | 30 |
| Estimated capacity | 45 |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 25 |

CD10 – Land north and south of Park Lane, Castle Donington

Site Description: This large greenfield site comprises numerous agricultural fields both to the north and south of Park Lane, to the west of Castle Donington. To the north lies East Midlands Distribution Centre, the proposed route of the Castle Donington relief road will run to the east, Donington Park lies to the south and a farm lies to the west. The northern part of the site is within Flood Zones 2 and 3. It is a mixture of Grade 2, 3 and 4 Agricultural Land. Adjacent to its north east corner is a wooded area which is designated as a Local Wildlife Site, part of which overlaps slightly into this site. In addition, overhead power lines run across the site, east to west. Another site included in the SHELAA, CD9, also lies to the east.

The site is also promoted for employment uses and is included in the employment part of the SHELAA, see site Emp72.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Castle Donington as a Key Service Centre. The affordable housing requirements are set out in Appendix one of this document
- **Highways:** This site is likely to impact on the forthcoming Castle Donington relief road. Suitable modelling will be expected. Any new access onto the relief road which impacts its primary function is likely to be viewed unfavourably by the Highway Authority. Obligations towards the upgrade of Park Lane is likely to be sought from sites using it as an access point. The site would benefit from a coordinated masterplan and assessments with adjacent sites if these are all allocated through a future plan.
- **Ecology:** There is the potential for badgers, otter, water vole and GCN to be on site. Shacklebrook Hollow LWS (woodland) lies within the site. The hedges, trees, ditches, woodland, stream and possible grassland have the potential to be BAP habitats. The site is mostly arable. A Phase 1 habitat/hedge/badger survey will be needed. Development will probably be ok with avoidance, mitigation and compensation. Need to retain hedges with 5m buffer zones natural vegetation and 5m buffer zones to streams and on and off site woodland. Buffer zone of 20m along the Trent needed. Potential for biodiversity enhancement.

The site is some distance from the main build up area of Castle Donington, although the relief road, when built, will bring the built up area closer to the site. The site does not adjoin the Limits to Development and is poorly related to the settlement. The site is considered **potentially suitable**. As well as a change in the boundary of the Limits to Development there would also need to be a change in the development strategy to enable this site to be considered suitable.

Availability: The site is promoted by an agent on behalf of a client who owns the site, who has indicated support for the development of the land. There is no housebuilder involved at this stage. The site is considered to be **available**.

Achievability: There are no known physical or economic constraints, therefore the site is considered **potentially achievable**

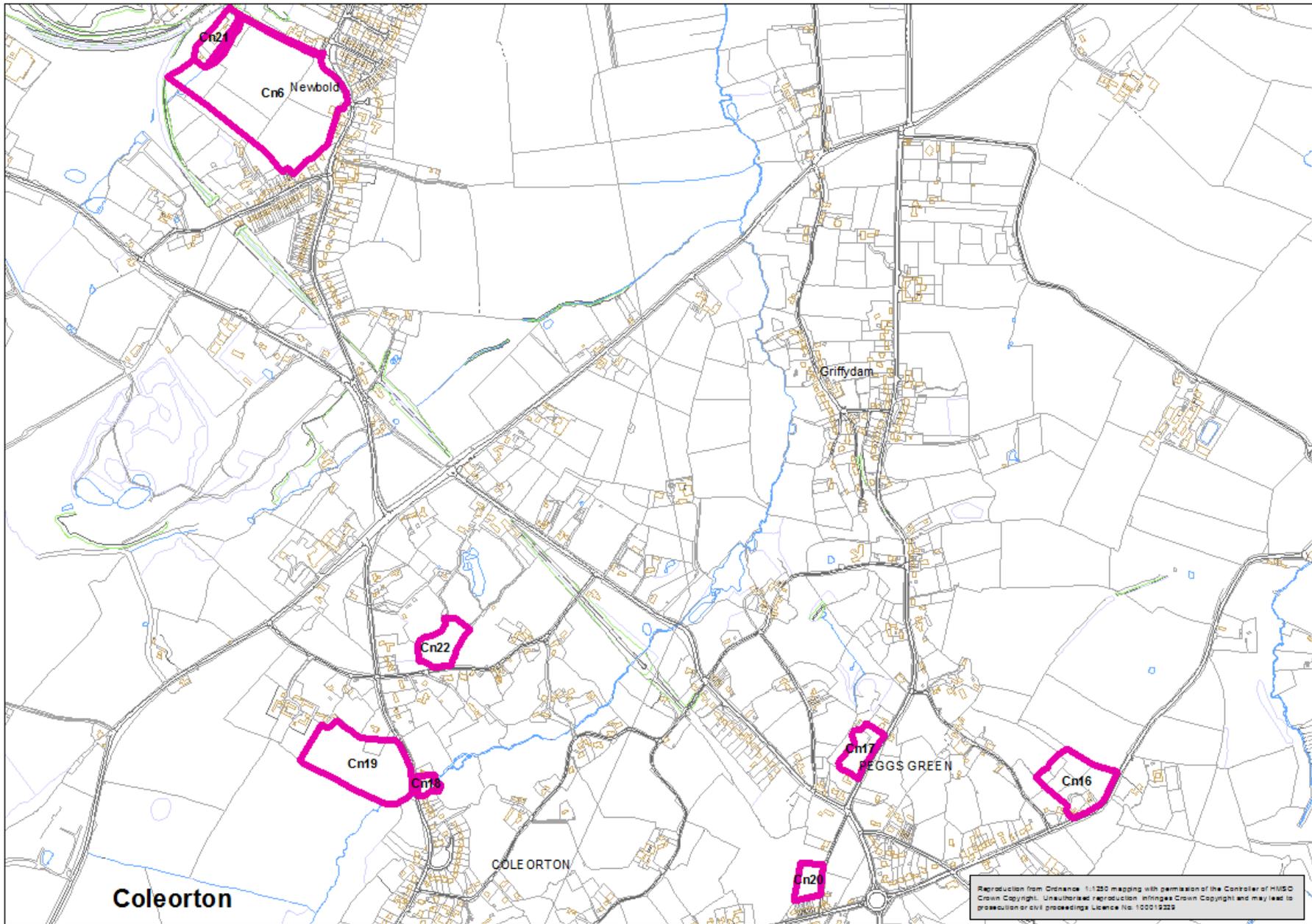
Site Capacity:

| | |
|---|-------------|
| Total Site Area Available for Development (hectares) | 95 |
| Site Area Available for Housing Development (hectares) | 47.5 |

| | |
|--|------------|
| Gross to Net Development Ratio | 50% |
| Density Applied (dwellings per hectare) | 30 |

As the site is included in the employment part of the SHELAA and the potential employment/housing split on the site is not known a range of capacity figures have been calculated.

| | |
|--|--------------------|
| Estimated capacity at 100% housing | 1,425 |
| Estimated capacity at 90% housing | 1,283 |
| Estimated capacity at 80% housing | 1,140 |
| Estimated capacity at 70% housing | 998 |
| Estimated capacity at 60% housing | 855 |
| Estimated capacity at 50% housing | 713 |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 50-100 |



Cn6 – Land off Worthington Lane, Newbold

Site Description: The site located off Worthington Lane, Newbold. The site is Greenfield land currently used for agricultural purposes. The site is undulating with a steep slope down from the road to the west. Mature hedges and post and rail fence enclose the field boundaries. There are residential properties to the north east, east and south east of the site, there are allotments to the north and employment premises to the west. The site is Grade 4 Agricultural Land. The site borders an area of TPO Woodland and an Ancient Monument (coal mining remains). Part of the site is within the Highways Consultation Zone. The site is within the Minerals Consultation Area for the potential presence of surface or near surface coal resources.

The site has also been submitted as part of the employment element of the SHELAA, see site Emp69.

Suitability:

- **Planning Policy:** The site is located outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Newbold as a small village. The Affordable Housing requirements are set out in Appendix one of this document.
- **Highways:** The site's limited frontage to the highway would make it difficult to achieve an appropriate access with the required visibility splays whilst speeds along Worthington Lane are likely to be above the limit. The site has minimal bus services and is remote from services, and therefore it is likely that residents would rely heavily on car travel. This site is therefore unlikely to be acceptable to the Highway Authority.
- **Ecology:** There are no designated ecological sites within the site boundary although the woodland to the north of the site is a candidate Local Wildlife Site. There is potential for badgers to inhabit the site. The hedges and adjacent woodland represent potential Biodiversity Action Plan habitats. The site is considered to be acceptable with mitigation, namely the retention of a 5m buffer zone along significant hedges; not to be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. Furthermore, a buffer area to Newbold Woodland should be retained.

The site is outside the Limits to Development and is considered **potentially suitable**. A change in the Limits to Development would be required for the site to be considered suitable.

Availability: The site is promoted by the land owner which is a volume housebuilder. It is considered that the site is **available**.

Achievability: There are no known achievability of viability issues therefore the site is considered **potentially achievable**.

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 6.6 |
| Gross to Net Development Ratio | 62.5% |
| Density Applied (dwellings per hectare) | 30 |
| Estimated capacity | 124 |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 25 |

Cn16 – Land at 44 Loughborough Road, Coleorton

Site Description: This site, which lies to the south of Peggs Green, midway between Coleorton and Thringstone, is Grade 4 Agricultural Land and currently occupied by a house and a farm. It is surrounded by a mixture of fields, farms and dwellings. A footpath runs within the site, adjacent to the north boundary and the majority of the site comprises a candidate Local Wildlife Site. It is located within the National Forest and the Mineral Consultation Zone for the potential presence of at or near surface coal resources.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies only the Lower Moor Road area of Coleorton as being a sustainable village, the remainder being identified as a small village. The site is outside of the area identified as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site benefits from extant access onto the A512 Loughborough Road where the speed limit is 40mph. It should be noted that Footpath M97 traverses the site. Whilst the quantum of development is unknown at this stage, owing to the rural nature of the road, the speed limit and potential for increased use of the traffic, the Highway Authority would need to be satisfied that safe and suitable access could be achieved in line with standards of the LHDG if minded to support development.
- **Ecology:** There is the potential for badgers to be on site. The grassland within the site is designated as a Local Wildlife Site. The hedge and species rich grassland are potential BAP habitats. Due to the high quality of the grassland, development should be resisted unless more recent surveys show it has lost value.

The site is outside of the Limits to Development and is considered **potentially suitable**; but only if up-to-date surveys show that the grassland has lost value, and a change in the Limits to Development would also be required for the site to be considered suitable.

Availability: The site has been submitted by the owner of the site, although no housebuilder is currently involved. The site is considered to be **available**.

Achievability: There are no known physical or economic constraints, other than the ecology and highways concerns set out above, therefore the site is considered **potentially achievable**.

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 1.5 |
| Gross to Net Development Ratio | 82.5% |
| Density Applied (dwellings per hectare) | 30 |
| Estimated capacity | 37 |
| (Owner has indicated a maximum of 5 dwellings) | |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 10 |

Cn17 – Land to side of 55 Nottingham Road, Coleorton

Site Description: This site, which lies to the east of Coleorton, is Grade 4 Agricultural Land and is currently occupied by a field and some outbuildings. It is surrounded by a mixture of fields, farms and dwellings. It is located within the National Forest and the Mineral Consultation Zone for the potential presence of at or near surface coal resources.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies only the Lower Moor Road area of Coleorton as being a sustainable village, the remainder being identified as a small village. The site is outside of the area identified as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site shares a boundary with Nottingham Road, a C Class classified road with a 30mph speed limit and 7.5t weight restriction. Nottingham Road at this location already benefits from footway provision and bus stops. Suitable site access appears achievable subject to it being designed in accordance with standards required for the scale of development set out in the LHDG for agreement with the Highway Authority.
- **Ecology:** There is the potential for badgers to be on site. The northern part of the site is a Local Wildlife Site but appears to have already been lost. The hedge and species rich grassland are potential BAP habitats. The site contains small grasslands. A Phase 1 habitat survey is needed before a decision can be made. All hedges would need to be retained with a 5m buffer.

The site is outside of the Limits to Development and is considered **potentially suitable**; a change in the Limits to Development would also be required for the site to be considered suitable.

Availability: The site has been submitted by the owner of the site, although no housebuilder is currently involved. The site is considered to be **available**.

Achievability: There are no known physical or economic constraints therefore the site is considered **potentially achievable**.

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 0.55 |
| Gross to Net Development Ratio | 82.5% |
| Density Applied (dwellings per hectare) | 30 |
| Estimated capacity | 14 |
| (Agent has suggested a maximum of 10 dwellings at 20 dph) | |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 7 |

Cn18 – Land to the south of Brooklyn, Coleorton

Site Description: This site, which lies immediately to the north of Coleorton, is partly undeveloped and partly occupied by the access to the adjoining property. The site is Grade 4 Agricultural Land. There are dwellings to the north and south and fields/vegetation to the east and west across Lower Moor Road. A river runs along the site's southern boundary and forms part of the locally designated wildlife site that is located adjacent to the site's north, east and south boundary. The south eastern part of the sites is located within Flood Zones 2 and 3. The site is within the National Forest and the Minerals Consultation Area for the potential presence of surface or near surface coal resources. The boundary of Coleorton Hall (Historic Grade 2* Historic Garden) is opposite the site to the west.

Suitability:

- **Planning Policy:** The site is adjoining but outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies only the Lower Moor Road area of Coleorton as being a sustainable village, the remainder being identified as a small village. The site is outside of the area identified as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site shares a boundary with Lower Moor Road, a C Class road with a 30mph speed limit and 7.5t weight restriction. Suitable site access appears achievable subject to it being designed in accordance with standards required for the scale of development set out in the LHDG for agreement with the Highway Authority.
- **Ecology:** There is the potential for badgers, otters and water vole to be on site. The river is a historic Local Wildlife Site. The stream and trees are potential BAP habitats. Development should be ok as long as a 10m buffer is incorporated around the natural vegetation and the trees are retained along the watercourse.

The site is outside of the Limits to Development and is considered **potentially suitable**; a change in the Limits to Development would also be required for the site to be considered suitable.

Availability: The site has been submitted by the owner of the site, although no housebuilder is currently involved. The site is considered to be **available**.

Achievability: There are no known physical or economic constraints therefore the site is considered **potentially achievable**.

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 0.2 |
| Gross to Net Development Ratio | 100% |
| Density Applied (dwellings per hectare) | 30 |
| Estimated capacity | 6 |
| (Owner has indicated a maximum of 5 dwellings) | |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 3 |

Cn19 – Land to west of Lower Moor Road, Coleorton

Site Description: This site, which lies to the north west of Coleorton, is currently a field, with small areas of woodland to the north and south east. The site is Grade 4 Agricultural Land. It is surrounded by a mixture of fields, farms and dwellings. A footpath cuts across the south east corner of the site and a pipeline line cuts across the central part of the site (east to west). The south eastern edge of the site is located within Flood Zones 2 and 3. The site is located within the boundary of the Coleorton Hall designation as a Grade 2* Historic Park. It is also located within the National Forest and the Minerals Consultation Area for the potential presence of surface or near surface coal resources.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies only the Lower Moor Road area of Coleorton as being a sustainable village, the remainder being identified as a small village. The site is outside of the area identified as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site shares a boundary with Lower Moor Road, a C Class road with a 30mph speed limit and 7.5t weight restriction. Suitable site access appears achievable subject to it being designed in accordance with standards required for the scale of development set out in the LHDG for agreement with the Highway Authority.
- **Ecology:** There is the potential for badgers to be on site. The site is within a historic Local Wildlife Site (grassland). The hedges, grassland, trees and stream are potential BAP habitats. The grassland may be species rich. A Phase 1 habitat survey will be needed before making a decision.

The site is outside of the Limits to Development and is considered **potentially suitable**; a change in the Limits to Development would also be required for the site to be considered suitable.

Availability: The site has been submitted by an agent on behalf of the owner of the site, although no housebuilder is currently involved. The site is considered to be **available**.

Achievability: There are no known physical or economic constraints therefore the site is considered **potentially achievable**.

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 2.65 |
| Gross to Net Development Ratio | 62.5% |
| Density Applied (dwellings per hectare) | 30 |
| Estimated capacity | 50 |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 25 |

Cn20 – Rear of 92 Loughborough Road, Coleorton

Site Description: This site, which lies to the east of Coleorton, just off Loughborough Road, currently contains a variety of outbuildings as well as areas of grass and woodlands. It is surrounded by a mixture of fields, woodlands and dwellings. The site is Grade 4 Agricultural land and is within the National Forest and the Minerals Consultation Area for the potential presence of surface of near surface coal resources.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies only the Lower Moor Road area of Coleorton as being a sustainable village, the remainder being identified as a small village. The site is outside of the area identified as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site shares a boundary with Tugbys Lane which is restricted in its width and does not benefit from pedestrian facilities. The junction of Tugbys Lane and Zion Hill/ Nottingham Road is also sub-standard in design. Tugbys Lane is constrained and is not suitable for traffic increases much beyond its current use without significant supporting measures.
- **Ecology:** There is the potential for badgers to be on site. The grassland is a potential BAP habitat. The grassland may be species rich. A Phase 1 habitat survey will be needed before making a decision. A 5m buffer zone will be needed to the hedges.

The site is outside of the Limits to Development and is considered **potentially suitable**; a change in the Limits to Development would also be required for the site to be considered suitable.

Availability: The site has been submitted by an agent on behalf of the owner of the site, although no housebuilder is currently involved. The site is considered to be **available**.

Achievability: There are no known physical or economic constraints, other than the highways issues set out above - therefore the site is considered **potentially achievable**.

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 0.29 |
| Gross to Net Development Ratio | 100% |
| Density Applied (dwellings per hectare) | 30 |
| Estimated capacity | 9 |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 5 |

Cn21 – Pipeyard Lane, Newbold Coleorton

Site Description: This site, which lies to the west of Newbold Coleorton, is currently occupied by a crusher yard. It is surrounded by the TNT distribution warehouse complex to the north west and open space and woodlands on the other sides. The site is within the Minerals Consultation Area for the potential presence of surface or near surface coal resources and is Grade 4 Agricultural Land.

The site has also been submitted as part of the employment element of the SHELAA, see site Emp71.

Suitability: The site has been granted outline planning permission (ref: 18/01534/OUT) for a mixed use development comprising office premises (B1) and residential development of six dwellings. A reserved matters application has not yet been submitted.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). It is also allocated within a larger site as an Existing Employment Area under Ec3. The adopted Local Plan identifies Newbold as a small village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** Highways access is acceptable as set out in the current application.
- **Ecology:** There is the potential for badgers, bats and GCN to be on site. The woodland is a potential BAP habitat.

Notwithstanding the site is outside of the Limits to Development, planning permission has been granted for the development of this site and is therefore considered suitable.

Availability: The site has been submitted by an agent on behalf of the owner of the site, although no housebuilder is currently involved. The site is considered to be **available**.

Achievability: There are no known physical or economic constraints, therefore the site is considered **potentially achievable**.

Site Capacity:

| | |
|---|------------------------------|
| Total Site Area Available for Development (hectares) | 0.38 |
| Gross to Net Development Ratio | 82.5% |
| Density Applied (dwellings per hectare) | 30 |
| Estimated capacity | 6 (as per permission) |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 5 |

Cn22 – Land at Aqueduct Road, Coleorton

Site Description: This site is located to the north of Aqueduct Road and is agricultural land. The site is bound by mature hedgerows and in places mature trees. There are residential dwellings to the south of the site on the opposite side of Aqueduct Road and also to the west of the site. There is a footpath that runs north to south through the centre of the site. The site is within the Minerals Consultation Area for the potential presence of surface or near surface coal resources. The site is Grade 4 Agricultural Land and is within the National Forest.

Suitability: The site has been subject to two previous outline planning applications. Application 16/01289/OUT was submitted for the development of two dwellings and application 17/00261/OUT was a resubmission of the previous application but for the development of one dwelling. Both applications were refused.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies only the Lower Moor Road area of Coleorton as being a sustainable village, the remainder being identified as a small village. The site is outside of the area identified as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The County Highways Authority has no objections to the previous applications subject to the imposition of notes to the applicant on any consent granted.
- **Ecology:** The County ecologist had no objection, subject to conditions, to the previous planning application (17/00261).

The site is outside of the Limits to Development and is considered **potentially suitable**; a change in the Limits to Development would also be required for the site to be considered suitable.

Availability: The site has been submitted by the landowner. The site is considered to be **available**.

Achievability: There are no known physical or economic constraints, therefore the site is considered **potentially achievable**.

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 0.68 |
| Gross to Net Development Ratio | 82.5% |
| Density Applied (dwellings per hectare) | 30 |
| Estimated capacity | 17 |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 8 |

Dw5 – Land at Grimes Gate, Diseworth

Site Description: This site, which lies to the north of Diseworth, is currently in agricultural use and is Grade 3 Agricultural Land. The site is bordered by hedgerows. There are also fields to the north and west. To the south lies a row of residential dwellings. A public footpath cuts through the site (north to south).

Suitability:

- **Planning Policy:** The site is adjoining, but outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Diseworth as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site has an existing access off Grimes Gate, which lies just beyond the 30mph speed limit, which should look to be reutilised and designed in accordance with standards required for the scale of development set out in the LHDG for agreement with the Highway Authority to serve the development, along with appropriate parking and turning facilities. It should be noted that a Public Footpath traverses the site, and this will need to be considered as part of any future internal layout.
- **Ecology:** There is potential for badgers and water voles to inhabit the site. The stream, hedgerows and possibly grassland within the site represent potential Biodiversity Action Plan habitats. A Phase 1 habitat survey will be needed before making a decision. Buffer zones will also be needed to the streams and hedges.

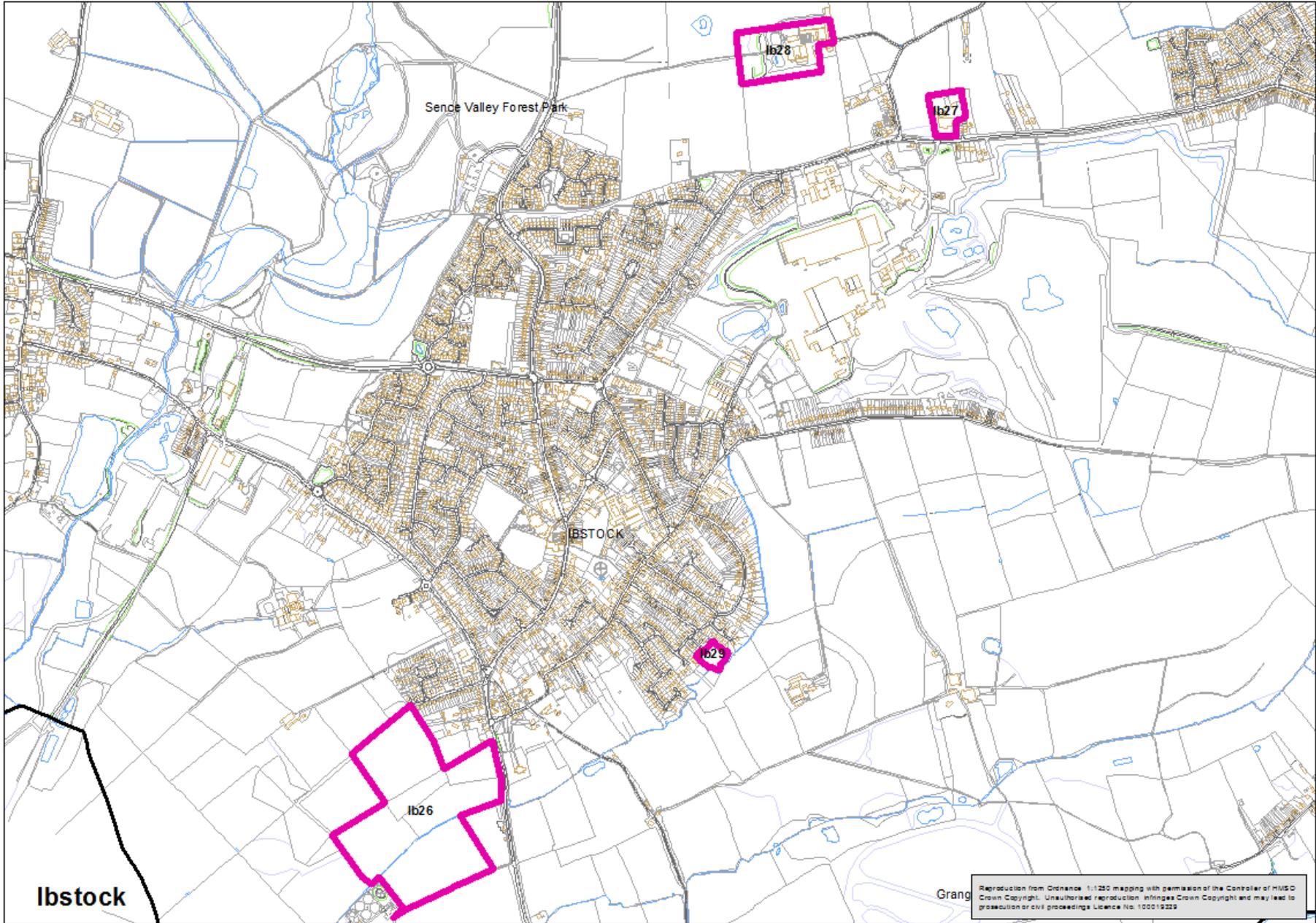
The site is outside of the Limits to Development and is considered **potentially suitable**; a change in the Limits to Development would also be required for the site to be considered suitable.

Availability: The site has been submitted by an agent on behalf of the owner of the site, although no housebuilder is currently involved. The site is considered to be **available**.

Achievability: There are no known physical or economic constraints, therefore the site is considered **potentially achievable**.

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 1.14 |
| Gross to Net Development Ratio | 82.5% |
| Density Applied (dwellings per hectare) | 30 |
| Estimated capacity | 28 |
| (Agent has indicated a maximum of 25) | |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 14 |



Ibstock

Grang

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Ib26 – Land west of A447, Ibstock

Site Description: The site consists of a number of fields which lie to the south west of Ibstock, adjoining the A447 and is a mixture of Grade 2 and 3 Agricultural Land. There are additional fields to the south, west and north. Residential properties border to the north east of the site and St Denys church lies on the other side of the A447. It is within the National Forest and the majority of the site falls within the Minerals Consultation Area for the potential presence of below surface brick clay resources. A public footpath runs through the northern part of the site (east to west) and a further public footpath runs along its northern boundary. A brook runs through the central part of the site (east to west), beside which are located Flood Zones 2 and 3.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ibstock as a Local Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site links with the adopted highway on the A447 Hinckley Road and Church View. Where the site adjoins the A447, a 50mph speed limit is in operation and thus, without the introduction of appropriate speed reduction measures to effectively extend the settlement boundary, the creation of new accesses would likely be considered contrary to IN5. A small quantum of development could be acceptable off Church View, but should not create a through route to the A447.
- **Ecology:** There is the potential for badgers and water vole to be on site. The hedges, stream and grassland are potential BAP habitats. A large part of the site is arable, but some grassland. Development is probably ok in part, with avoidance of the grassland and mitigation. A Phase 1 habitat survey will be needed to identify the quality of the grassland. Buffer zones will be required to the stream and hedges and the hedges will need to be retained.

The site is outside the Limits to Development. The site is considered **potentially suitable**. A change in the boundary of the Limits to Development would be required for the site to be considered suitable.

Availability: The site is in multiple ownership. The site is considered to be **potentially available**.

Achievability: There are no known viability or achievability issues; the site is considered **potentially achievable**.

Site Capacity:

| | |
|---|---------------------------------|
| Total Site Area Available for Development (hectares) | 16.3 |
| Gross to Net Development Ratio | 62.5% |
| Density Applied (dwellings per hectare) | 30 |
| Estimated capacity | 306 (Agent suggests 110) |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 50 |

Ib27 – Sunnyside Garden Centre, Ibstock

Site Description: The site is currently occupied by an existing garden centre and lies on the north side of Leicester Road between Ibstock and Ellistown. It is surrounded to the north, east and west by fields and to the south by a short row of residential properties and a quarry. The site is within the National Forest and is Grade 3 Agricultural Land.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ibstock as a Local Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site is accessed off Leicester Road where there is a 40mph speed limit in operation between Ellistown and Ibstock. Any future site access should be designed in accordance with standards required for the scale of development set out in the LHDG for agreement with the Highway Authority to serve the development, along with appropriate parking and turning facilities. There is a lack of footway provision in the vicinity of the site which would need to be improved upon as part of any future development to enable access to local bus stops.
- **Ecology:** There is a low risk to protected species from development on the site. Development is unlikely to impact upon ecology.

The site is outside the Limits to Development. The site is considered **potentially suitable**. A change in the boundary of the Limits to Development would be required for the site to be considered suitable.

Availability: The site has been submitted by the owner, although at the present time it is still in use as a garden centre. The site is considered to be **potentially available**.

Achievability: There are no known viability or achievability issues; the site is considered **potentially achievable**.

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 1.21 |
| Gross to Net Development Ratio | 82.5% |
| Density Applied (dwellings per hectare) | 30 |
| Estimated capacity | 30 |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 15 |

Ib28 – Land off Blackberry Lane, Ibstock

Site Description: The site is located to the north of Ibstock and accessed off Blackberry Lane. The site is in agricultural use and on the site are a number of very large agricultural buildings mainly contained to the eastern half of the site. In the western part of the site is a pond and agricultural land. The western extent of the site is bound by hedgerows and there are more trees contained within and along the boundary of the western part of the site. The residential dwelling associated with the farm is outside the site boundary but does adjoin the site to the south eastern corner. The remainder of the site is surrounded by agricultural land. There is a site of archaeological interest to the north east of the site that has been identified for the presence of crop marks. There is a gas pipeline that runs just beyond the eastern boundary of the site. The site is Grade 3 agricultural land and is within the National Forest. The western half of the site is within the Minerals Consultation area for the potential presence of brick/clay resources. The western third of the site is within the Minerals Consultation area for the potential presence of near or at surface coal resources and the whole site is within the Minerals Consultation area for the potential presence of sand and gravel resources.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ibstock as a Local Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** No comments received to date
- **Ecology:** The buildings don't appear to be very suitable for bats, but would suggest that a scoping report is needed, plus possibly some surveys. Same for the pond on site; it doesn't look all that suitable for Great Crested Newts (GCN), a scoping survey would confirm this. There is a good pond to the west, so this would need GCN surveys as it's within 75m of the site boundary. Any bats are likely to be dealt with through mitigation, but presence of GCN may affect amount of developable land present (bearing in mind the SHELAA to the south, this could result in trapping GCNs between 2 sites, if they're present). A Barn Owl and nesting bird survey is needed. The surveys requested above would be required before a decision on the suitability of the site from an ecology perspective could be made.

The site is located outside the Limits to Development and is therefore considered **potentially suitable**. A change in the Limits to Development would be required for the site to be considered suitable.

Availability: The site is promoted by an agent. The owner of the site supports the development of the site. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 3.66 |
| Density Applied (dwellings per hectare) | 30 |
| Gross to Net Development Ratio | 62.5% |
| Estimated capacity | 68 |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 25 |

Ib29 – Land off New Row, Ibstock

Site Description: The site is located at the end of New Row and is currently a recreation area. There is a children's play area on the same site but it is outside of the site boundary. The site is fairly flat and there is an area of dense planting along the south eastern and south western boundary. Just beyond the site boundary is a watercourse. An overhead electricity pylon runs across the south eastern extent of the site. There are residential dwellings to the north and west of the site and countryside to the east and partly to the south. A public footpath runs along the north eastern boundary of the site, there is a further footpath that runs just beyond the south eastern boundary. Adjoining the south eastern boundary of the site is a candidate Local Wildlife Site (Ibstock Pasture 1 + Stream). The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ibstock as a Local Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** No comments received to date
- **Ecology:** A buffer zone of at least 5m of natural open space should be retained between the edge of any development and the stream/hedge/Local Wildlife Site to the south, the buffers should not include gardens. There would be no objection in ecology terms with the caveat that a badger survey of the south east boundary is done; presence of badger would require mitigation. The site is considered acceptable with mitigation.

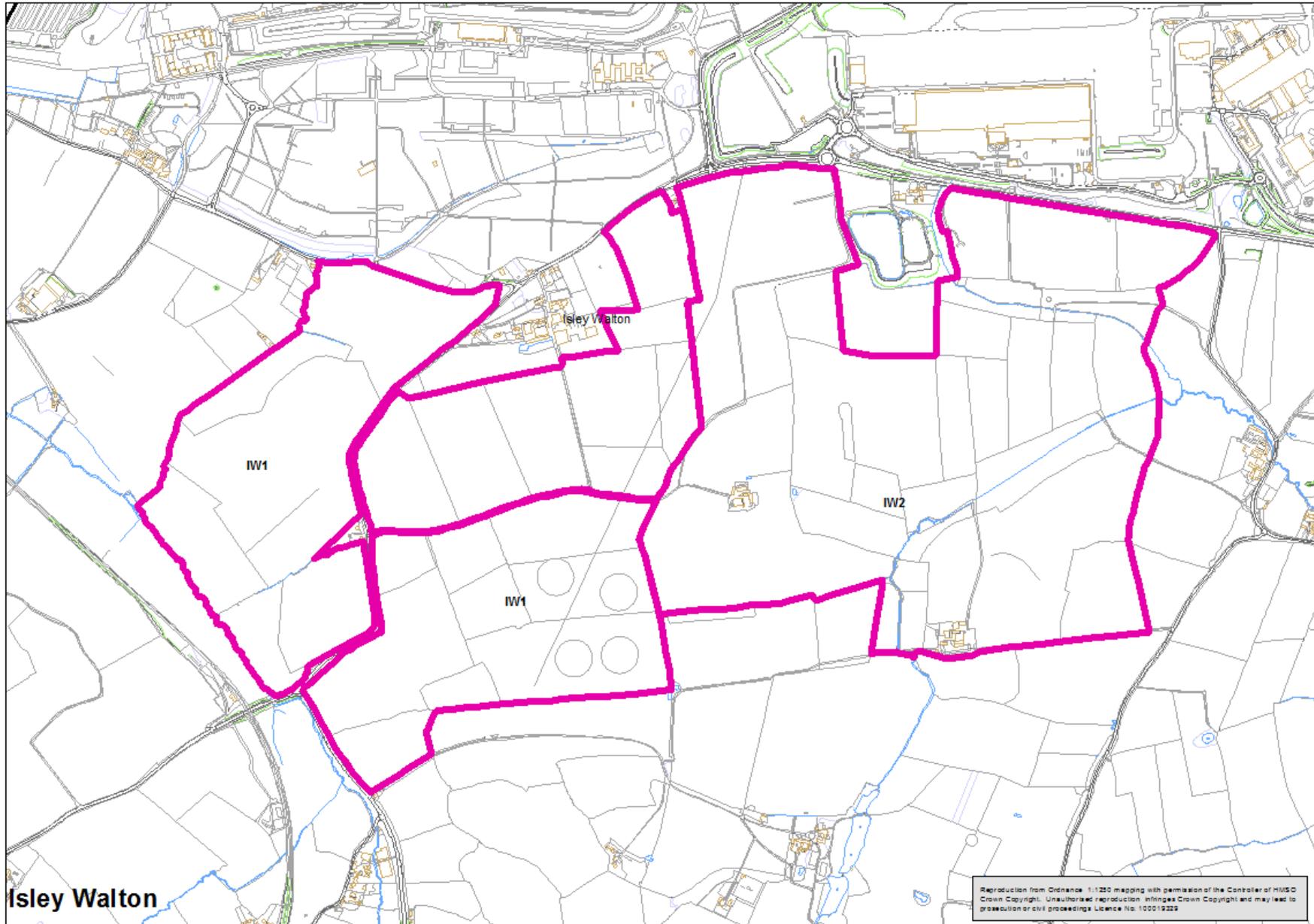
The site is located outside the Limits to Development and is considered **potentially suitable**. A change in the Limits to Development would be required for the site to be considered suitable.

Availability: There are no known ownership issues, the site is promoted by the landowner. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 0.36 |
| Density Applied (dwellings per hectare) | 30 |
| Gross to Net Development Ratio | 82.5% |
| Estimated capacity | 9 |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 25 |



Isley Walton

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IW1 – Land west of Isley Walton

Site Description: The site is a large tract of land located to the south of the A453 and Melbourne Road. The site extends to the east, south and west of Isley Walton. The site is agricultural land and is divided into numerous different fields; there are mature hedgerows and trees throughout the site. In the south east corner of the site there are four notable circular areas of dense mature trees, these are known as The Dumps Plantation. There is a small area of woodland, Long Wood, outside the site boundary to the east of The Dumps Plantation. There are two small ponds adjoining the corner of the site to the south east of The Dumps Plantation. There are two known badger setts just outside the site boundary to the north of Melbourne Road. A watercourse runs along the western boundary of the site. There is a residential property, The White House, located to the east of the A453, whilst the property is outside the site boundary, the site does surrounded the property on all sides. A public footpath runs through the site, the footpath leaves the south of Isley Walton and runs southwards through the site to the east of The Dumps Plantation. The site is grade 3 agricultural land.

The site is being promoted for development as a new mixed use village to include a local centre, primary school, and a mixed residential development. See EMP68.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** Giving due consideration to the existing nature of Isley Walton (i.e. a small hamlet), any significant development in this location would effectively be a new settlement, and an understanding of the likely scale and on-site facilities etc. will be essential to understanding its potential transport implications, including the relationship with nearby key settlements and attractors (such as EMA and the Rail Freight Interchange). Any new access onto the A453 which impacts its primary function is likely to be viewed unfavourably, and as such should be of suitable scale and limited in number. Given its scale, this site would benefit from a coordinated masterplan and assessments to secure required mitigation
- **Ecology:** There is the potential for badgers and Great Crested Newts (GCN) to be on site. There are water vole known from the brook in the south. The trees, grassland, ponds, stream and hedgerows may be potential BAP habitats. There would need to be a Phase 1 habitat survey, also surveys for badger, water vole, GCN and a hedge survey. There are significant areas of grassland within the site boundary. Hedgerows should be retained with 5m buffer zones of natural vegetation. The stream/ditches should be retained with 5-10m buffer zones. The stream to the west is an important feature and habitat for water voles. A 5m buffer should be retained to off-site woodland.

The site is considered **potentially suitable**. As well as a change in the boundary of the Limits to Development there would also need to be a change in the development strategy to enable this site to be considered suitable. The site is a large tract of land outside the Limits to Development. Should the site be considered suitable for residential development, then it could be appropriate to include a local centre with facilities that would serve the local population.

Availability: The site has been submitted by an agent whose client has an option/conditional contract on the site. All owners of all parts of the site have indicated support for the development of the site. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered potentially achievable.

Site Capacity:

Total Site Area Available for Development (hectares) 160

Density Applied (dwellings per hectare) 30

Gross to Net Development Ratio 50%

As the site is included in the employment part of the SHELAA and the potential employment/housing split on the site is not known a range of capacity figures have been calculated.

Estimated capacity at 100% housing 2,400

Estimated capacity at 90% housing 2,160

Estimated capacity at 80% housing 1,920

Estimated capacity at 70% housing 1,680

Estimated capacity at 60% housing 1,440

Estimated capacity at 50% housing 1,200

Timeframe for Development Years 11-20

Estimated Build Rate (dwellings per year) 50-100

IW2 – Land south of East Midlands Airport

Site Description: The site is a large tract of land located to the south of the A453 and to the south of the western extent of East Midlands Airport. The site extends from the A453 in the north to Woodhouse Farm to the south. The site boundary falls short of adjoining the settlements of Diseworth to the east or Isley Walton to the west. The site grade 3 agricultural land and is divided into fields of various shapes and sizes by mature trees and hedgerows. There are two farms within the site boundary; High Barn Farm and Woodhouse Farm. There are two reservoirs south of the A453, these along with a field to the rear of the reservoirs are outside the site boundary. Several public footpaths cross the site and provide links north from the A453 to just west of Woodhouse Farm in the south of the site. There are also footpath links east to west across the site. A watercourse runs along part of the eastern boundary of the site, this then travels diagonally across the site and runs to the west of Woodhouse Farm.

The site is being promoted as a new free-standing settlement/garden village. See EMP70 for employment assessment.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** Giving due consideration to the existing nature of Isley Walton (i.e. a small hamlet), any significant development in this location would effectively be a new settlement, and an understanding of the likely scale and onsite facilities etc. will be essential to understanding its potential transport implications, including the relationship with nearby key settlements and attractors (such as EMA and the Rail Freight Interchange).
- **Ecology:** There is the potential for badgers, Great Crested Newts (GCN), water vole to be on site as well as the potential for bats to be in the buildings on site. Some of the hedges are Local Wildlife Sites. The hedgerows, pond, stream and hedgerows may be potential BAP habitats. It is also possible that the grassland (ridge and furrow) may be a potential BAP habitat. Ecological surveys would be needed, a Phase 1 Habitats Survey, a badger survey and GCN survey. There are significant areas of grassland within the site boundary.

The site is considered **potentially suitable**. As well as a change in the boundary of the Limits to Development there would also need to be a change in the development strategy to enable this site to be considered suitable. The site is a large tract of land outside the Limits to Development. Should the site be considered suitable for residential development, then it could be appropriate to include a local centre with facilities that would serve the local population.

Availability: The site has been submitted by an agent on behalf of the site promoter. There are two landowners who own different parts of the site and both landowners support the development of the site. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

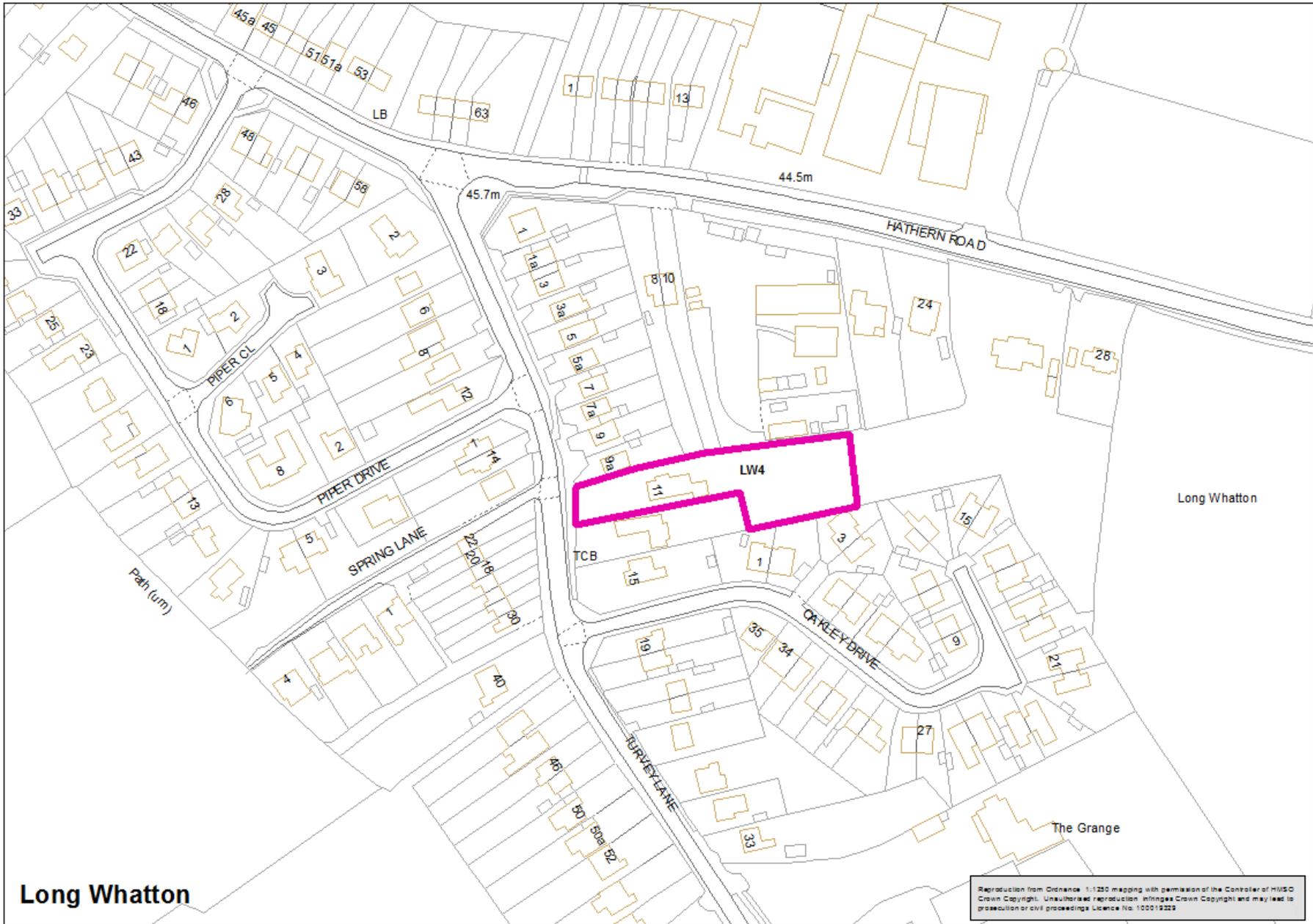
Site Capacity:

| | |
|---|------------|
| Total Site Area Available for Development (hectares) | 156 |
| Density Applied (dwellings per hectare) | 30 |
| Gross to Net Development Ratio | 50% |

As the site is included in the employment part of the SHELAA and the potential employment/housing split on the site is not known a range of capacity figures have been calculated.

| | |
|--|--------------------|
| Estimated capacity at 100% housing | 2,340 |
| Estimated capacity at 90% housing | 2,106 |
| Estimated capacity at 80% housing | 1,872 |
| Estimated capacity at 70% housing | 1,638 |
| Estimated capacity at 60% housing | 1,404 |
| Estimated capacity at 50% housing | 1,170 |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 50-100 |

DRAFT



LW4 – 11 Turvey Lane, Long Whatton

Site Description: The site is located to the east of Turvey Lane and includes the residential property and garden/land to the rear of 11 Turvey Lane. Number 11 Turvey Lane is a detached bungalow set back from the road, the site is flat. The eastern extent of the site (end of the garden) is densely planted. To the north of the site is part residential and part commercial development. There is residential development to the south, east and west of the site. The site is grade 3 agricultural land.

Suitability:

- **Planning Policy:** The site is within the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Long Whatton as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** This site benefits from a shared boundary with Turvey Lane, at which point is a 7.5t weight restricted, C Class road with a speed limit of 30 mph. Vehicular access to the site appears achievable subject to designing an access in accordance with the standards set out in the Leicestershire Highways Design Guide. There is a footpath on the development side.
- **Ecology:** There is low possibility that there would be any protected species on site. Overall the site is considered acceptable in ecology terms, there is the potential for incorporating swift boxes.

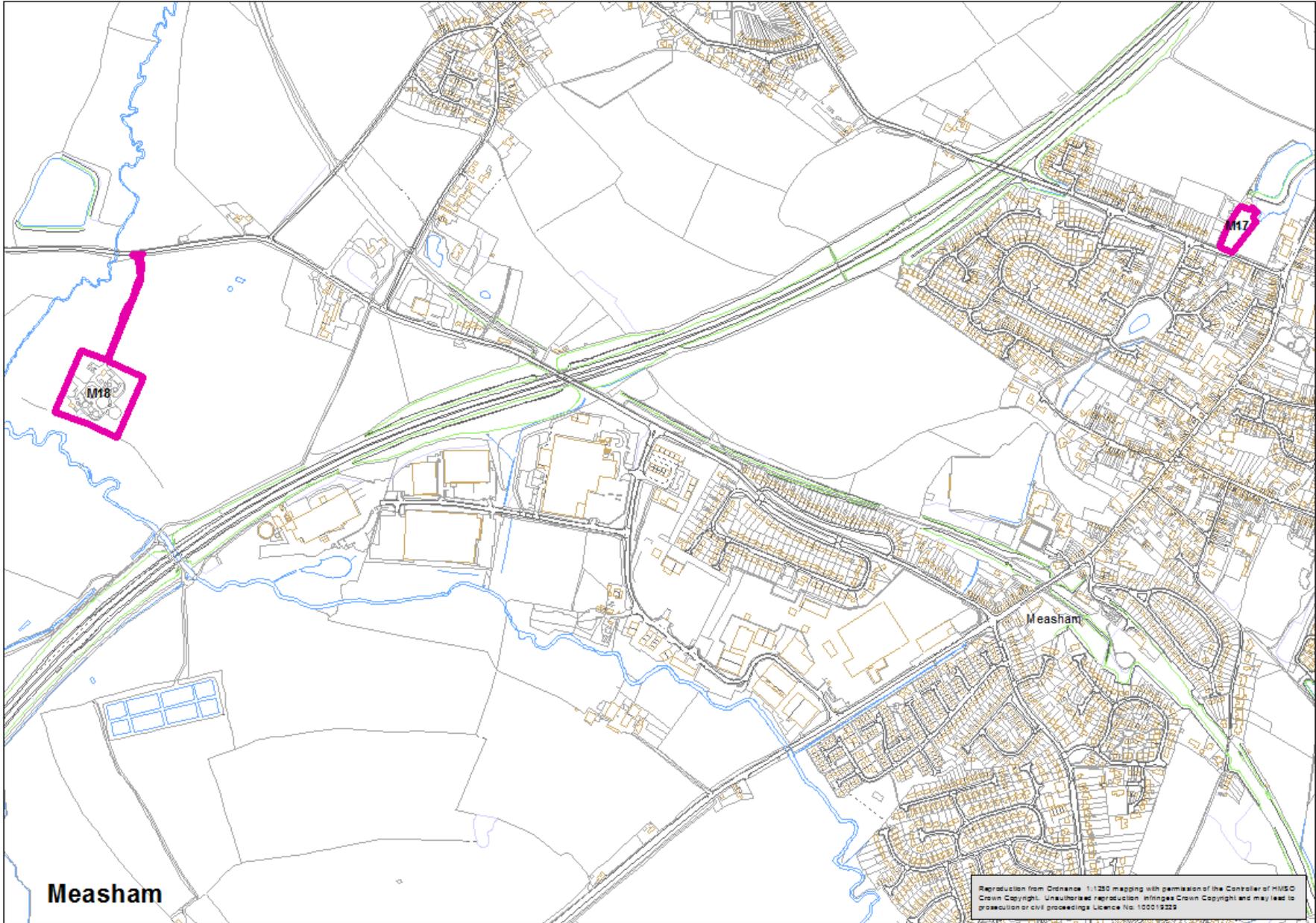
The site is within the Limits to Development and is therefore considered **suitable**.

Availability: The site is jointly owned and both landowners support the development of the site. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 0.25 |
| Density Applied (dwellings per hectare) | 30 |
| Gross to Net Development Ratio | 100% |
| Estimated capacity | 8 |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 25 |



M18

M17

Measham

Measham

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M17 – The Pot Kilns, New Street, Measham

Site Description: The site is located to the north of New Street. There is a children’s play area and car parking to the west of the site. To the north of the site is Pot Kilns Café beyond which is the Pot Kiln Fishing Pond. The site to the east has planning permission (ref: 14/00444/FUL) for the development of 9 dwellings, as at April 2019 development had not started. The site boundaries are a mixture of hedgerows and fences. The site is grade 4 agricultural land. The site is within the catchment of the River Mease SAC and is also within the National Forest. The site is within the Mineral Consultation Area for the potential presence of near or at surface coal resources.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Measham as a Local Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** This site benefits from a shared boundary with New Street, at which point is a 7.5t weight restricted, C class road with a speed limit of 30 mph. Vehicular access to the site appears achievable subject to designing an access in accordance with the standards set out in the Leicestershire Highways Design Guide. There is a footpath on the development side.
- **Ecology:** There is the potential for badgers to be on the site. The trees, grassland and hedgerows may be potential BAP habitats. The acceptability of the site in ecology terms would be dependent on the results of a tree and Phase 1 habitat survey.

The site is located outside the Limits to Development and is therefore considered **potentially suitable**. A change in the boundary of the Limits to Development would be needed to enable the site to be considered suitable.

Availability: The site is promoted by an agent on behalf of the landowner. The landowner supports the development of the site. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 0.33 |
| Density Applied (dwellings per hectare) | 30 |
| Gross to Net Development Ratio | 100% |
| Estimated capacity | 10 |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 25 |

M18 – Measham Works, Burton Road, Measham

Site Description: The site is located to the south of Burton Road and is some distance down a single track from the road itself. The site is currently a treatment works. The site is fairly isolated and some distance from Measham. The site is bound by mature planting and there are areas of dense tree planting on parts of the site. The site is Grade 2 agricultural land. The site is within the catchment of the River Mease SAC and is also within the National Forest. The site is within the Minerals Consultation Area for the potential presence of near or at surface coal resources and sand and gravel resources.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Measham as a Local Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** This site benefits from a shared boundary with Burton Road, at which point is a 7.5t weight restricted, C class road with a speed limit of 60 mph. Vehicular access to the site appears achievable subject to designing/amending the existing access in accordance with the standards set out in the Leicestershire Highways Design Guide. There is no footpath in close vicinity to the access and the site appears to be remote in transport sustainability terms.
- **Ecology:** There is the potential for badgers to be on site. The grassland and hedgerows may be potential BAP habitats. Overall the site would be considered acceptable in ecology terms with the retention of tree and possibly some grassland depending on the results of a habitat survey.

The site is located outside the Limits to Development and some distance from Measham and is therefore considered **not currently suitable**. There would need to be significant changes in Local Planning Policy for this site to be considered suitable.

Availability: The site is promoted by an agent on behalf of the landowner. The landowner supports the development of the site. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 1.8 |
| Density Applied (dwellings per hectare) | 30 |
| Gross to Net Development Ratio | 82.5% |
| Estimated capacity | 44 |
| <i>(The site is being promoted for between 1 and 5 dwellings)</i> | |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 25 |

Mo13 – Warren House Farm, Measham Road, Moira

Site Description: The site is located to the east of Measham Road. The site includes the residential dwelling of No.67 Measham Road as well as a range of agricultural outbuildings which are located close to the residential dwelling in the south westerly extent of the site. To the north of the site is existing and new residential development. The site is bound by mature hedgerows. Along the north eastern boundary of the site is an area of densely planted woodland which is protected by a Tree Preservation Order. On the opposite side of Measham Road is a recreation ground with car parking and pavilion. To the south and south east of the site is agricultural land. A public footpath runs along the north western boundary of the site. The site is within the Minerals Consultation Area for the potential presence of near or at surface coal resources. The site is within the catchment of the River Mease SAC and is also within the National Forest.

Suitability:

- **Planning Policy:** The part of the site that includes 67 Measham Road and the adjoining agricultural buildings is within the Limits to Development. The remainder of the site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Moira as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** This site benefits from a shared boundary with Measham Road, at which point is a 7.5t weight restricted, 30mph C Class road with an existing footway on the development side of the carriageway. Vehicular access to the site appears achievable subject to designing an access in accordance with the standards set out in the Leicestershire Highways Design Guide. The site appears to abut two Public Rights of Way (P35 & 108) and careful consideration will need to be given to this.
- **Ecology:** There is the potential for bats, badgers and Great Crested Newts to be on the site. An important Local Wildlife Site (Newfield Colliery) is adjacent to the site. The grassland and hedgerows may be potential BAP habitats. A Grassland Phase 1 survey would be required. A 10m buffer would be required adjoining Newfield Colliery. Hedgerows should be retained with a 5m buffer.

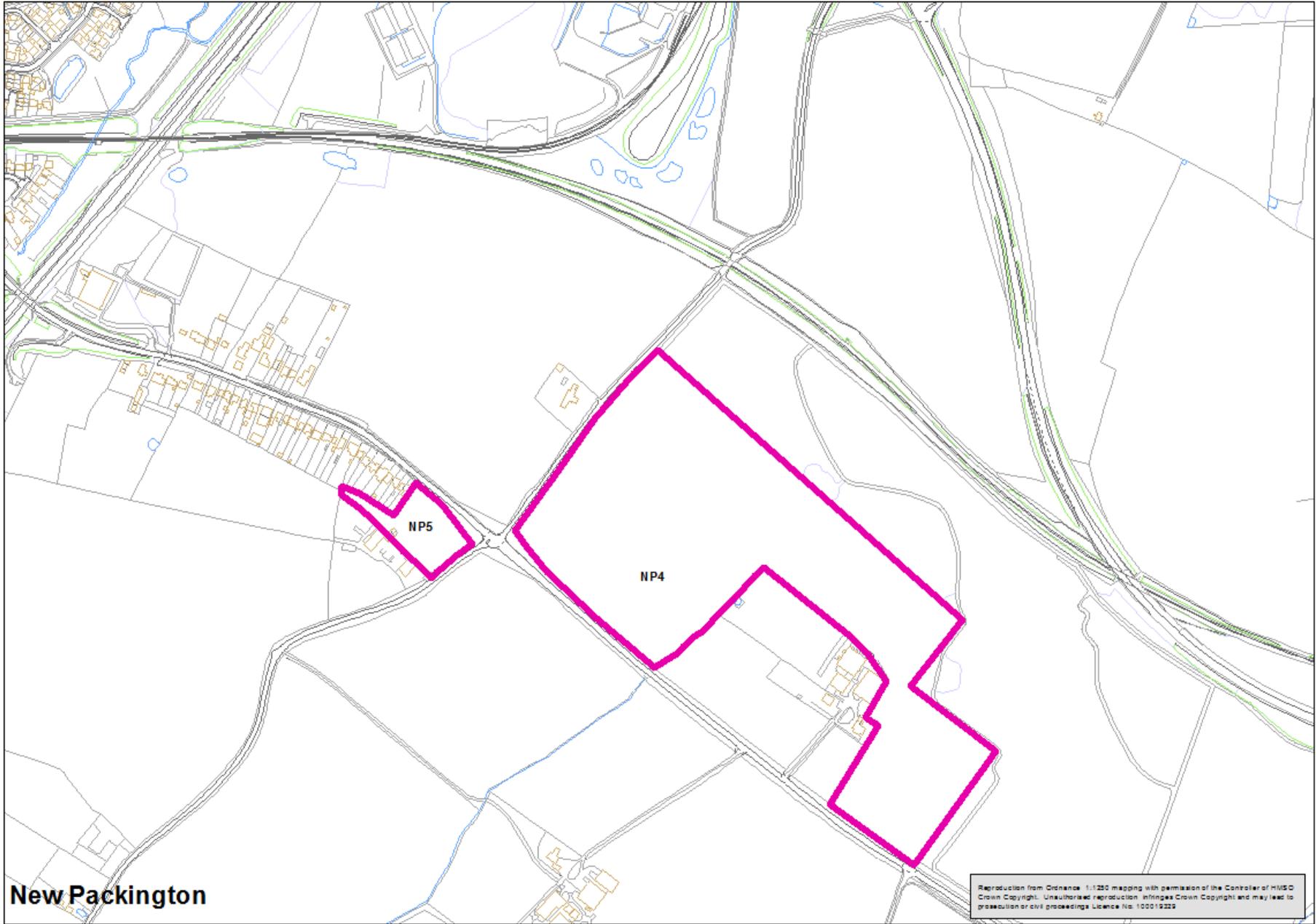
The part of the site that is within the Limits to Development would be considered **suitable**. The remainder of the site is outside the Limits to Development and is therefore considered **potentially suitable**. A change in the boundary of the Limits to Development would be needed to enable this part of the site to be considered suitable.

Availability: The site is promoted by an agent on behalf of the landowners. The land is in joint ownership and both landowners support the development of the site. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 5.67 |
| Density Applied (dwellings per hectare) | 30 |
| Gross to Net Development Ratio | 62.5% |
| Estimated capacity | 107 |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 25 |



New Packington

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NP4 – Breach Farm, Leicester Road, New Packington

Site Description: The site is located to the north of Leicester Road and comprises a large swathe of land surrounding Breach Farm. The site does not include Breach Farm, its associated outbuildings or two fields between the road and the farm. The site is agricultural land and there is further agricultural land to the south and west of the site. There are areas of woodland to the north and east of the site. The site is located some distance from a settlement. The site is within the Minerals Consultation Area for the potential presence of at or near surface coal resources. The site is grade 3 agricultural land. The site is within the catchment of the River Mease SAC and is also within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site shares a boundary with Leicester Road, which is a C Class road with a 50mph speed limit and a 7.5t weight restriction. Leicester Road does not benefit from pedestrian facilities in this location. There is a vertical curve along Leicester Road; this would need to be taken into consideration. Suitable site access would need to be designed in accordance with standards required for the scale of development set out in the Leicestershire Highways Design Guide for agreement with the Highway Authority to serve the development, along with appropriate parking and turning facilities.
- **Ecology:** It is unlikely that there are any protected species on the site but the hedgerows may be potential BAP habitats. Overall the site is considered acceptable in ecology terms provided the hedgerows are retained with 5m buffers and a buffer is included along the northern boundary of the site with the woodland are beyond the boundary. There is the potential for ecology enhancements.

The site is located outside the Limits to Development and some distance from the nearest settlement. The site is considered **potentially suitable**. A change in the boundary of the Limits to Development would be needed to enable the site to be considered suitable.

Availability: The site promoted by an agent on behalf of the landowner. The landowner supports the development of the land. There are no known ownership issues. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 15.4 |
| Density Applied (dwellings per hectare) | 30 |
| Gross to Net Development Ratio | 62.5% |
| Estimated capacity | 289 |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 25 |

NP5 – Leicester Road and Coleorton Lane, New Packington

Site Description: The site is located to the south of Leicester Road and to the north west of Coleorton Lane. The site is vacant/agricultural land. The site is almost rectangular however a small part of the site extends behind the rear gardens of a number of properties that front onto Leicester Road. There is agricultural land to the north and east of the site, residential dwellings to the west and there are a number of agricultural buildings to the south of the site. The site is grade 3 agricultural land. The site is within the catchment of the River Mease SAC and is also within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies New Packington as a Hamlet. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site shares a boundary with Coleorton Lane, at which point is a derestricted C Class road. It is unclear whether appropriate visibility could be achieved. Pedestrian movements to and from the local community would also be restricted due to the absence of an adjacent footway linkage. It is unclear whether the site also shares a boundary with Leicester Road, which is a 40mph C Class road. Subject to this being confirmed, preference would be for access to be taken from Leicester Road. Vehicular access to the site from Leicester Road appears to be achievable subject to designing an access in accordance with the standards set out in the Leicestershire Highway Design Guide. Southbound visibility may be constrained due to the presence of a vertical curve on Leicester Road. Due consideration should be given to the creation of a footway along the site frontage to link to the existing provision on Leicester Road.
- **Ecology:** A badger and habitat survey would be needed before any decisions could be made. Possibility that a bat survey would be needed as the buildings on site may be suitable for bats. The hedges along Coleorton Lane are designated as Wildlife sites and are species-rich, and would need to be protected with a 5m buffer of natural open space alongside.

The site is located outside the Limits to Development and is therefore considered **potentially suitable**. A change in the boundary of the Limits to Development would be needed to enable this site to be considered suitable.

Availability: The site is in single ownership and is promoted by the landowner. The landowner supports the development of the site. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 0.89 |
| Density Applied (dwellings per hectare) | 30 |
| Gross to Net Development Ratio | 82.5% |
| Estimated capacity | 22 |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 25 |

Oa7 – Land off Measham Road, Oakthorpe

Site Description: The site is located between Measham Road, New Street and Canal Street. The site is agricultural land and is bound for the most part by mature hedgerows and trees. The site adjoins the rear gardens of properties fronting New Street, School Street and Canal Street. The site adjoins Saltersford Wood, and associated car park, along its north western boundary. The site slopes quite steeply downwards from its highest point at the rear of the houses along New Street to where it adjoins Saltersford Wood. The route of the Ashby Canal (if reinstated along the former route) would be within the boundary of north western part of the site. There is a public footpath that runs along the sites boundary with Saltersford Wood. A further footpath crosses straight through the site from Measham Road to Canal Street and it runs a little way back from the rear gardens of the properties fronting New Street. There are overhead power cables running alongside the sites boundary with Measham Road. A further set of overhead cables run diagonally across the very western extent of the site from Canal Street across to the north western boundary. The site is grade 4 agricultural land. The site is within the catchment of the River Mease SAC and is also within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Oakthorpe as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** This site benefits from a shared boundary with Measham Road, at which point is a 7.5t weight restricted, 30mph C Class road. Vehicular access to the site appears achievable subject to designing an access in accordance with the standards set out in the Leicestershire Highways Design Guide. There was a fatal traffic accident within the vicinity of the site within the last five years; this needs to be considered.
- **Ecology:** There is the potential for badgers to be on site. There is an adjoining Local Wildlife Site – Saltersford Brook Wetlands. The grassland and hedgerows may be potential BAP habitats. A Phase 1 Habitat Survey would be required. A 10m buffer would be required along the sites boundary with the woodland as well as buffer zones along the hedgerows.

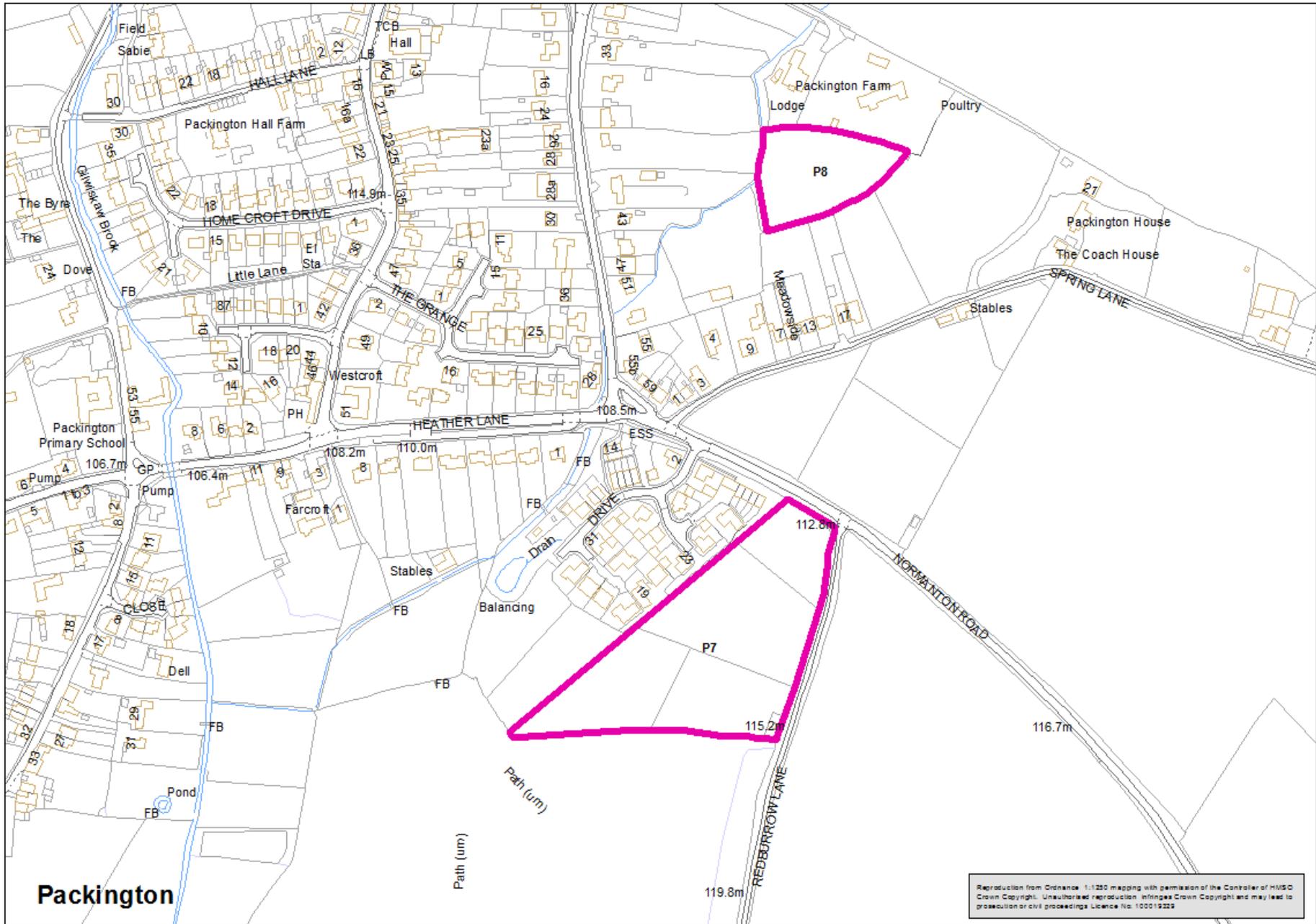
The site is located outside the Limits to Development and is therefore considered **potentially suitable**. A change in the boundary of the Limits to Development would be needed to enable this site to be considered suitable.

Availability: The site is being promoted by an agent on behalf of a client who has an option/conditional contract on the land. There are no known ownership issues; site is in single ownership and the landowner supports development on the site. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 4.62 |
| Density Applied (dwellings per hectare) | 30 |
| Gross to Net Development Ratio | 62.5% |
| Estimated capacity | 86 |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 25 |



Packington

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P7 – Land West of Redburrow Lane, Packington

Site Description: The site is located to the south of Normanton Road and to the west of Redburrow Lane. The site is agricultural land bound by mature hedgerows and trees. The site is split into a number of different paddocks by post and rail fencing. The site is flat. The whole site is within the Mineral Consultation Area for the potential presence near or at surface coal resources. The majority of the site is also within the Mineral Consultation Area the potential presence of sand and gravel resources. The site is grade 3 agricultural land. The site is within the catchment of the River Mease SAC and is also within the National Forest. The Residential development of 30 dwellings has recently been completed on the site immediately to the west of this site.

There has been a previous outline planning application (ref: 17/01575/OUT) on the site. The application was for the development of one detached self-build dwelling. The application was refused.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Packington as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** This site benefits from a shared boundary with Normanton Road, which is a derestricted C Class road with a 7.5t weight restriction. It also shares a boundary with Redburrow Lane, which is an adopted unclassified derestricted road with a 7.5t weight restriction. Vehicular access to the site would be preferable from Normanton Road and appears achievable subject to designing an access in accordance with the standards set out in the Leicestershire Highways Design Guide.
- **Ecology:** It is known that there are badger on the site. The grassland and hedgerows may be potential BAP habitats. A Phase 1 Habitats Survey would be required. Buffer zones along the hedgerows would need to be maintained.

The site is located outside the Limits to Development and is therefore considered **potentially suitable**. A change in the boundary of the Limits to Development would be needed to enable this site to be considered suitable.

Availability: The site is promoted by the landowner and is in single ownership. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 2.02 |
| Density Applied (dwellings per hectare) | 30 |
| Gross to Net Development Ratio | 62.5% |
| Estimated capacity | 38 |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 25 |

P8 – Land to rear of 55 Normanton Road, Packington

Site Description: The site is located to the rear of properties that front both Normanton Road and Spring Lane. The site is surrounded by residential development apart from at the south east corner where there is agricultural land. The site to the west has planning permission for the development of up to 4 dwellings. The site is bound by mature hedgerows and trees. A watercourse runs along part of the western boundary of the site. The site is within the Mineral Consultation Area for the potential presence near or at surface coal resources. The site is grade 3 agricultural land. The site is within the catchment of the River Mease SAC and is also within the National Forest. The site previously formed part of SHELAA site P1 but is now being promoted separately.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Packington as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site does not appear to be able to have access to the public highway without accessing third party land.
- **Ecology:** There is the potential for badgers to be on site. The grassland and hedgerows may be potential BAP habitats. A Phase 1 Habitats Survey would be required. There should be buffer zones along the hedgerows.

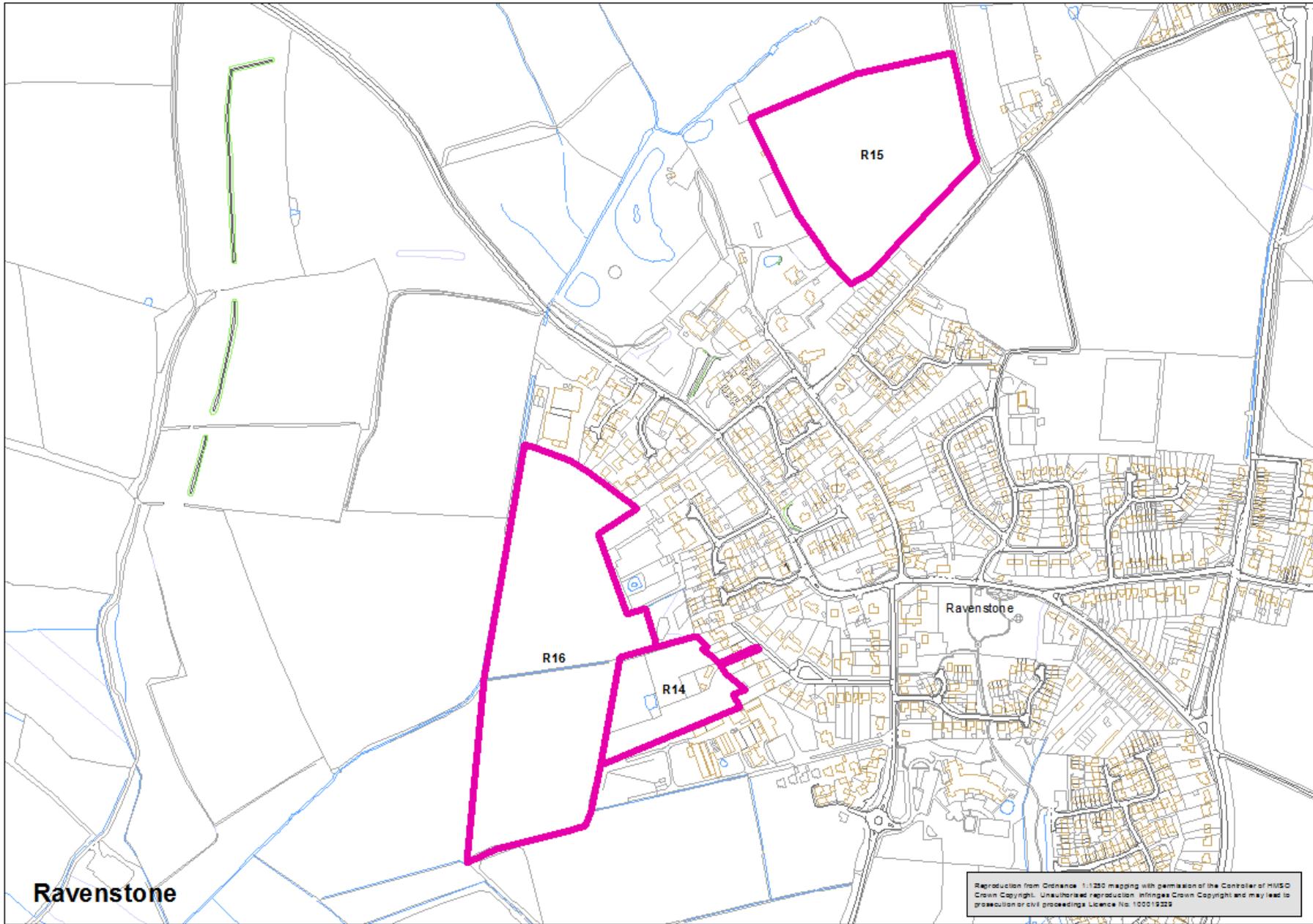
The site is located outside the Limits to Development and is therefore considered **potentially suitable**. A change in the boundary of the Limits to Development would be needed to enable this site to be considered suitable.

Availability: The site is promoted by an agent on behalf of the landowner. The site is in single ownership and the landowner supports the development of the site. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 0.55 |
| Density Applied (dwellings per hectare) | 30 |
| Gross to Net Development Ratio | 82.5% |
| Estimated capacity | 14 |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 7 |



Ravenstone

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R14 – Land to rear of 21 Creswell Drive, Ravenstone

Site Description: The site is located to the rear of 21 Creswell Drive and the site boundary includes No. 21 Creswell Drive. The site is bound by mature hedgerows and trees. The site is currently used for equestrian purposes and there is stabling and an outdoor riding school on the site. To the north of the site there is part agricultural land and part children’s play area and area of open space. To the west of the site is agricultural land and to the east are residential properties. Land to the south of the site (formerly Beasley’s Garden Centre) has outline planning permission for the development of up to 37 residential dwellings. The site is grade 3 agricultural land and is within the National Forest. The whole site is within the Mineral Consultation Area for the potential presence of at or near surface coal resources. The eastern extent of the site is within the Minerals Consultation Area for the potential presence of sand and gravel resources.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ravenstone as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** This site benefits from a shared boundary with Creswell Drive, which is an unadopted road. As such, the site does not appear to be able to have access to the public highway without accessing third party land.
- **Ecology:** There is the potential for Great Crested Newts to inhabit the pond to the north of the site. The grassland and hedgerows may be potential BAP habitats. A Phase 1 Habitats Survey would be required. If Great Crested Newts were found it may affect the developable area of the site. Buffer zones should be retained along hedgerows.

The site is located outside the Limits to Development and is therefore considered **potentially suitable**. A change in the boundary of the Limits to Development would be needed to enable this site to be considered suitable.

Availability: The site is in single ownership and is promoted by the landowner. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 2.02 |
| Density Applied (dwellings per hectare) | 30 |
| Gross to Net Development Ratio | 62.5% |
| Estimated capacity | 38 |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 25 |

R15 – Land north of Church Lane, Ravenstone

Site Description: The site lies to the north west of Church Lane and is agricultural land. There is agricultural land to the north and east of the site. There is part residential and part agricultural land to the west of the site. The site is bound to the east and west by mature hedgerows and trees. The site extends behind several residential properties along Church Lane and Main Street. The southern corner of the site adjoins the Ravenstone Conservation Area. The site slopes downwards away from Church Lane. The very southern point of the site adjoins the Church of St. Michael which is a Listed Building. A public footpath runs north to south through the centre of the site. The eastern boundary of the site adjoins a Byway Open To All Traffic (BOTAT). The site is within the Minerals Consultation Area for the potential presence of near or at surface coal resources. The site is grade 3 agricultural land and is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ravenstone as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site shares a boundary with a BOTAT (047), which does not appear to be suitable to accommodate the site traffic in its current form.
- **Ecology:** There is the potential for badgers to be on site. The hedgerows may be potential BAP habitats. A badger survey would be needed and mitigation may be required. Buffers of 5m should be retained along hedgerows.

The site is located outside the Limits to Development and is therefore considered **potentially suitable**. A change in the boundary of the Limits to Development would be needed to enable this site to be considered suitable.

Availability: The site is promoted by an agent on behalf of the landowner. The site is in single ownership and the landowner supports the development of the site. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 3.9 |
| Density Applied (dwellings per hectare) | 30 |
| Gross to Net Development Ratio | 62.5% |
| Estimated capacity | 73 |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 25 |

R16 – Land south of Hall Farm, Ravenstone

Site Description: The site is located to the south of Hall Farm and Hall Gardens. There is residential development to the north and along part of the eastern boundary of the site. There is agricultural land to the south and west of the site and to part of the east of the site. The site is bound along the majority of the eastern and western boundaries by mature hedgerows and trees. The very south westerly tip of the site adjoins Long Moor Spinney which is a Wildlife Site. A watercourse runs along the western boundary of the site and several other smaller watercourse run across the site. There are two public footpaths that cross the site, one runs east to west across the northern part of the site, the other runs north to south through the site. The site is within the Minerals Consultation Area for the potential presence of at or near surface coal resources. The site is grade 3 agricultural land and is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ravenstone as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site does not appear to be able to have access to the public highway without accessing third party land.
- **Ecology:** There is the potential for Great Crested Newts to be present on the pond to the north east of the site. There is a limited possibility that the hedgerows may be potential BAP habitats. The site is mainly arable and there is potential for ecology enhancements. The presence of Great Crested Newts may affect the developable area. Buffer zones should be retained along the hedgerows.

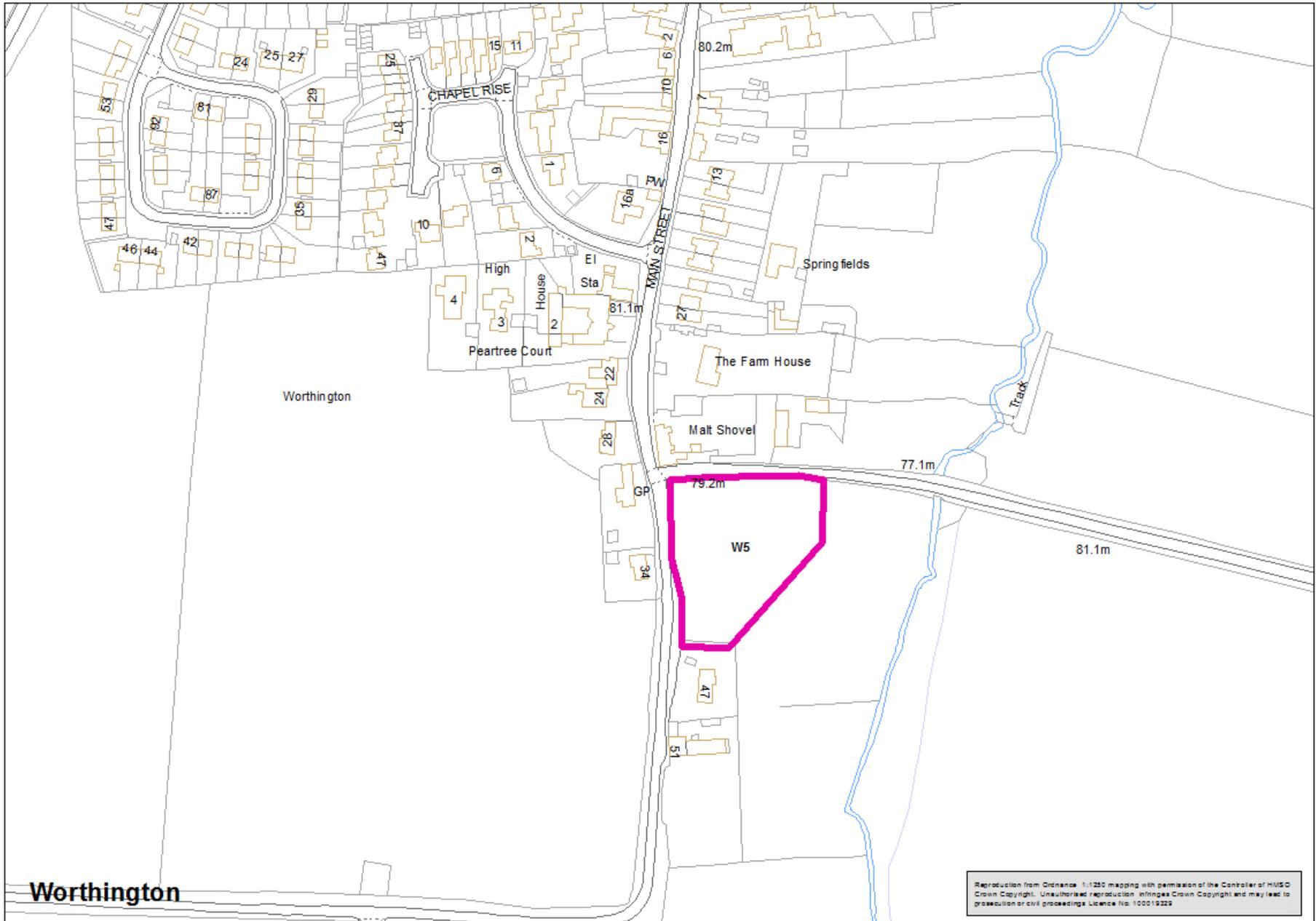
The site is located outside the Limits to Development and is therefore considered **potentially suitable**. A change in the boundary of the Limits to Development would be needed to enable this site to be considered suitable.

Availability: The site is promoted by an agent on behalf of the landowner. The site is in single ownership and the landowner supports development of the site. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues. A suitable access onto the site would need to be achieved, this may be possible via land to the north of the site. The site is considered **potentially achievable**.

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 6.5 |
| Density Applied (dwellings per hectare) | 30 |
| Gross to Net Development Ratio | 62.5% |
| Estimated capacity | 122 |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 25 |



Worthington

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W5 – Land off Main Street, Worthington

Site Description: The site is an almost triangular parcel of land located to the east of Main Street and south of Bull Hill. The site is bound by mature hedgerows along both road frontages. The Malt Shovel public house and some stables are located to the north of the site on the opposite side of Bull Hill. There are residential dwellings to part of the west of the site on the opposite side of Main Street. There is one large detached dwelling to the south of the site. There is agricultural land to the east and south east of the site. The site is grade 3 agricultural land.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Worthington as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** This site benefits from a shared boundary with Main Street, at which point is a 30 mph, Adopted Unclassified road, and Bull Hill, an Adopted Unclassified road with speed limits of 30 and 60 mph. Both streets have a weight restriction of 7.5t. Bull Hill increases in speed shortly after the junction with Main Street. Vehicular access to the site from Main Street appears achievable subject to designing an access in accordance with the standards set out in the Leicestershire Highways Design Guide.
- **Ecology:** There is the potential for badger to be on site. The grassland and hedges may be potential BAP habitats. A Phase 1 Habitats Survey would be needed. Buffer zones would be needed along hedgerows.

The site is located outside the Limits to Development and is therefore considered **potentially suitable**. A change in the boundary of the Limits to Development would be needed to enable this site to be considered suitable.

Availability: The site has been submitted by an agent on behalf of the landowner. The landowner supports the development of the site. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

| | |
|---|--------------------|
| Total Site Area Available for Development (hectares) | 0.44 |
| Density Applied (dwellings per hectare) | 30 |
| Gross to Net Development Ratio | 82.5% |
| Estimated capacity | 11 |
| Timeframe for Development | Years 11-20 |
| Estimated Build Rate (dwellings per year) | 25 |



SHELAA 2019 Part 2 – New Employment Site Assessments

Schedule of New Sites

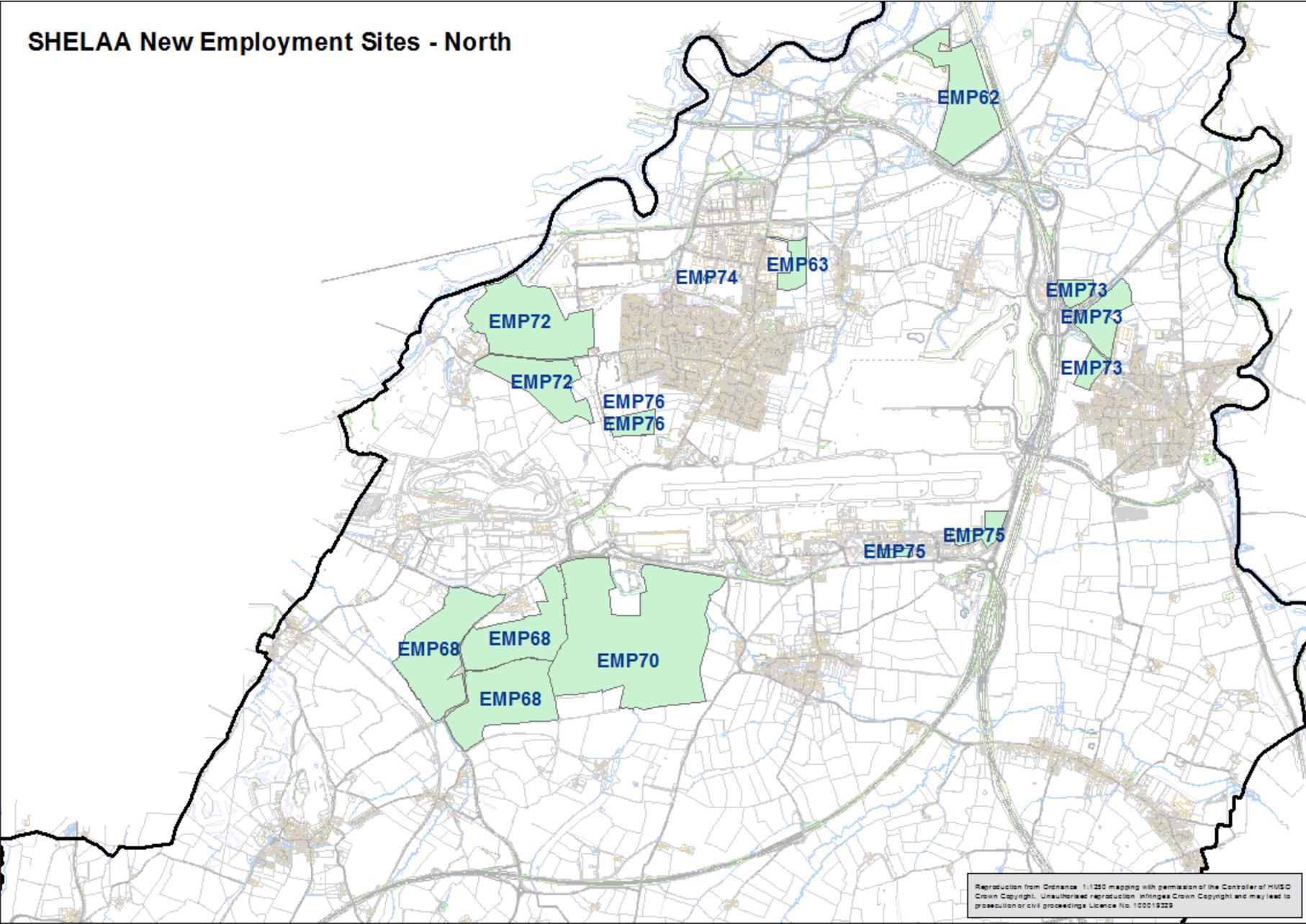
| Reference | Name of site | Parish/Settlement | Site area (hectares) | Proposed Use | Potential Floorspace | 0-5 Years | 6-10 Years | 11-20 Years |
|-----------------------|---|--------------------------|----------------------|--|----------------------|-----------|------------|-------------|
| EMP61 | Land at Hoo Ash roundabout | Swannington | 0.30 | A1, A3, C1 | 1200 | | | 1200 |
| EMP62 | Land at Netherfields Lane & Tamworth Road | Sawley | 26.40 | B1, B2, B8 | 105600 | | | 105600 |
| EMP63 | Land east of Carnival Way | Castle Donington | 8.70 | B1, B2, B8 | 34800 | | 34800 | |
| EMP64 | Land at M42 Junction 11 | | 97.00 | B1, B2, B8 | 388000 | | | 388000 |
| EMP66 | Site of former Measham Colliery | Measham | 3.60 | B1, B2, B8 | 14400 | | 14400 | |
| EMP67 | Occupation Lane* | Albert Village | 14.10 | B1, B2, B8 | 28200 | | 28200 | |
| EMP68 | Land at Manor Farm, Isley Walton | Isley Walton | 60ha | A1, A2, A3, B1, D1 | 4000 | | | 4000 |
| EMP69 | Land at Worthington Lane | Newbold Coleorton | 6.61 | A1, A2, A3, A4, A5, B1, D2 | 600 | | | 600 |
| EMP70 | Land south of East Midlands Airport | Isley Walton | 156.00 | A1, A2, A3, A4, A5, B1, B2, B8, D1, D2 | 312000 | | | 312000 |
| EMP71 | Land off Pipeyard Lane | Newbold Coleorton | 0.38 | B1 | 213 | 213 | | |
| EMP72 | Land at Home Farm, Park Lane* | Castle Donington | 95.00 | A1, A2, A3, AA4, A5, B1, B2, B8, C1 | 190000 | | | 190000 |
| EMP73 | Land north and south of A6 | Kegworth | 31.20 | B1, B2, B8, C1 | 88800 | | | 88800 |
| EMP74 | Land south of Gordon Ellis | Castle Donington | 0.30 | B1, B2, B8 | 1200 | | 1200 | |
| EMP75 | Pegasus Business Park | Long Whatton & Diseworth | 10.00 | B1 | 40000 | | 40000 | |
| EMP76 | Land off Park Lane | Castle Donington | 6.07 | B1, B2, B8 | 24280 | | 24280 | |
| EMP77 | Land South of Repton Road | Measham | 3.30 | B8 | 8280 | | | 8280 |
| EMP78 | Slaughter House, Ashby Road | Sinope | 0.50 | B1 | 660 | 660 | | |

* Potential floorspace figures assume a 50:50 site split between employment and residential uses.

**Proposed floorspace assumes 100% employment development even though site is also included as a Housing site.

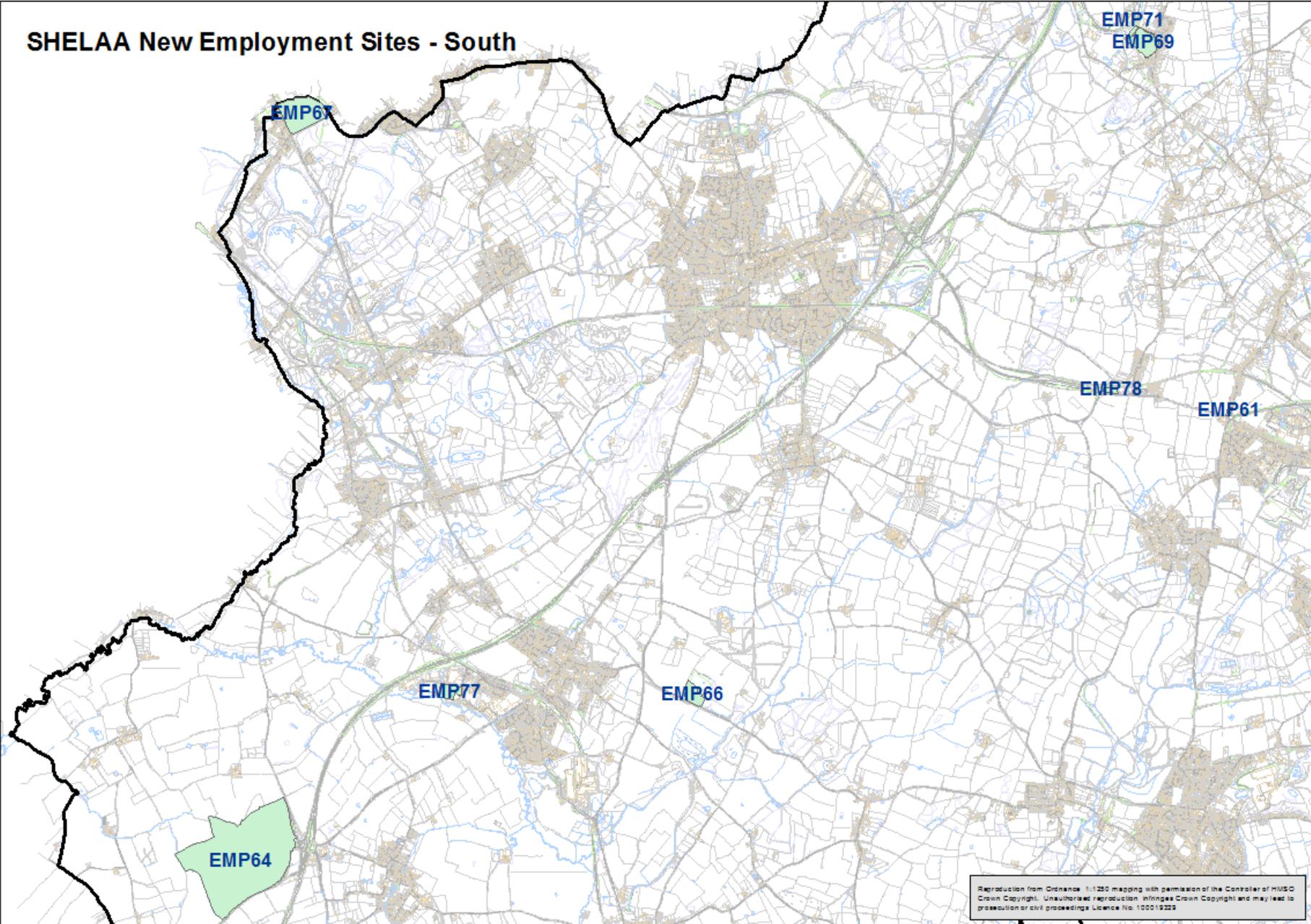
Class A1 – shops and retail outlets, Class A2 – professional services, Class A3 – food and drink, Class A4 – drinking establishments, Class A5 – hot food and takeaway, Class B1 – business, Class B2 - general industrial use, Class B8 – storage or distribution, Class D1 – Non-residential institutions

SHELAA New Employment Sites - North



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SHELAA New Employment Sites - South



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EMP61 - Land at Hoo Ash roundabout

Address: Land adjacent to Hoo Ash roundabout/A511/A447/Ashby Road, Swannington

Parish/Settlement: Swannington

Area: 0.3 ha

Site Description: The site lies just off Hoo Ash roundabout at the corner of Hough Hill and Ashby Road. It comprises a single, irregular shaped field and is surrounded to the west and east (across Hough Hill) by fields used for agriculture, to the north by a row of residential properties and to the south, across Ashby Road, by a farm.

Current Use: Vacant

Previously Developed: No

Local Plan Allocation: Countryside

Current Permission: None

River Mease Catchment: No

National Forest: Yes

Suitable? Potentially Suitable
The site lies in an area identified as Countryside in the Local Plan, although the Swannington settlement boundary runs up to the northern edge of the site. As the proposal is for retail and a hotel (rather than 'B' class employment use) then to comply with the NPPF and Local Policy Ec8 a sequential test would need to be undertaken to demonstrate no sequentially preferable sites are available. A scheme is proposed for Hoo Ash Roundabout as part of the Coalville/A511 Growth Corridor; this may have implications on land take. Access will not acceptable off the A511. There are unlikely to be any ecology concerns.

Available? Yes
Owner has indicated intention to develop the site, but no known market interest.

Achievable? Potentially
There are no known physical constraints, although the economic viability of a hotel in this location is not certain. The site is therefore considered potentially achievable.

Potential Uses: A1, A3, C1

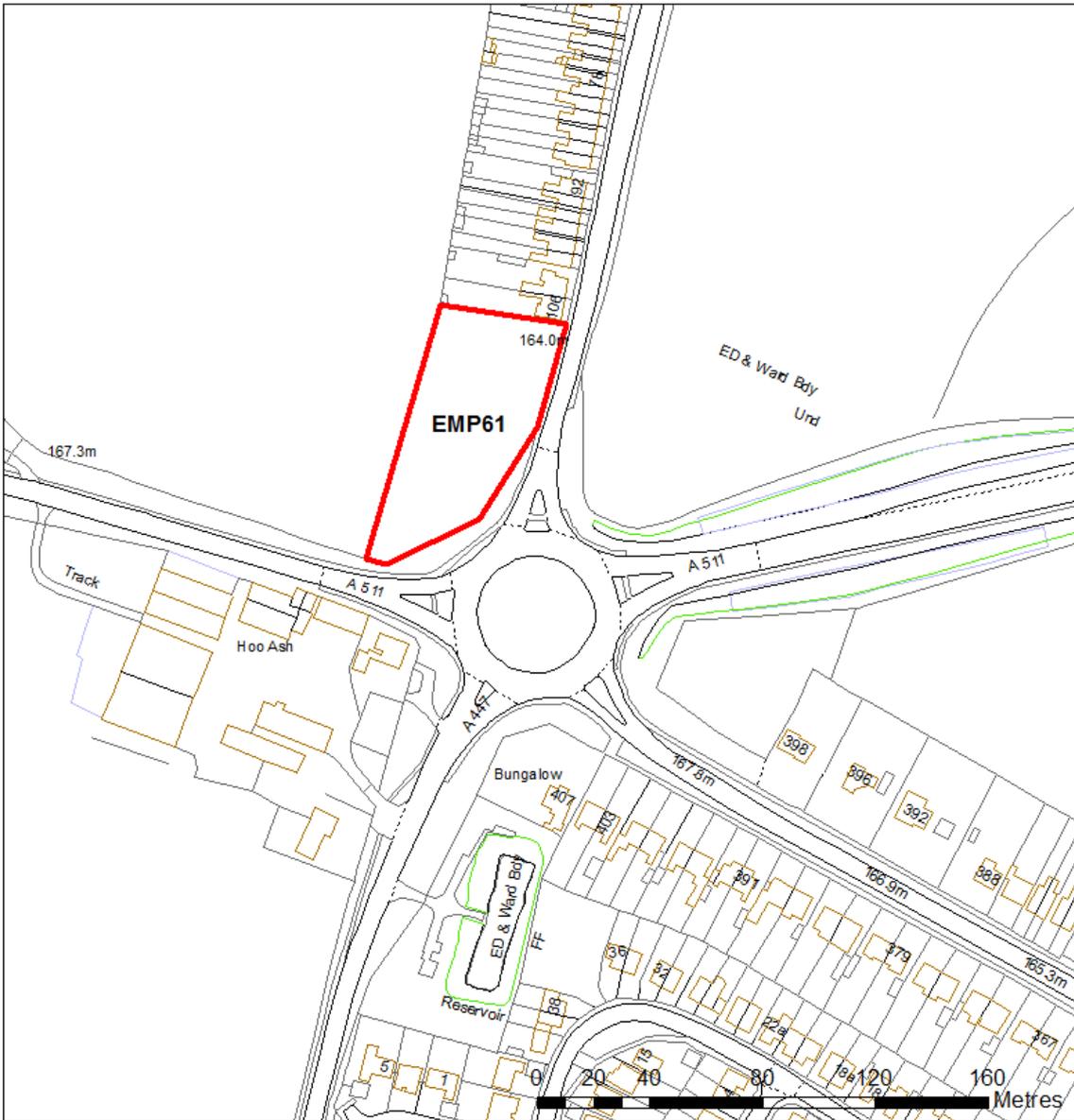
Also considered for residential? No

Potential Employment Floorspace: 1200 sqm based on standard plot ratios

Summary: The location of the site, combined with the proposed use for hotel/retail, means that a sequential test will be required to demonstrate that there are no sequentially preferable sites available for such uses. There is no planning permission at present, or any known developer interest. It is therefore unlikely that the site will be developed in the near future.

| | |
|--|----------------------|
| Deliverable/Developable/Non-Developable: | Developable |
| Timeframe: | 11 - 20 Years |

EMP 61 - Land at Hoo Ash roundabout



Key

 SHELAA Site - Employment

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EMP62 - Land at Netherfields Lane & Tamworth Road

Address: Land at Netherfields Lane & Tamworth Road, Sawley

Parish/Settlement: Lockington - Hemington **Area:** 26.4 ha

Site Description: The site lies between the Aldi distribution centre (currently under construction) to the west, a Gypsy and Traveller site to the north, the M1 to the east and a railway line to the south. It is currently used for agriculture and a shooting school.

Current Use: Agriculture, Part Vacant, Shooting School **Previously Developed:** No

Local Plan Allocation: Countryside **Current Permission:** None

River Mease Catchment: No **National Forest:** No

Suitable? Potentially Suitable
The site is allocated as Countryside in the Local Plan, and so if it came forward for employment use in the current plan period it would have to satisfy Policy Ec2(2)/S3 - otherwise a change in policy would be required. There are no fundamental Highways concerns at this stage. In terms of ecology, it would need a Preliminary Ecological Assessment (PEA) and a Phase 1 habitat survey before making a decision as a large part is potential species-rich grassland. The site falls within the functional floodplain. Ordinarily, this would mean that it is classified as non-developable. However, the Environment Agency has previously been prepared to support development elsewhere in the locality in similar circumstances such that subject to implementing flood alleviation measures development may be considered appropriate. In addition to assessing the impact on the local highway network, due to the site's location consideration would also be needed of the impact on neighbouring highway authority networks, as well as the Highways England network. Hemington House (Grade II listed) is within the NW corner of the site.

Available? Yes
Owner/Agent has indicated intention to seek to develop the site.

Achievable? Potentially
The location of the site within the functional floodplain may have a significant impact upon its achievability.

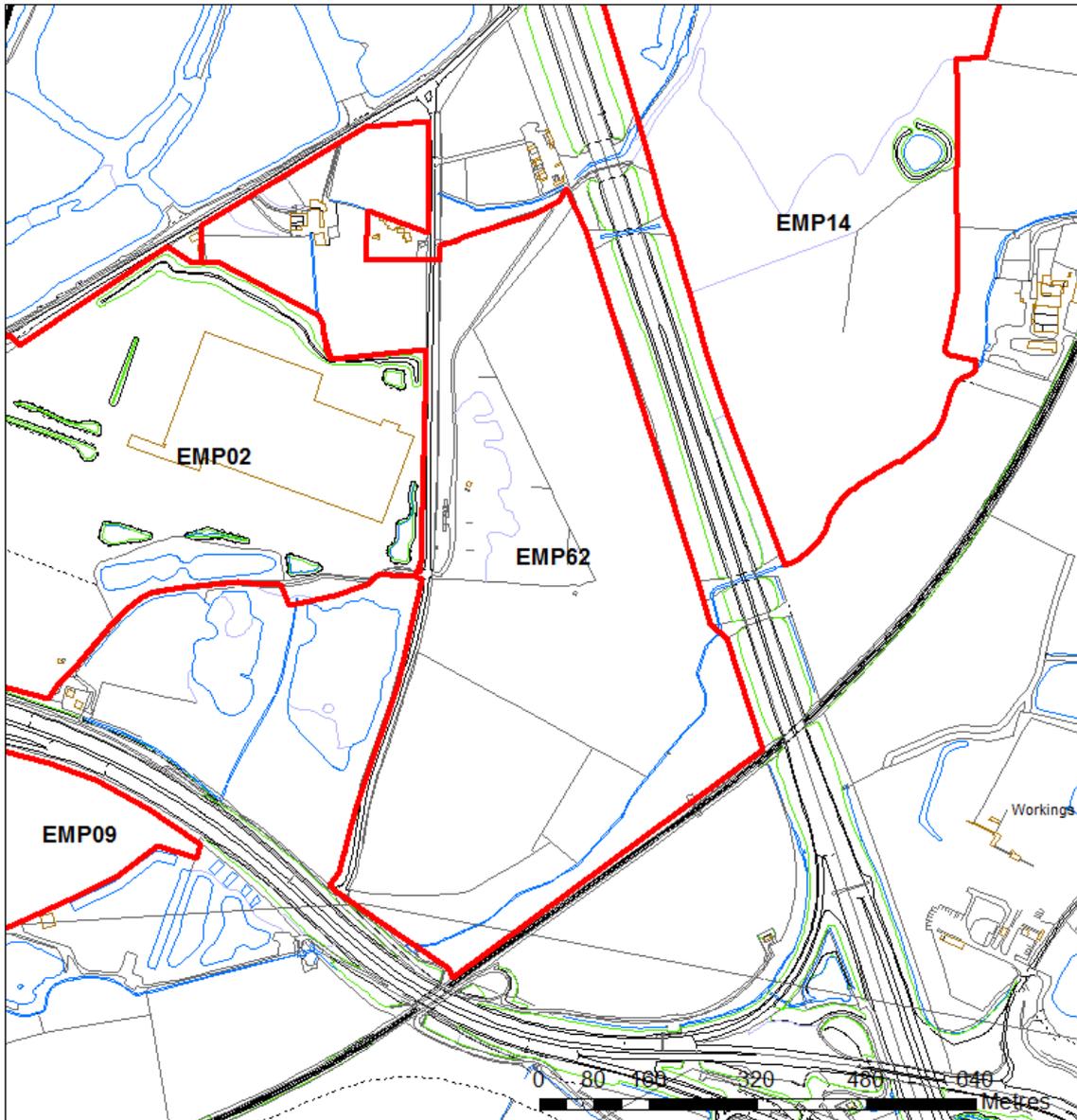
Potential Uses: B1, B2, B8 **Also considered for residential?** No

Potential Employment Floorspace: 105600 sqm based on standard plot ratios

Summary: The site is heavily constrained by the fact that it falls within the functional floodplain. Ordinarily, this would mean that it is classified as non-developable. However, the Environment Agency has previously been prepared to support development elsewhere in the locality in similar circumstances such that subject to implementing flood alleviation measures development may be considered appropriate. However this is notwithstanding currently policy concerns. For these reasons, if any development was to take place, it is unlikely to be for some time.

| | |
|--|----------------------|
| Deliverable/Developable/Non-Developable: | Developable |
| Timeframe: | 11 - 20 Years |

EMP 62 - Land at Netherfields Lane & Tamworth Road



Key

 SHELAA Site - Employment

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EMP63 - Land east of Carnival Way

Address: Land east of Carnival Way, Castle Donington

Parish/Settlement: Castle Donington

Area: 8.7 ha

Site Description: The sites lies to the east of Castle Donington, off Station Road. The site wraps around a car sales company to the west, while to the north is a storage use and to the south and east agriculture.

Current Use: Agriculture

Previously Developed: No

Local Plan Allocation: Countryside

Current Permission: None

River Mease Catchment: No

National Forest: No

Suitable?
Potentially
The site lies in an area identified as Countryside in the Local Plan. To comply with current Local Plan policy it would need to satisfy part (2) of Ec2/S3. Ecology surveys have been carried out for a current application (17/01136/OUTM) which is yet to be determined. Highways issues also appear to have been satisfactorily addressed. There are a number of listed buildings in the vicinity of the site - including Donington Mill on Station Road.

Available?
Yes
Owner has indicated intention to develop the site. An application has been submitted.

Achievable?
Potentially
There are no known physical or economic constraints, therefore the site is considered potentially achievable.

Potential Uses: B1, B2, B8

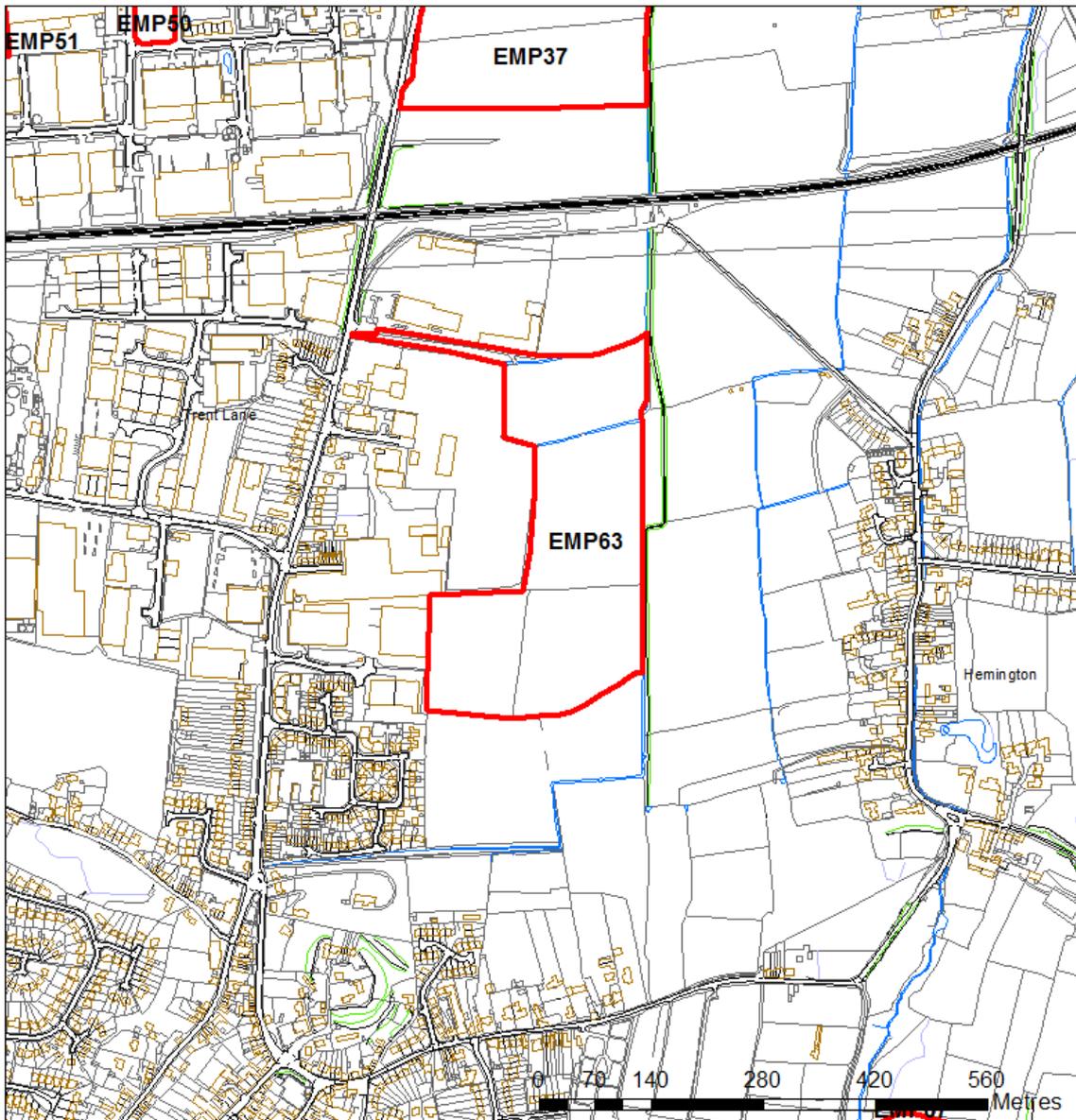
Also considered for residential? No

Potential Employment Floorspace: 34800 sqm based on standard plot ratios

Summary: This site is potentially suitable for employment development, subject to consideration of detailed matters at planning application stage and compliance with Local Plan policy EC2 if developed during the current plan period. An application has been submitted but is at the present time undetermined.

| | |
|--|--------------------|
| Deliverable/Developable/Non-Developable: | Developable |
| Timeframe: | 6-10 Years |

EMP 63 - Land east of Carnival Way



Key

 SHELAA Site - Employment

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EMP64 - Land at M42 Junction 11

Address: Land at M42 Junction 11, Acresford Road

Parish/Settlement: Stretton en le Field

Area: 97 ha

Site Description: The site lies just off junction 11 of the M42, to the west of Appleby Magna, bounded by the A444 Acresford Road to the north east and B5493 to the south west. The site is currently in agricultural use.

Current Use: Agriculture

Previously Developed: No

Local Plan Allocation: Countryside

Current Permission: None

River Mease Catchment: Yes

National Forest: No

Suitable?
Potentially
The site lies in an area identified as Countryside in the Local Plan. A hybrid application has been submitted (18/01443/FULM) for a distribution campus, but this has not yet been determined. To comply with current Local Plan policy it would need to satisfy part (2) of Ec2. Ecology surveys have been carried out for the current application. Highways issues will also need to be satisfactorily addressed. There are a number of listed buildings in the vicinity of the site - including Park Farmhouse, Stretton en le Field and the Old Rectory, Rectory Lane.

Available?
Yes
Owner has indicated intention to develop the site. An application has been submitted.

Achievable?
Potentially
There are no known physical or economic constraints, therefore the site is considered achievable.

Potential Uses: B1, B2, B8

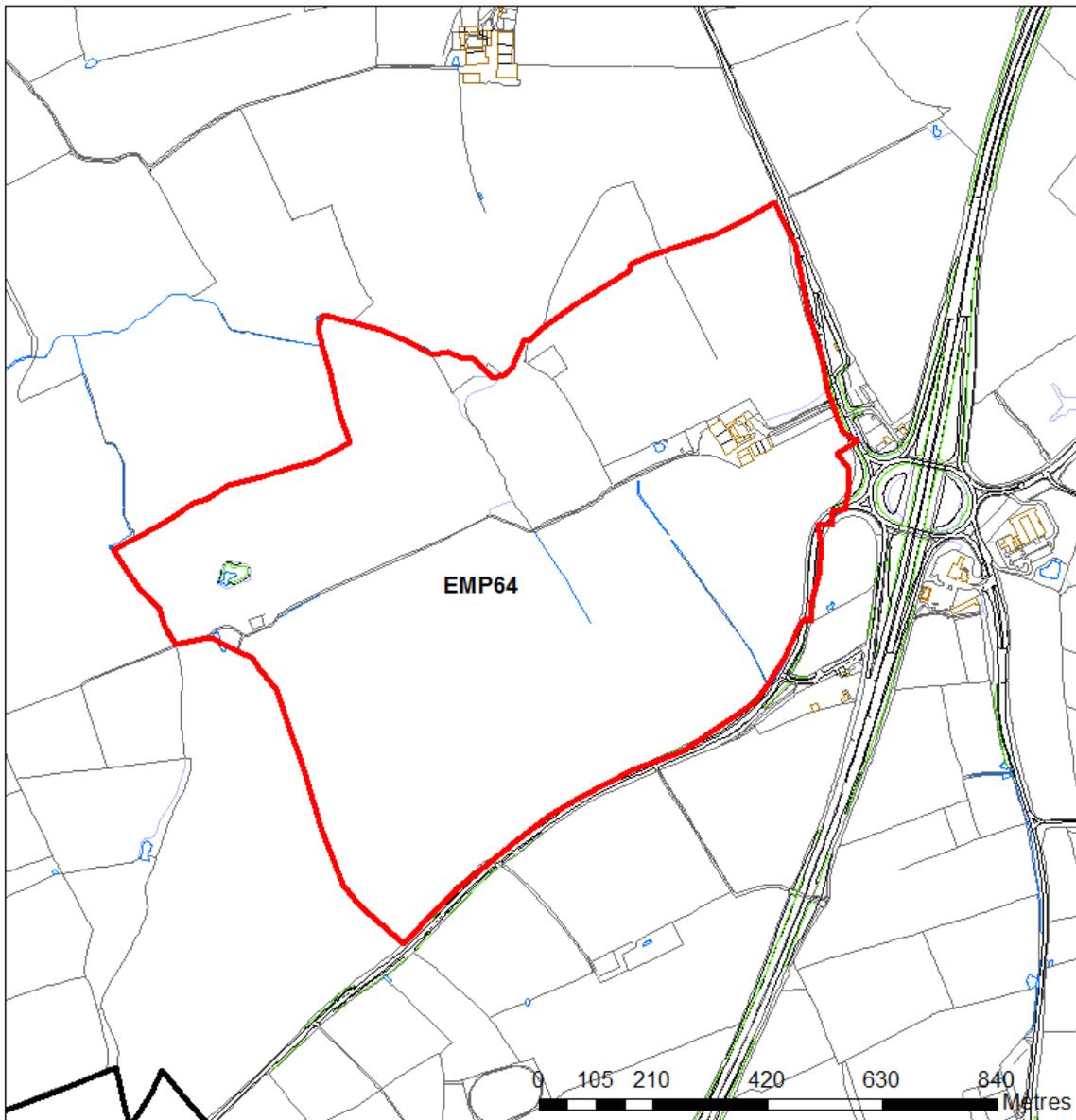
Also considered for residential? No

Potential Employment Floorspace: 388000 sqm based on standard plot ratios

Summary: This site is potentially suitable for employment development, subject to consideration of detailed matters at planning application stage and compliance with Local Plan policy EC2 if developed during the current plan period. An application has been submitted but is at the present time undetermined.

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| Deliverable/Developable/Non-Developable: | Developable |
| Timeframe: | 11-20 Years |

EMP 64 - Land at M42 Junction 11



Key

 SHELAA Site - Employment

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EMP66 - Site of former Measham Colliery

Address: Site of former Measham Colliery, Swepstone Road, Measham

Parish/Settlement: Measham **Area:** 3.6 ha

Site Description: The site is the former location of Measham Mines off the Swepstone Road to the east of Measham. The site has a wooded area to the north, and agricultural uses to the west, south and east.

Current Use: Vacant **Previously Developed:** Partly

Local Plan Allocation: Countryside **Current Permission:** None

River Mease Catchment: Yes **National Forest:** Yes

Suitable?
Potentially
The site lies in an area identified as Countryside in the Local Plan. To comply with current Local Plan policy it would need to satisfy part (2) of Ec2. In terms of ecology, part of site has been scraped and lost, but a lot of grassland is remaining so an ecology survey would be needed before determining suitability. Vehicular access to the site appears achievable subject to designing access in accordance with adopted standards. Measham House, Grade II listed, is 400m to the north of the site.

Available?
Potentially
The site is vacant and available for development.

Achievable?
Potentially
There are no known physical or economic constraints, therefore the site is considered achievable.

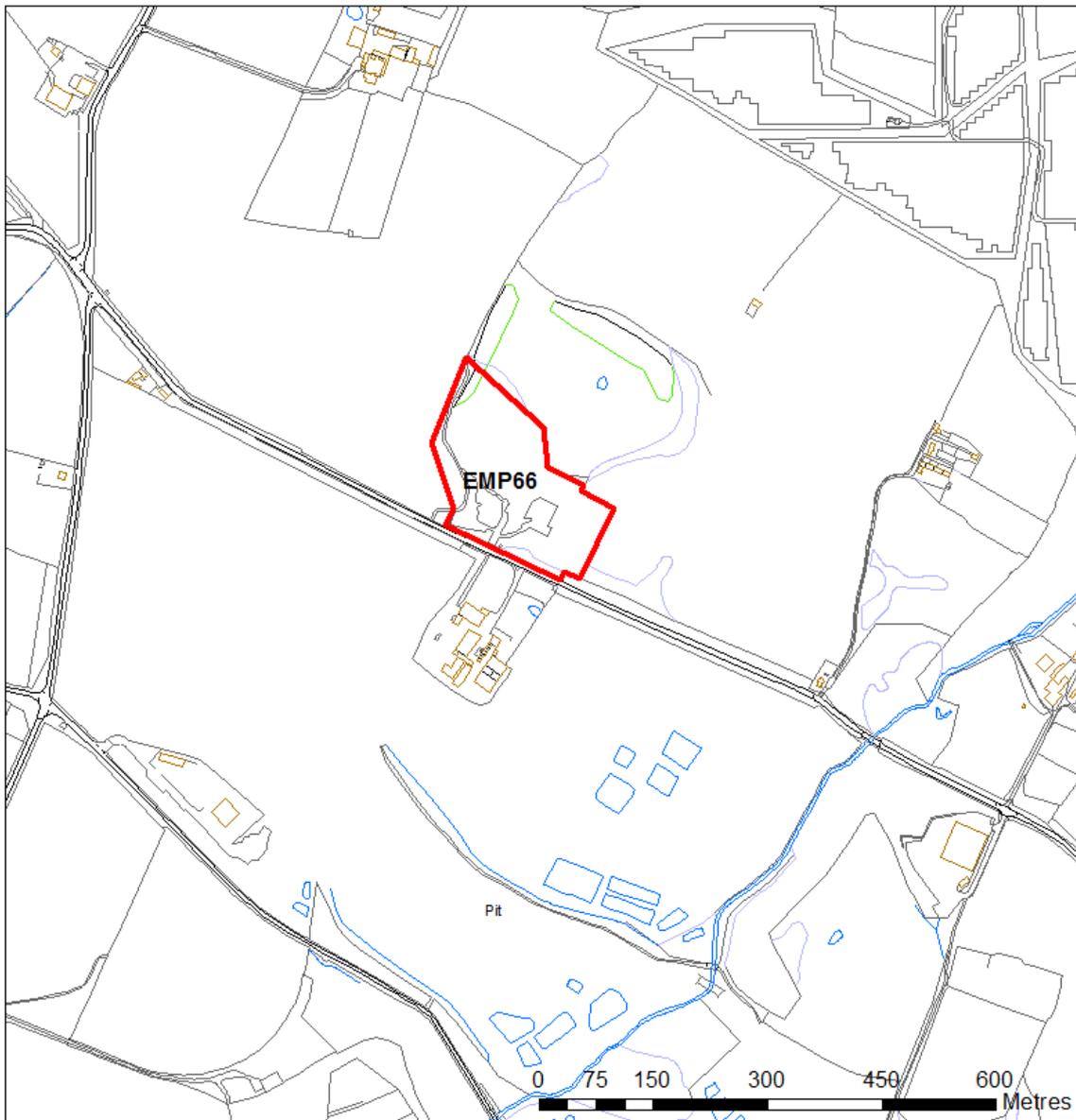
Potential Uses: B1, B2, B8 **Also considered for residential?** No

Potential Employment Floorspace: 14400 sqm based on standard plot ratios

Summary: This site is potentially suitable for employment development, subject to consideration of detailed matters at planning application stage and compliance with Local Plan policy EC2 if developed during the current plan period.

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|--|---------------------|
| Deliverable/Developable/Non-Developable: | Developable |
| Timeframe: | 6 - 10 Years |

EMP 66 - Site of former Measham Colliery



Key

 SHELAA Site - Employment

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EMP67 - Occupation Lane

Address: Land at Occupation Lane, Albert Village

Parish/Settlement: Ashby Woulds

Area: 14.1 ha

Site Description: The site lies to the east of Albert Village on the border of the district. It forms part of a larger site also containing land within South Derbyshire. Currently part of the site is used for employment purposes (including outdoor storage) while part of it remains undeveloped.

Current Use: Part B8,
Part Vacant

Previously Developed: Yes

Local Plan Allocation: Countryside

Current Permission: None

River Mease Catchment: Yes

National Forest: Yes

Suitable?
Potentially
The site lies in an area identified as Countryside in the Local Plan. To comply with current Local Plan policy it would need to satisfy part (2) of Ec2. In terms of ecology, the grassland appears species-rich so ecology surveys will be needed. Vehicular access to the site appears achievable subject to designing access in accordance with adopted standards. The site is in close proximity to a number of Grade II listed buildings located within South Derbyshire district.

Available?
Yes
The site was submitted during the most recent call for sites.

Achievable?
Potentially
There are no known physical or economic constraints, therefore the site is considered achievable, however the scale of housing proposed means that it is unlikely to come forward in the short term.

Potential Uses: B1, B2, B8

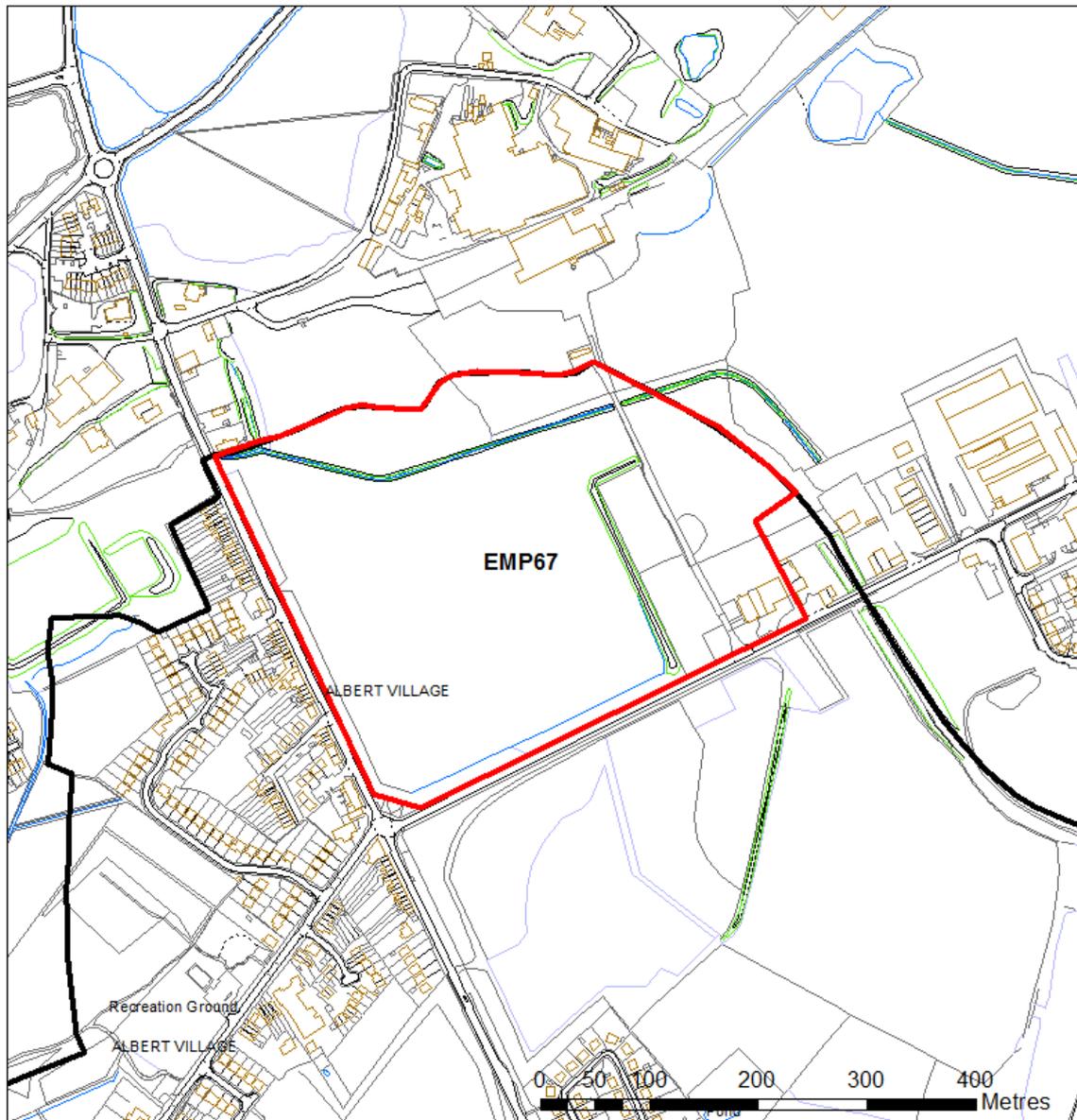
Also considered for residential? Yes - AV1

Potential Employment Floorspace: 28200 sqm based on standard plot ratios and assuming a 50:50 site split between employment and housing uses

Summary: This site is potentially suitable for employment uses, subject to consideration of detailed matters at planning application stage and compliance with Local Plan policy EC2 if developed during the current plan period.

| | |
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| Deliverable/Developable/Non-Developable: | Developable |
| Timeframe: | 6 - 10 Years |

EMP 67 - Occupation Lane



Key

-  SHELAA Site - Employment
-  NWLDC Boundary

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EMP68 - Land at Manor Farm, Isley Walton

Address: Land at Manor Farm, Isley Walton

Parish/Settlement: Isley cum Langley

Area: 160 ha
(60ha developable)

Site Description: The site comprises two parcels of land, either side of the A453, to the south of Isley Walton/Donington Park and south-west of the airport. It is significant in size, covering 160ha in total, on land that is currently used for agriculture. Site EMP70 borders to the east. The agents for the site are proposing a mainly residential development – it is included in the employment part of the SHELAA only due to the proposed local centre rather than any specific employment land.

Current Use: Agriculture

Previously Developed: No

Local Plan Allocation: Countryside

Current Permission: None

River Mease Catchment: No

National Forest: No

Suitable?
Potentially
Should the site be considered suitable for residential development, then it could be appropriate to include a local centre with facilities that would serve the local population. In terms of highways, the site would benefit from a coordinated masterplan and assessments with adjacent sites to secure required mitigation. The site is mainly arable in mature and a 5-10m buffer around the site is likely to need to be retained. There are a number of listed buildings within Isley Walton, although outside of the site boundary.

Available?
Potentially
The site was submitted during the most recent call for sites.

Achievable?
Potentially
There are no known physical or economic constraints, therefore the site is considered achievable.

Potential Uses: A1, A2, A3, B1, D1

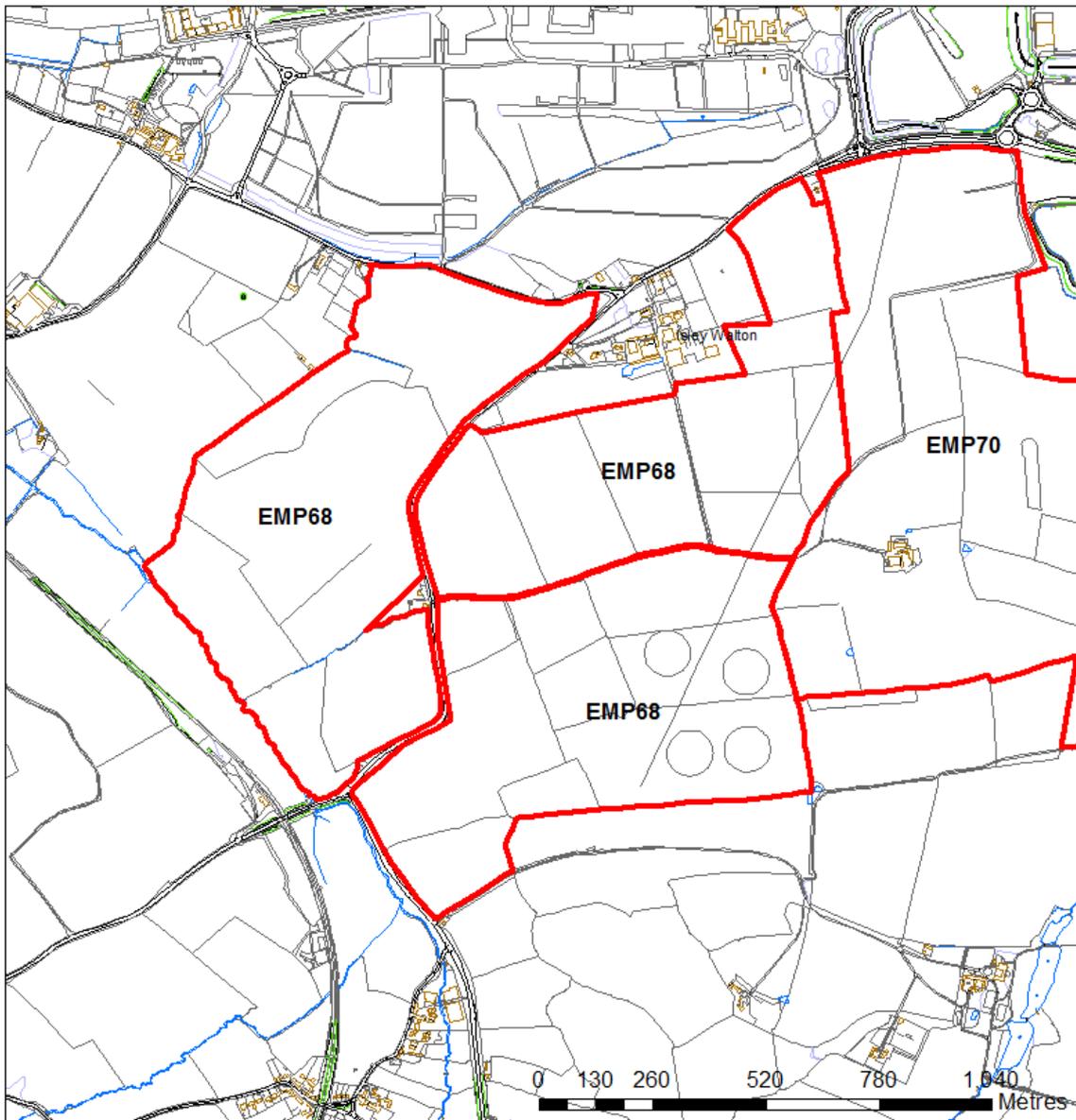
Also considered for residential? Yes - IW1

Potential Employment Floorspace: 4000 sqm based on officer estimation assuming provision of local centre within primarily residential scheme

Summary: Any commercial development on this site is likely to be limited to uses within a new local centre to serve a new residential population. Any retail/office uses will need to be in compliance with Local Plan Employment and Retail Policies if brought forward during the current Local Plan period.

| | |
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| Deliverable/Developable/Non-Developable: | Developable |
| Timeframe: | 11-20 Years |

EMP 68 - Land at Manor Farm, Isley Walton



Key

 SHELAA Site - Employment

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EMP69 - Land at Worthington Lane

Address: Land west of Worthington Lane, Newbold Coleorton

Parish/Settlement: Newbold Coleorton

Area: 6.61 ha

Site Description: The site lies to the west of Newbold Coleorton, with residential uses to the north east, east and south. The site is currently in agricultural use. The TNT Call Centre and site EMP71 lie to the north west.

Current Use: Agriculture

Previously Developed: No

Local Plan Allocation: Countryside

Current Permission: None

River Mease Catchment: No

National Forest: No

Suitable?
Potentially
The site lies in an area identified as Countryside in the Local Plan. Ecology surveys would be needed before any proposals could be considered. If there was to be a B1 element, as is suggested, then this would need to satisfy part (2) of Ec2 to comply with current Local Plan policy. Any retail uses would likely be limited to those serving the proposed new housing. However the overall scale of the proposal would raise concerns, particularly in relation to the size of Newbold Coleorton as a whole. There is a listed building directly opposite the site off Worthington Lane.

Available?
Yes
The owner/option holder is proposing the land for development so it is considered available

Achievable?
Potentially
There are no known physical or economic constraints, therefore the site is considered achievable.

Potential Uses: A1, A2, A3, A4, A5, B1, D2

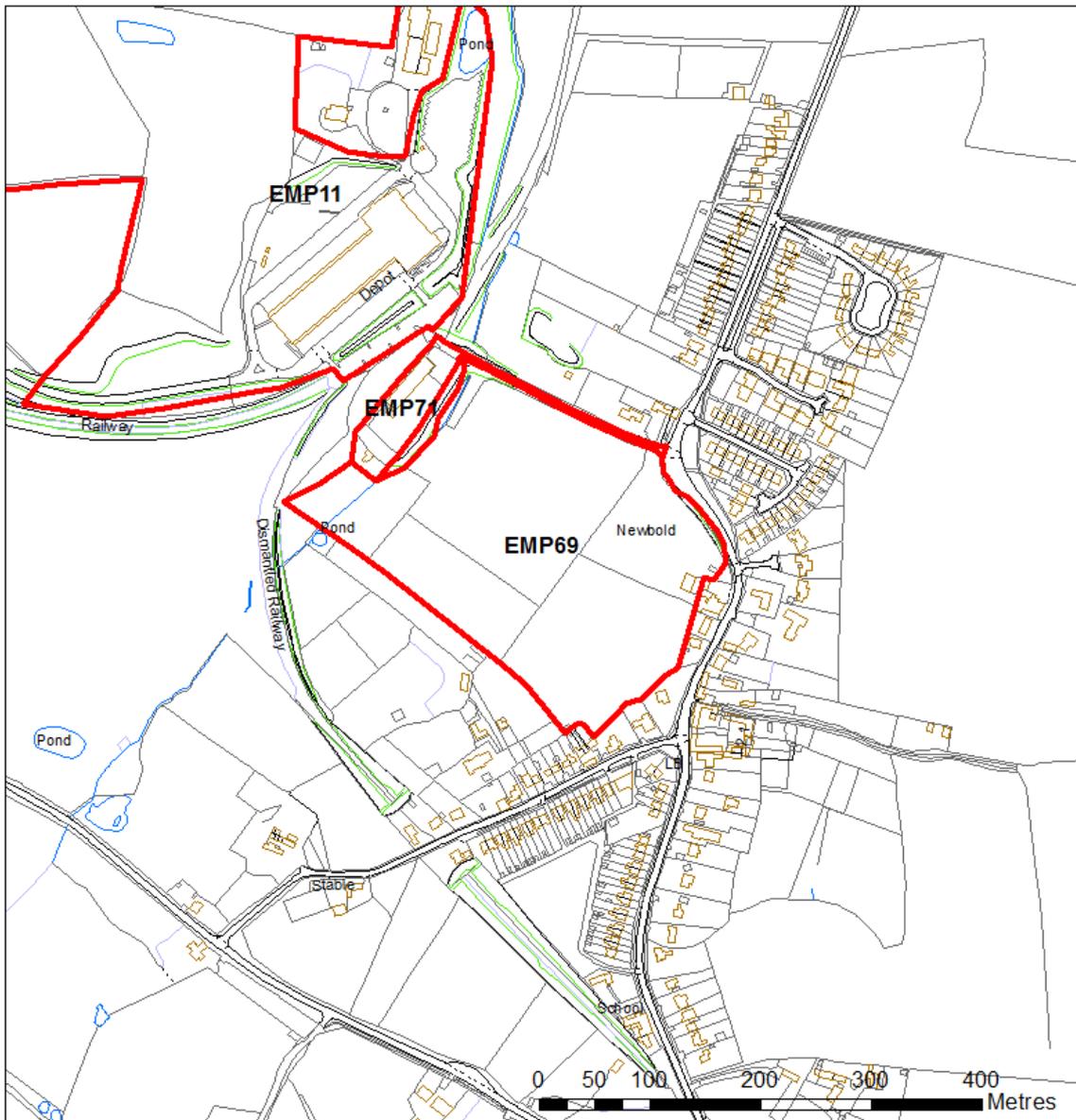
Also considered for residential? Yes - Cn6

Potential Employment Floorspace: 600 sqm based on officer estimation assuming provision of local centre within primarily residential scheme

Summary: Although employment uses would be limited in scale on the site (this is a mixed use proposal predominantly consisting of housing), there is a concern about the scale of the overall development in what is a small village with very limited services. If the site is to be considered, then the eastern part fronting Worthington Lane may be more appropriate rather than the whole site. Any proposals for office uses that were included would have to comply with Policy Ec2(2) if submitted during the current plan period and any retail uses comply with the Local Plan retail policies.

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| Deliverable/Developable/Non-Developable: | Developable |
| Timeframe: | 11-20 Years |

EMP 69 - Land at Worthington Lane



Key

 SHELAA Site - Employment

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EMP70 - Land south of East Midlands Airport

Address:

Parish/Settlement: Isley cum Langley

Area: 156 ha

Site Description: The site lies immediately to the south of the A453 and East Midlands Airport. Site EMP68 lies to the west, with agriculture to the south and east. It is significant in size, covering 156ha in total, on land that is also currently used for agriculture.

Current Use: Agriculture **Previously Developed:** No

Local Plan Allocation: Countryside **Current Permission:** None

River Mease Catchment: No **National Forest:** No

Suitable?
Potentially
The site lies in an area identified as Countryside in the Local Plan. To comply with current Local Plan policy it would need to satisfy part (2) of Ec2. Any new access onto the A453 which impacts its primary function is likely to be viewed unfavourably. This site would benefit from a coordinated masterplan and assessments with adjacent sites to secure required mitigation. Ecology surveys would be needed before any proposals could be considered, and buffer zones included along the Trent and to the adjoining woodland. Wartoft Grange, Grade II listed, is 250m to the east of the site

Available?
Yes
The site was submitted during the most recent call for sites.

Achievable?
Potentially
There are no known physical or economic constraints, therefore the site is considered achievable.

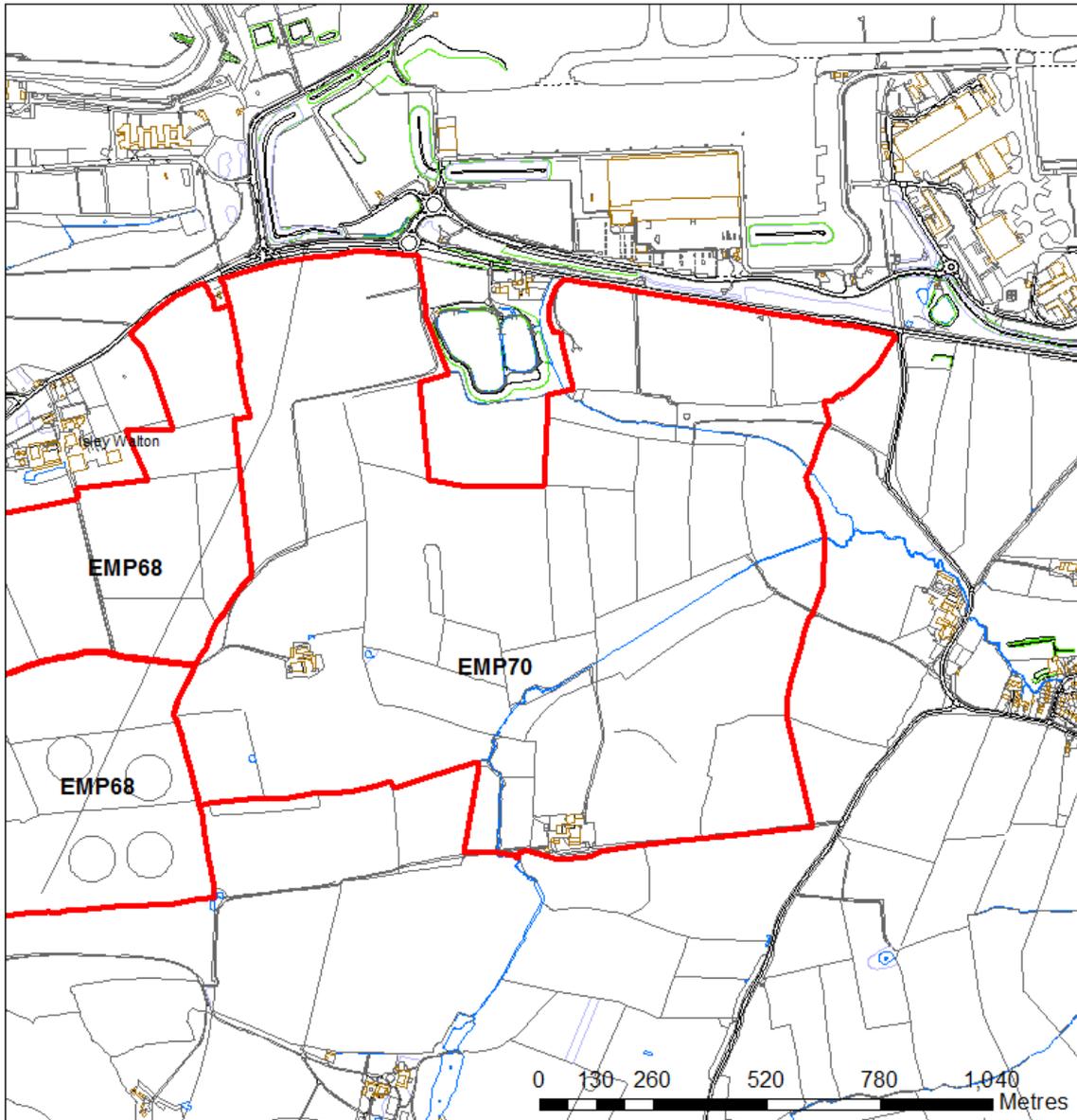
Potential Uses: A1, A2, A3, A4, A5, B1, B2, B8, D1, D2 **Also considered for residential?** Yes - IW3

Potential Employment Floorspace: 312000 sqm based on standard plot ratios and assuming a 50:50 site split between employment and housing uses

Summary: This site is potentially suitable for employment uses, subject to consideration of detailed matters at planning application stage and compliance with Local Plan policy EC2 if developed during the current plan period.

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| Deliverable/Developable/Non-Developable: | Developable |
| Timeframe: | 11 - 20 Years |

EMP 70 - Land south of East Midlands Airport



Key

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EMP71 - Land off Pipeyard Lane

Address: Pipeyard Lane Works, south of end of Pipeyard Lane, Newbold Coleorton

Parish/Settlement: Newbold Coleorton **Area:** 0.38 ha

Site Description: The site lies between the TNT distribution centre to the north west and Site EMP69 to the south east, which are all to the west of Newbold Coleorton. The site was last in industrial use as a crusher yard.

Current Use: Employment/
Commercial, Vacant **Previously Developed:** Yes

Local Plan Allocation: Ec3 Existing
employment areas **Current Permission:** None

River Mease Catchment: No **National Forest:** No

Suitable? Yes The site benefits from a recent outline permission (subject to s106) for a mix of residential and employment uses.

Available? Yes The site has been submitted by the owner through the call for sites, who has also submitted a planning application for the site, which has recently been approved (subject to s106). The permission is mainly residential focussed, with one small office block being the only employment element.

Achievable? Potentially There are no known physical or economic constraints, therefore the site is considered achievable.

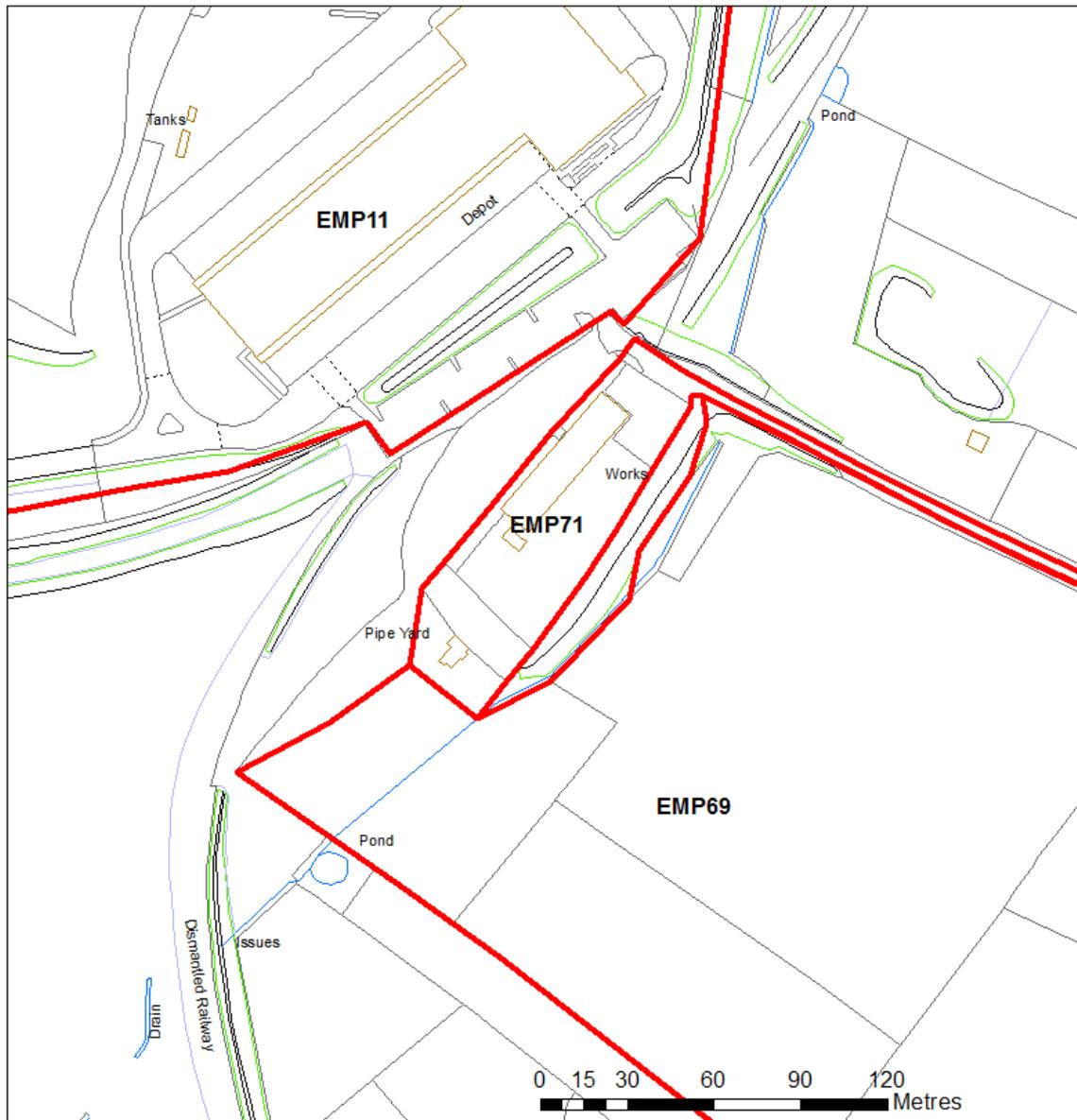
Potential Uses: B1 **Also considered for residential?** Yes - Cn21

Potential Employment Floorspace: 213 sqm based on planning application submitted

Summary: Outline consent has recently been granted (subject to s106) for a mainly residential scheme with one small office block.

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| Deliverable/Developable/Non-Developable: | Developable |
| Timeframe: | 0 - 5 Years |

EMP 71 - Land off Pipeyard Lane



Key

 SHELAA Site - Employment

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EMP72 - Land at Home Farm, Park Lane

Address: Home Farm, Park Lane, Castle Donington

Parish/Settlement: Castle Donington

Area: 95 ha

Site Description: This substantial site, covering 95ha in total, is divided in to two parcels north and south of Park Lane. They are located to the west of Castle Donington, and south of East Midlands Distribution Centre. Agricultural uses surround the site on all sides, and this is also the current use of both land parcels.

Current Use: Agriculture

Previously Developed: No

Local Plan Allocation: Countryside

Current Permission: None

River Mease Catchment: No

National Forest: No

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| Suitable? Potentially | The site lies in an area identified as Countryside in the Local Plan. Ecology surveys would be needed before any proposals could be considered. To comply with current Local Plan policy it would need to satisfy part (2) of Ec2. Any retail uses would likely to be limited to those serving the proposed new housing. In terms of highways, this site is likely to impact on the forthcoming Castle Donington relief road. Suitable modelling will be expected. Any new access onto the relief road which impacts its primary function is likely to be viewed unfavourably by the Highway Authority. Obligations towards the upgrade of Park Lane is likely to be sought from sites using it as an access point. There are no listed buildings within the site but there are numerous listed buildings immediately to the west including Donington Hall (Grade II*). |
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| Available? Yes | The site was submitted during the most recent call for sites. |
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| Achievable? Potentially | There are no known physical or economic constraints, therefore the site is considered achievable. |
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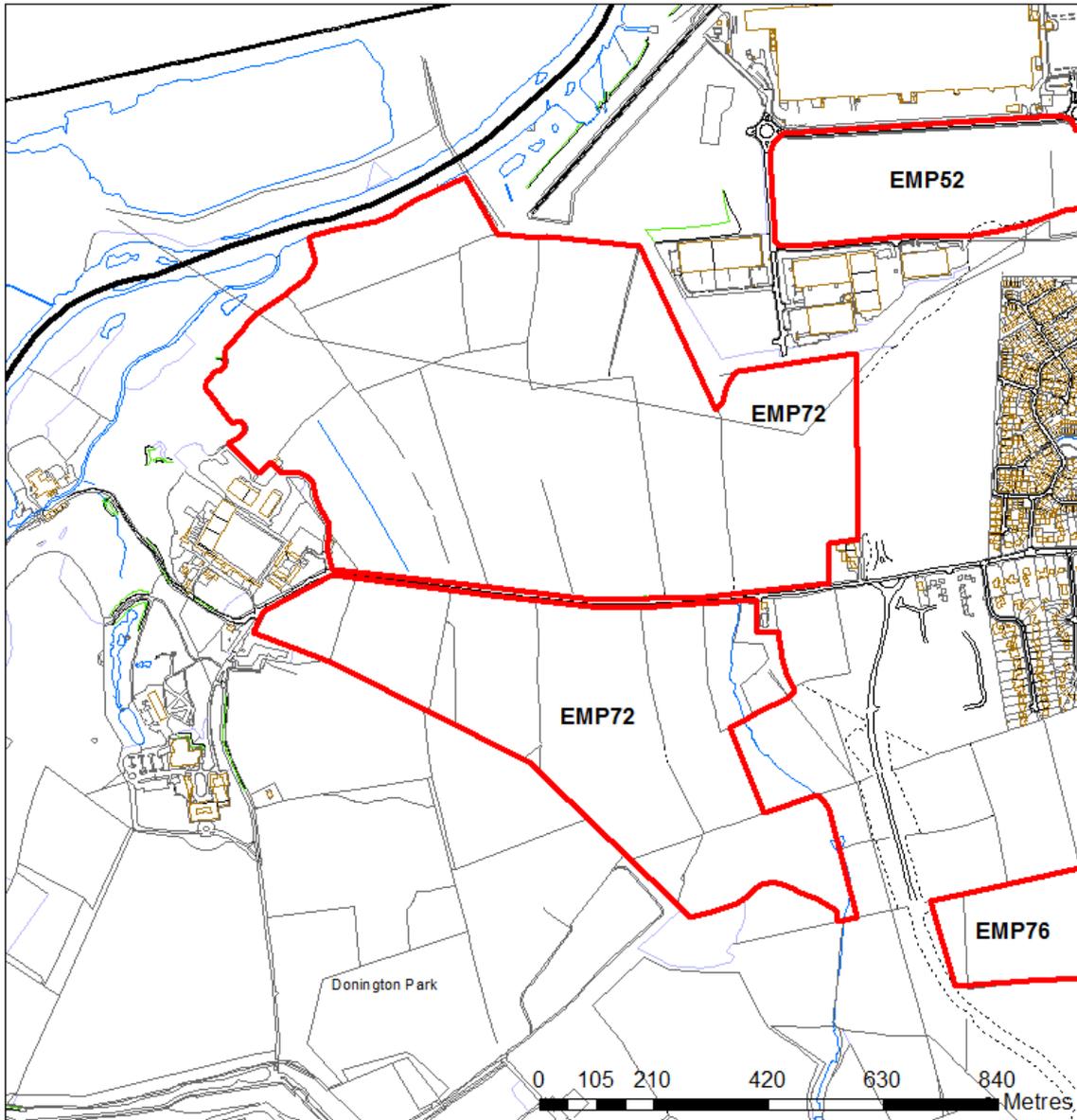
Potential Uses: A1, A2, A3, AA4, A5, B1, B2, B8, C1 **Also considered for residential?** Yes - CD10

Potential Employment Floorspace: 190000 sqm based on standard plot ratios and assuming a 50:50 site split between employment and housing uses

Summary: This site is potentially suitable for employment uses, subject to consideration of detailed matters at planning application stage and compliance with Local Plan policy EC2 if developed during the current plan period.

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| Deliverable/Developable/Non-Developable: | Developable |
| Timeframe: | 11-20 Years |

EMP 72 - Land at Home Farm, Park Lane



Key

 SHELAA Site - Employment

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EMP73 - Land north and south of A6

Address: Land north and south of A6, Kegworth

Parish/Settlement: Kegworth

Area: 31.2 ha

Site Description: The site comprises three parcels of land - one to the south of the A6 between the computer centre to the east and proposed route of HS2 to the west, another to the north of the A6 between the Cotts factory and the A453 and the third to the north of the A453/east of the M1. All three parcels are currently in use for agriculture, although HS2 is proposed to run directly through the second parcel.

Current Use: Agriculture, car parking

Previously Developed: No

Local Plan Allocation: Countryside, H1

Current Permission: 14/00541/OUTM - 150 dwellings

River Mease Catchment: No

National Forest: No

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| Suitable? Potentially | The site partly lies in an area identified as Countryside in the Local Plan, with the remaining part falling under H1 as it had a permission for housing, which has since been impacted upon by the proposed route of HS2. To comply with current Local Plan policy it would need to satisfy part (2) of Ec2. In terms of highways, any new access onto the A453 or A6 which impacts its primary function is likely to be viewed unfavourably, and as such should be of suitable scale and limited in number. Given its scale this site would benefit from a coordinated masterplan and assessments with adjacent sites to secure required mitigation. The site is adjacent to a Highways England asset. |
| Available? Yes | The owner is proposing the land for development so it is considered available |
| Achievable? Potentially | The only impact on achievability is that the route of HS2 runs directly through the site. While this would not prevent at least part of the site still coming forward for development, it could have some impact on the economic viability and timescale. |

Potential Uses: B1, B2, B8, C1

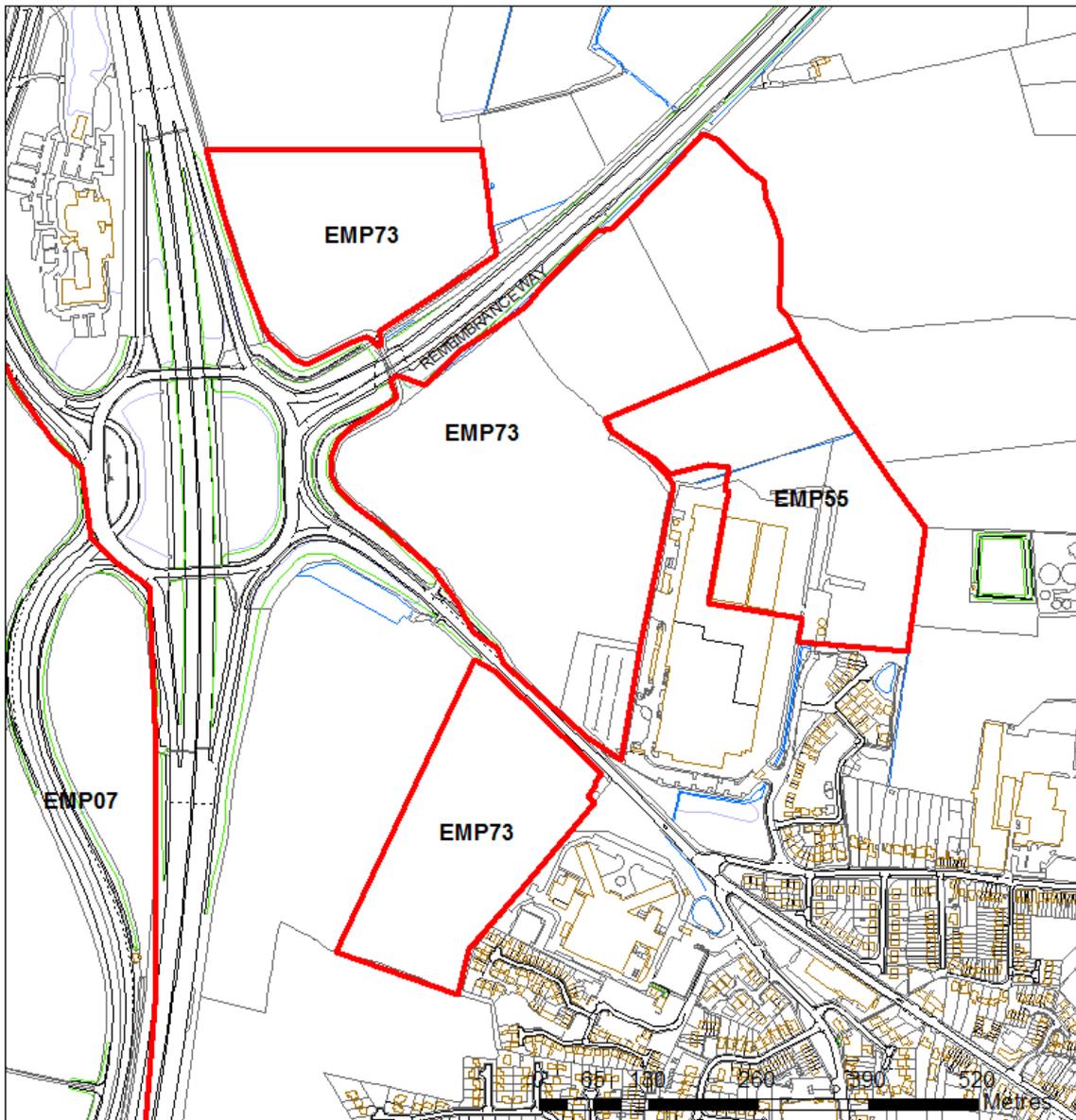
Also considered for residential? Yes - K11

Potential Employment Floorspace: 88800 sqm based on standard plot ratios but excluding those parts of the site likely to be affected by the route of HS2

Summary: This site is potentially suitable for employment uses, subject to consideration of detailed matters at planning application stage and compliance with Local Plan policy EC2 if developed during the current plan period. The construction of the HS2 route, which runs directly through the site, will also impact upon development opportunities and the timetable.

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| Deliverable/Developable/Non-Developable: | Developable |
| Timeframe: | 11-20 Years |

EMP 73 - Land north and south of A6



Key

 SHELAA Site - Employment

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EMP74 - Land south of Gordon Ellis

Address: Trent Lane, Castle Donington

Parish/Settlement: Castle Donington

Area: 0.3 ha

Site Description: The site is a rectangular piece of land located to the south of Trent Lane industrial area in Castle Donington. It is mainly surrounded by open space and sports pitches, although there are industrial units to the north east. It currently appears to be open space and is surrounded by vegetation on all four sides.

Current Use: Agriculture

Previously Developed: No

Local Plan Allocation: None (but within limits to development)

Current Permission: None

River Mease Catchment: No

National Forest: No

Suitable?
Potentially
The site lies within the limits to development of Castle Donington, although it has no specific allocation. A Phase 1 habitat survey would be needed before development could be supported, and a 5m buffer zone is likely to be required around the edge of the site. There is a Grade II listed building - Number 52, the Spittal - across the sports ground from the site.

Available?
Yes
The owner is proposing the land for development so it is considered available

Achievable?
Potentially
There are no known physical or economic constraints, therefore the site is considered achievable.

Potential Uses: B1, B2, B8

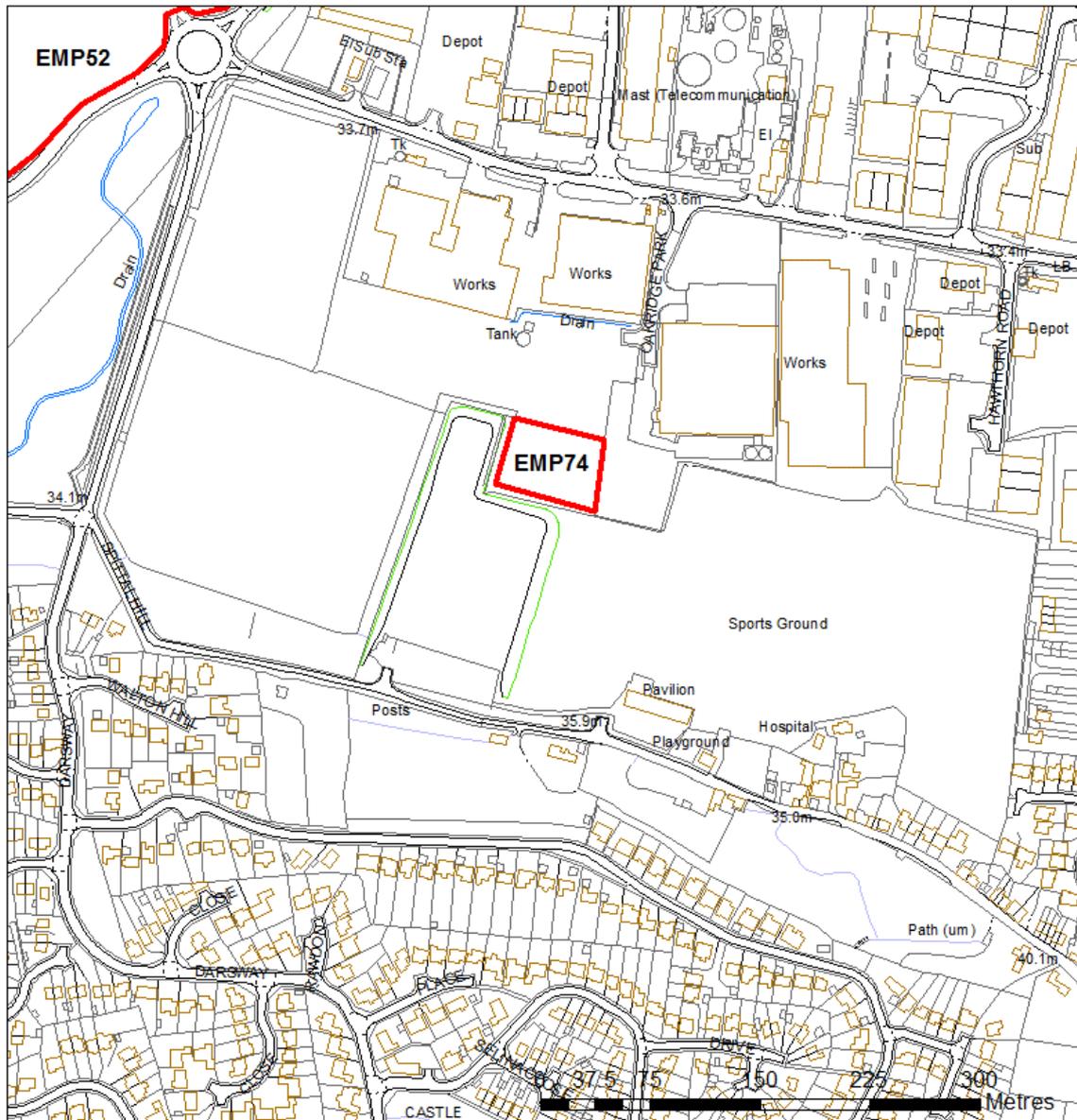
Also considered for residential? No

Potential Employment Floorspace: 1200 sqm based on standard plot ratios

Summary: The site lies within the settlement boundary of Castle Donington, and adjoins an existing employment area. However there are a number of issues which will need to be addressed before any development can occur, including assessing ecology concerns, establishing suitable access arrangements (it appears that the only access is through adjoining land) and the Council being satisfied that the proposed development would not have an unacceptable impact on the surrounding open space/sports pitches uses.

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| Deliverable/Developable/Non-Developable: | Developable |
| Timeframe: | 6-10 Years |

EMP 74 - Land south of Gordon Ellis



Key

 SHELAA Site - Employment

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EMP75 - Pegasus Business Park

Address: East Midlands Airport, Castle Donington

Parish/Settlement: Long Whatton & Diseworth

Area: 10 ha

Site Description: The site consists of two parts - a smaller rectangular piece of undeveloped land to the north of the A453/south of Argosy Road, and a larger, irregular shaped piece of mainly land at the end of Herald Way/west of the A453. The sites are within the wider East Midlands airport complex and are therefore surrounded by airport related uses, business uses and a number of hotels.

Current Use: Undeveloped land **Previously Developed:** No

Local Plan Allocation: Ec3 Existing employment areas **Current Permission:** None

River Mease Catchment: No **National Forest:** No

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| Suitable? Potentially | The site has long been earmarked for development and falls within an existing employment area within the adopted Local Plan. There are no significant access or ecological concerns at this stage. |
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| Available? Yes | The site is currently being marketed. |
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| Achievable? Potentially | There are no known physical constraints, although the site has been on the market for some time without any apparent development interest. However the site is considered potentially achievable. |
|-----------------------------------|---|

Potential Uses: B1

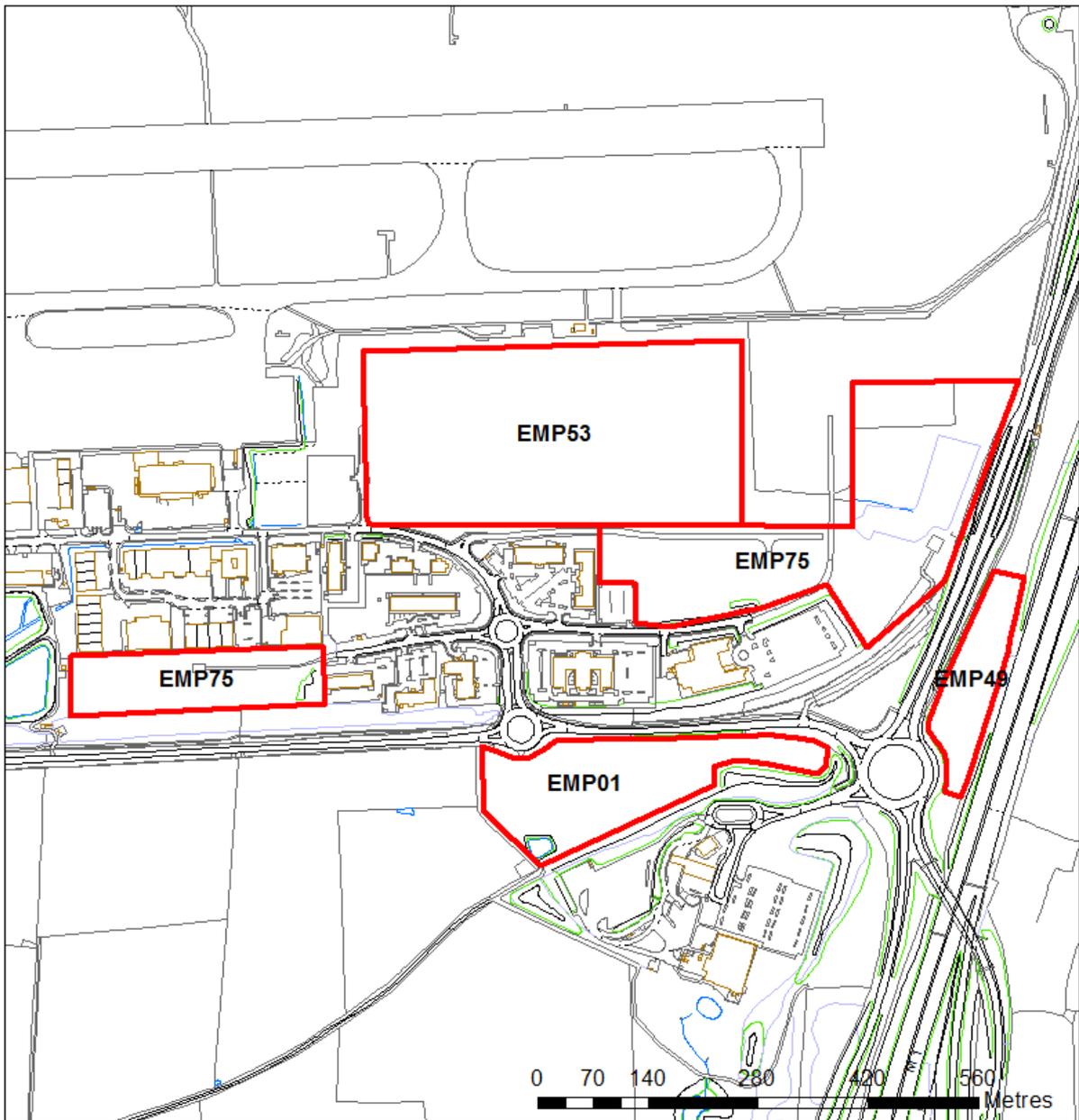
Also considered for residential? No

Potential Employment Floorspace: 40000 sqm based on standard plot ratios

Summary: The site lies within the wider East Midlands airport complex and is surrounded by other employment uses, including the large cargo facility currently being completed (EMP 53). Development of the site is therefore likely to be acceptable in policy terms - however the current market for B1 office uses may impact on delivery timescales.

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| Deliverable/Developable/Non-Developable: | Developable |
| Timeframe: | 6 - 10 Years |

EMP 75 - Pegasus Business Park



Key

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EMP76 - Land off Park Lane

Address: Land off Park Lane, Castle Donington

Parish/Settlement: Castle Donington

Area: 6.07 ha

Site Description: The site currently consists of agricultural uses, and is located to the south west of Castle Donington. However it forms part of a larger area covered by an outline planning consent for a mixed use development. Construction of the residential element of the scheme has now commenced, which will eventually link the site up to the edge of Castle Donington.

Current Use: Agriculture

Previously Developed: No

Local Plan Allocation: H1c: Housing Provision/planning permissions

Current Permission: 09/01226/OUTM

River Mease Catchment: No

National Forest: No

Suitable?
Potentially The site was included in an outline planning consent for a mixed use residential led scheme so the principle of development on the site has already been established, although no detailed planning consent has yet been sought.

Available?
Yes The owners/developers of the site have indicated a desire to push forward with the scheme.

Achievable?
Potentially There are no known physical or economic constraints, therefore the site is considered achievable.

Potential Uses: B1, B2, B8

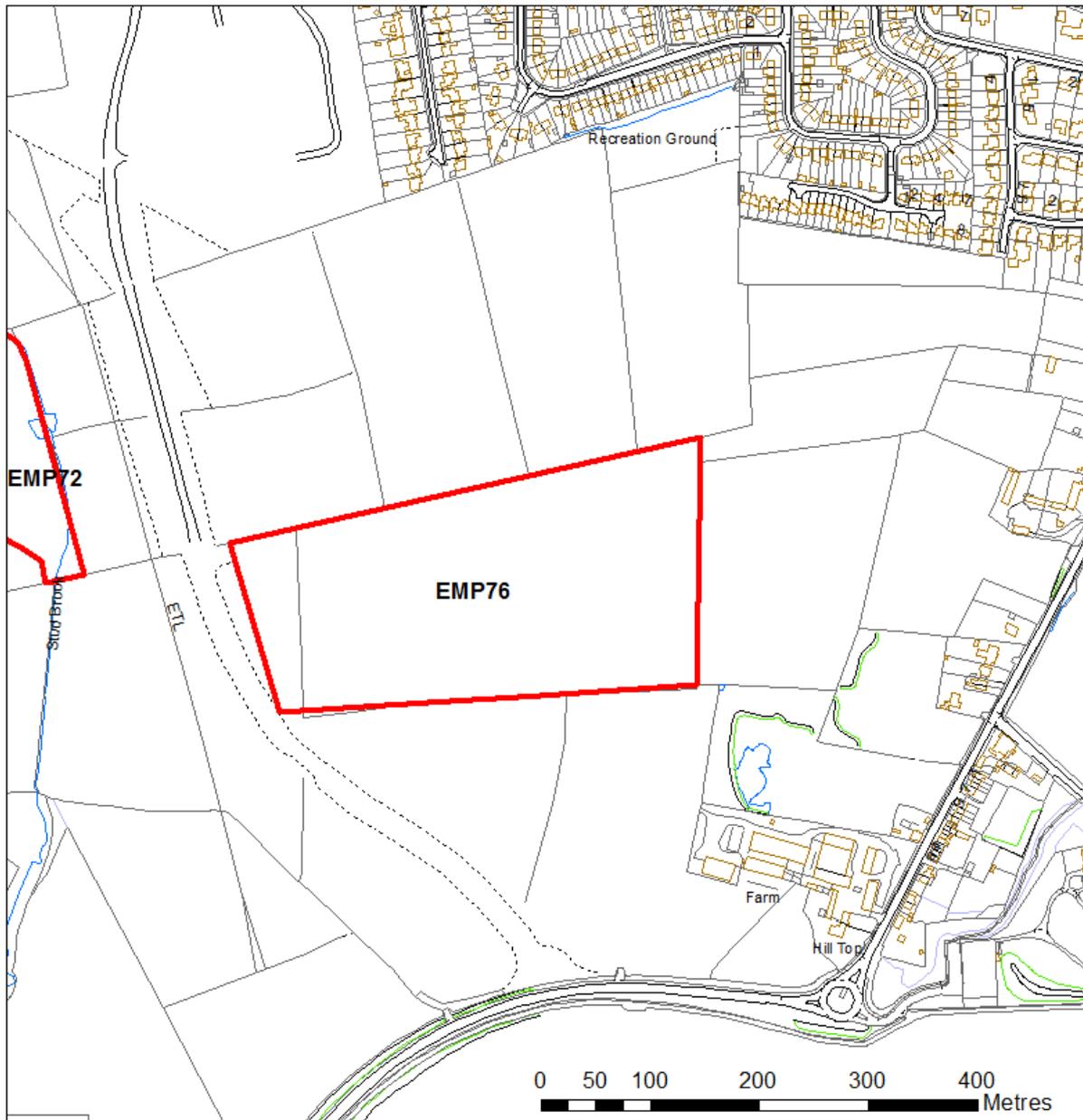
Also considered for residential? Yes - CD4

Potential Employment Floorspace: 24280 sqm based on standard plot ratios

Summary: The site forms the employment element of a larger, mixed use development. The residential part of this scheme has now commenced and, subject to a policy-complaint scheme being submitted, there is no reason to believe that the employment element would not do likewise. However because it does not have a current detailed planning permission, this is more likely to be in the 6 - 10 year time period.

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| Deliverable/Developable/Non-Developable: | Developable |
| Timeframe: | 6 - 10 Years |

EMP 76 - Land off Park Lane



Key

 SHELAA Site - Employment

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EMP77 - Land South of Repton Road

Address: Westminster Industrial Estate, Measham

Parish/Settlement: Measham

Area: 3.3 ha

Site Description: The site comprises an area of previously undeveloped land to the south of Repton Road/west of Huntingdon Way, in Measham. It lies within the Westminster Industrial Estate and is surrounded by employment uses.

Current Use: Undeveloped land **Previously Developed:** No

Local Plan Allocation: Ec3 Existing employment areas **Current Permission:** None

River Mease Catchment: Yes **National Forest:** Yes

Suitable?
Potentially The site falls within an existing employment area (allocated under Ec3 in the Local Plan). However the main issue is that the proposed route of HS2 runs north-south through the eastern part of the site. The site adjoins the river Mease and previous work on the adopted Local Plan suggested that its proximity might preclude development. It is proposed that by 2025 wastewater will be pumped out of the river Mease catchment. It is not clear whether this would remove these previous concerns.

Available?
Potentially A planning application had been submitted in 2017 for storage use on the site, indicating a willingness to see the site developed. However the fact that the proposed route of HS2 now runs through the site impacts upon the sites availability - at least in the short term.

Achievable?
Potentially The obvious constraint on the deliverability of this site is the proposed route of HS2, which would take up the eastern part of the site and impact upon access arrangements to the remaining part. The development of the site in the short term is therefore unlikely.

Potential Uses: B8

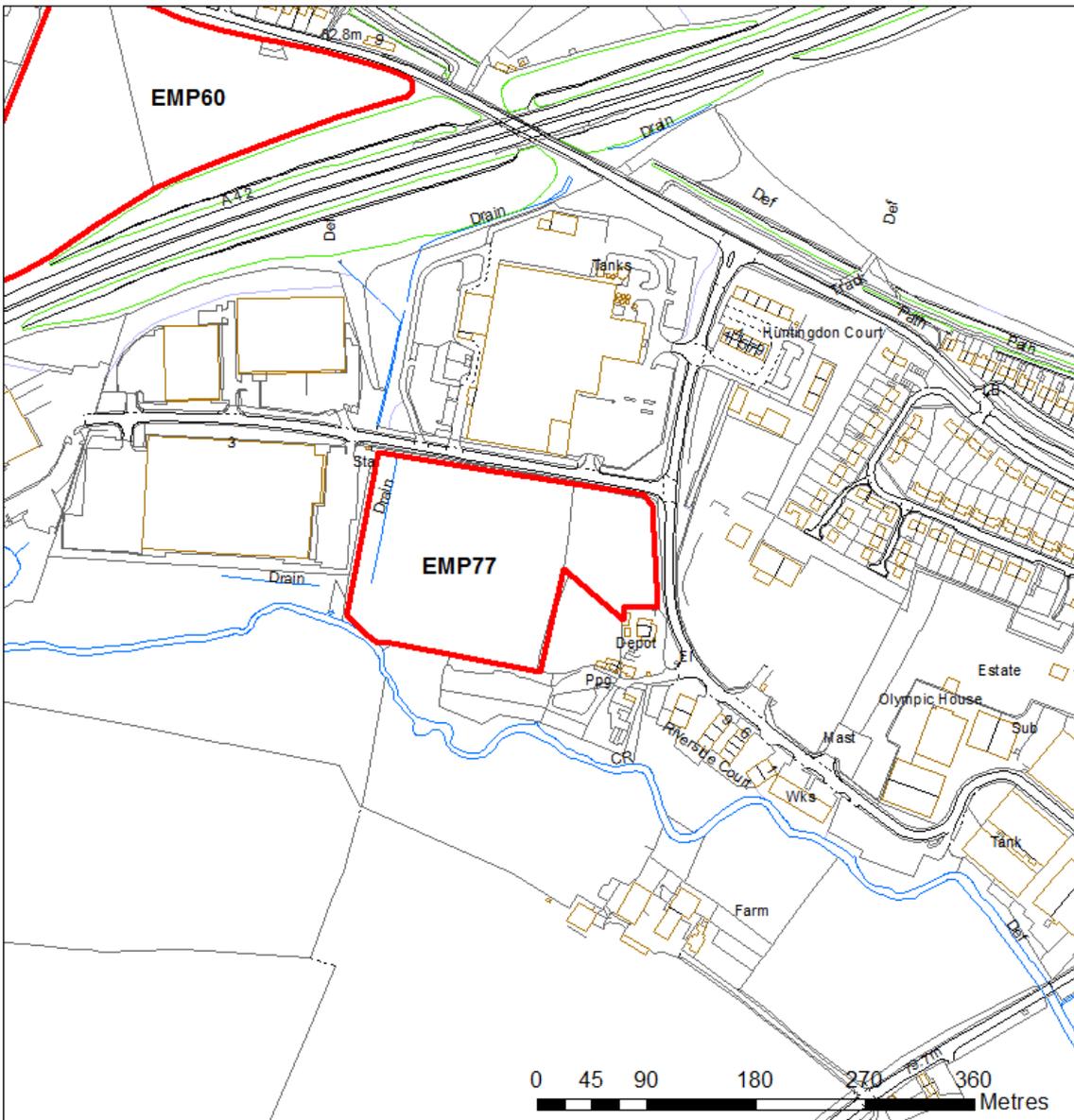
Also considered for residential? No

Potential Employment Floorspace: 8280 sqm based on standard plot ratios of area not affected by proposed route of HS2

Summary: Although the site lies within an existing employment area, the proposed route of HS2 running N-S through the east of the site prevents development on that part of the site and places a major constraint on the development of the remainder of the site, particularly in the short term. If the site is to come forward, it is therefore not likely to be for some time.

| | |
|--|----------------------|
| Deliverable/Developable/Non-Developable: | Developable |
| Timeframe: | 11 - 20 Years |

EMP 77 - Land South of Repton Road



Key

 SHELAA Site - Employment

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EMP78 - Slaughter House, Ashby Road

Address: Ashby Road, Sinope

Parish/Settlement: Sinope

Area: 0.5 ha

Site Description: The site consists of a rectangular piece of land on the north side of Ashby Road (A511) in Sinope, between Ashby and Coalville. There is a slaughterhouse in the north east corner of the site, while the rest of the site is in agricultural use. There are some residential properties to the east, but the predominant land use locally is agriculture.

Current Use: Slaughterhouse and agricultural fields

Previously Developed: Part

Local Plan Allocation: Countryside

Current Permission: 17/0144/FULM

River Mease Catchment: No

National Forest: Yes

Suitable?
Yes
The site benefits from a recent planning permission (17/0144/FULM) for the conversion of the existing slaughterhouse to offices, the erection of new offices and a new slaughterhouse. The principle of employment development on the site has therefore been established.

Available?
Yes
The recently submitted planning application is evidence that the owner wishes to develop the site.

Achievable?
Yes
There are no known physical or economic constraints, therefore the site is considered achievable.

Potential Uses: B1

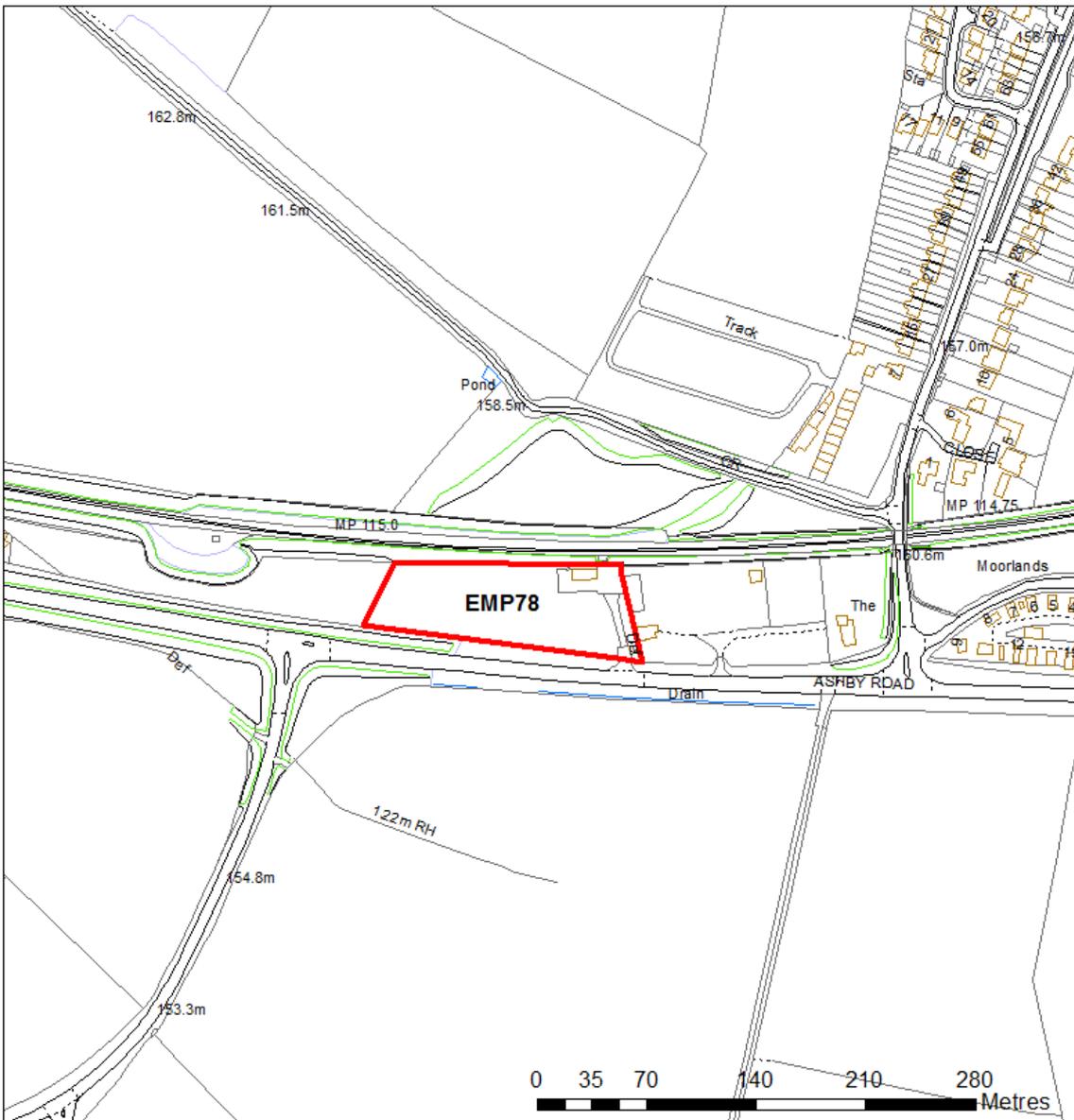
Also considered for residential? No

Potential Employment Floorspace: 660 sqm based on planning permission

Summary: The site has the benefit of planning permission which establishes the principle of employment development. We would therefore expect the site to be completed within 5 years.

| | |
|--|--------------------|
| Deliverable/Developable/Non-Developable: | Deliverable |
| Timeframe: | 0 - 5 Years |

EMP 78 - Slaughter House, Ashby Road



Key

 SHELAA Site - Employment

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