

LOCAL PLAN REVIEW – SITE ASSESSMENT METHODOLOGY

INTRODUCTION

1. To meet our housing and employment needs up to 2040, we need to allocate suitable sites in the Local Plan. There are two key pieces of evidence which have assisted in this process.
2. Firstly is the Council's [Strategic Housing and Economic Land Availability Assessment \(SHELAA\)](#). This identifies potential development sites in the District¹ and assesses their suitability/availability/achievability. The most recent version of the North West Leicestershire SHELAA was published in summer 2021.
3. Secondly is the **Sustainability Appraisal (SA)**. The role of the SA is to demonstrate the extent to which the emerging plan, when assessed against reasonable alternatives, will help to achieve a range of environmental, economic and social objectives. The SA is an iterative process, meaning it is reviewed and updated as the Local Plan progresses.
4. The SHELAA and SA have different purposes, including:
 - The sustainability objectives of an SA are developed to appraise the social, environmental and economic effects of a plan as a whole and in some circumstances are not particularly suited to appraising the merits of individual sites.
 - The SA is strategic in nature and does not consider all the factors relevant to the site allocation process. For example, the SA does not consider whether it is possible to provide a safe vehicular access, rather it is more concerned with general accessibility by sustainable transport modes.
 - The SA, unlike the SHELAA, does not assess deliverability/viability factors as they are not necessarily 'sustainability' factors (and therefore not incorporated within the sustainability objectives).
 - The SHELAA, unlike the SA, undertakes assessments on an individual site basis rather than assessing and comparing options against one another or in combination.
5. As a result, we have concluded that a more comprehensive assessment, drawing together information from the SHELAA and the SA is necessary. The methodology is detailed below.

STAGE 1 – SITE IDENTIFICATION

6. The main source of sites is the 2021 SHELAA, which updated the previous 2019 version. A call for sites between September and October 2020 provided an opportunity for landowners and developers to submit new sites. Several sites submitted to the Council between the end of the call for sites exercise and 31 March 2021 have also been assessed. A full list of sites is available at **Appendix 1**. Existing Local Plan Site Allocations without planning permission have also been included in this list.
7. Sites submitted after 31 March 2021 have been acknowledged and referenced, but the full site assessment will be undertaken after the first consultation on site allocations but before

¹ Sites are submitted to us by landowners/developers for our consideration.

the preparation of the 'Regulation 19'², version of the Local Plan. A list of these sites is at **Appendix 2**.

STAGE 2 – INITIAL SIEVING

8. The aim of this stage is to rule out sites which would not be suitable for allocation. The criteria against which sites were 'sieved out' are set out below. A full list of sites which were sieved out and the reasons for doing can be found at **Appendix 3**.
9. Some of the sieved out sites are still included in the Sustainability Appraisal (SA). This is due to a change in circumstances between the completion of the SA and the finalisation of the site assessment process (for example, where planning permission was granted after the SA was completed).

Sites with an extant planning permission at 31 March 2021

10. Several sites have planning permission for housing and/or employment uses, with many of these currently under construction. These sites will contribute towards our housing and employment needs in the period up to 2040, but as 'committed' sites, they don't require any further consideration as part of the allocation process.
11. Any sites with a 'resolution to grant' planning permission (i.e. where members have agreed to approve an application at planning committee but the permission has not yet been issued) have *not* been sieved out.

Small sites

Housing

12. Small sites are sites with a capacity of less than 10 dwellings³. Small sites have not been considered through the allocation process as they are more likely to come forward as windfall development in the existing Limits to Development. Where sites have a capacity of 10 or more dwellings but would be likely to deliver less than 10 dwellings because of particular onsite constraints (for example if part of the site is at risk of flooding), a judgement has been made whether to filter the site out.

Employment

13. A minimum size requirement has not been applied to employment sites.

Local Housing Needs Villages and Small Villages or Hamlets in the Countryside

Housing

14. The adopted [North West Leicestershire Local Plan](#) (2021) includes a settlement hierarchy where the more facilities and services a settlement has, the higher up the hierarchy it is.

² The Regulation 19 Local Plan is the version that will be submitted to the Planning Inspectorate for examination.

³ Informed by the definition of major development in Part 1 of the [Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#) and using the capacity methodology in [the Joint Leicester and Leicestershire SHLAA Methodology Paper \(2019\)](#).

Sites in the Principal Town, Key Service Centres, Local Service Centres and Sustainable Villages are more sustainable due to the wider availability of facilities and services and consequently are deemed more suitable for housing growth.

15. We consulted on the settlement hierarchy as part of the [Development Strategy and Policy Options](#) consultation in January 2022. Following this consultation, members agreed⁴ to replace the ‘Small Village’ tier with ‘Local Housing Needs Villages’ and ‘Hamlets’ with ‘Small Villages and Hamlets in the Countryside’. Housing development in these tiers of the hierarchy will only be permitted in certain circumstances⁵ and no housing allocations are proposed. As a result, all sites in the Local Housing Needs Villages and Small Villages and Hamlets in the Countryside have been sieved out. This includes at Coleorton, which members agreed should be changed from a Sustainable Village to a Local Housing Needs Village.

Employment

16. Employment sites are often located away from existing settlements and close to strategic transport links, meaning we have not sieved out any employment sites for settlement hierarchy reasons.

Settlements where a Neighbourhood Plan has recently been made or is currently being prepared

Housing

17. There are two settlements where a Neighbourhood Plan has recently been made and which are now given full weight in the determination of planning applications:
- Blackfordby (28 April 2022)
 - Swannington (22 March 2023)
18. A site to the rear of 31 Main Street is allocated for up to 14 dwellings in the [Blackfordby Neighbourhood Plan](#) (Policy H1)⁶. A site at St George’s Hill is allocated for around 12 dwellings in the [Swannington Neighbourhood Plan](#) (Policy H1)⁷. As we are not considering any further sites for allocation in Blackfordby or Swannington, sites in these settlements have been sieved out. A site on the edge of Woodville which is in the Blackfordby Neighbourhood Plan Area (Land at Hepworth Road, Wd2) has also been sieved out.
19. Neighbourhood Plans are currently being prepared in the following settlements:
- Breedon on the Hill
 - Long Whatton and Diseworth
 - Lockington and Hemington

⁴ [Local Plan Committee, 12 July 2022](#)

⁵ See draft Local Plan Policy S3, Policy S4 and Policy S5

⁶ This site is referenced By2 in the [Strategic Housing and Employment Land Availability Assessment \(2021\)](#).

⁷ This site is referenced S3 in the [Strategic Housing and Employment Land Availability Assessment \(2021\)](#).

20. Aside from Lockington and Hemington, all of the above settlements are Sustainable Villages, where we would expect to see some housing growth over the plan period. We have provided the Neighbourhood Plan bodies in these settlements with indicative housing requirements, so that housing sites can be allocated in the Neighbourhood Plans.
21. We understand that housing sites will also be allocated in the [Breedon on the Hill](#) and [Long Whatton and Diseworth](#) Neighbourhood Plans. We have paused our assessment of sites in these settlements to give the Neighbourhood Plan bodies the opportunity to allocate sites. If these allocations are not forthcoming, we may need to review this position as we get closer to submitting the Local Plan for examination.

Employment

22. To date, none of the Neighbourhood Plan bodies have indicated they will allocate employment site(s) in their emerging Neighbourhood Plans. If that position changes, the District Council will consider any implications for its selection of employment sites at the time.

Sites remote from existing settlements

Housing

23. Where a site does not adjoin the existing Limits to Development, we have made a judgement on its 'remoteness'. Sites have been sieved out where they are clearly some distance from and poorly connected to the nearest sustainable settlement. Sites have been left in where are close to and have an obvious relationship with the nearest sustainable settlement.

Employment

24. As confirmed above, many employment sites are remote from settlements due to the nature of their use or proximity to the road network; this would not be a reason to sieve them out at this stage.

Sites in Flood Zone 3b (the functional floodplain)

Housing

25. The government's [Planning Practice Guidance](#) (PPG) makes clear that residential development should not be permitted in areas identified as being Flood Zone 3b (the functional floodplain). None of the potential housing sites were wholly in Flood Zone 3b. However, for those sites partly in FZ3b, we have made a judgement about the extent and location of the FZ3b area which has resulted in some sites being sieved out.

Employment

26. Whilst the PPG also states that employment development should not be permitted in Flood Zone 3b, the Environment Agency has previously supported employment development in the functional floodplain in the north of the district subject to implementing flood alleviation measures. On this basis, the handful of employment sites wholly in the Flood Zone 3b have not been sieved out at this stage.

Sites in protected areas/assets of particular importance

27. The presumption in favour of sustainable development at paragraph 11 of the [National Planning Policy Framework](#) (2023) places an emphasis on protected areas/assets of particular importance. Examples of such areas/assets are provided at NPPF footnote 7. With reference to footnote 7, it would be reasonable to sieve out sites that would result in the loss of any of the following:
- Sites of Special Scientific Interest (SSSI)
 - National Nature Reserves (NNR)
 - Local Nature Reserve (LNR)
 - Historic Park or Garden
 - Scheduled Monument
 - Ancient woodland
 - Local Green Spaces
28. A further protected area of relevance to North West Leicestershire is the East Midlands Airport Public Safety Zone. This is an area of land around the airport where there is a general presumption against new or replacement development for the reasons of public safety.
29. Some of the above areas/assets fall partly within the boundary of a handful of sites. These sites were not sieved out as they could potentially be developed without resulting in the loss of the area/asset in question. The potential for sites to impact on any of the above areas/assets is a consideration for later in the site assessment process.

Other Reasons

30. Some sites have been confirmed as no longer being available and have been sieved out accordingly. Sites part of larger sites have also been sieved out, although consideration on whether smaller parcels of larger sites are more appropriate is a factor for later in the site assessment process.

STAGE 3 – SUSTAINABILITY APPRAISAL OF ALL SITES

31. We started by preparing a proforma for each site which scored against a range of quantitative and qualitative topics using a Red/Amber/Green (RAG) rating. The scoring methodology for the proformas is at **Appendix 4**. The site proformas are available on our [website](#).
32. The information from the site proformas was used by the Council's independent SA consultants to assess the sustainability of each site. Sites were assessed against the Council's Sustainability Objectives using the following scoring system:

| | | |
|-----------|----------------------|--|
| ++ | Significant Positive | The site supports the achievement of this objective; it addresses all relevant sub-objectives and could result in a potentially significant beneficial effect |
| + | Minor Positive | The site supports the achievement of this objective; it addresses some relevant sub-objectives, although it may have only a minor beneficial effect |
| ? | Uncertain | Uncertain effect – insufficient information on which to determine the assessment at this stage |
| 0 | Neutral | Neutral effect |
| - | Minor Negative | The site appears to conflict with the achievement of this objective; it does not address relevant sub-objectives and may result in minor adverse effects |
| -- | Significant Negative | The site works against the achievement of this objective; it could exacerbate relevant sub-objectives and may result in a potentially significant adverse effect |

33. The full Sustainability Appraisal Report is at on our [website](#).
34. The information and scoring on the proformas was correct at the time of writing. It is entirely possible that there has been a change in circumstances between the proformas being finalised and the consultation taking place which could impact the proforma and SA scoring for a particular site. This is particularly likely in relation to the availability of facilities and services in or the availability of bus routes servicing a particular settlement. **The consultation is an opportunity to identify any such changes in circumstances.**

STAGE 4 – DETAILED SITE ASSESSMENT

Housing

35. For housing, we have prepared a detailed site assessment by settlement, bringing together information from the proforma, Sustainability Appraisal and SHELAA, as well as any further information that came to light as we went through the site assessment process. It establishes the similarities and differences between sites in a particular settlement before identifying the preferred site(s) for housing. The detailed site assessment is set out as follows:

Settlement Summary

36. This confirms:
- The settlement’s existing and proposed position in the settlement hierarchy.
 - The services and facilities in the settlement, those where travel outside the settlement is required and any known capacity issues, for example at local schools.
 - ‘Settlement features’ common to all sites or groups of sites in the settlement and which are material considerations in the site allocation process. For example, where sites are located in the River Mease catchment, the National Forest, the Charnwood Forest Regional Park, Mineral Safeguarding Areas, SSSI Risk Impact Zones etc.

Stage 1 - Site Identification

37. This is a summary of all sites within the settlement known to the Council at or before 31 March 2021 and whether any of those sites have planning permission, are under construction or have any other relevant planning history.

38. Sites submitted after 31 March 2021 are confirmed in this section, but will be assessed at a later date.

Stage 2 - Site Sieve

39. This confirms which sites in the settlement were sieved out and the reasons why.

Stage 3 - Sustainability Appraisal

40. This is a summary of the SA by sustainability objective.

Stage 4 - Detailed Site Assessment Summary

41. This section is structured as follows:

- *Access to facilities and services* – this is based upon the RAG rating from the proforma, but also provides a more qualitative assessment, for example whether distances are on the cusp of a red/amber/green rating, the quality of the journey and whether public transport is an option for accessing facilities and services.
- *Sustainability Appraisal* – this summarises the SA results for the site.
- *Key Planning Considerations* – this summarises the key considerations for the particular site and any onsite/offsite constraints to development. It builds on the information on the proforma, by feeding in additional input received from statutory bodies including the Council’s Conservation Officer, the local highways authority, the County Council and Natural England in respect of ecology matters, as well as additional information from the Council’s Landscape Sensitivity Study⁸. Where the scale of development is identified as particular issue, the increase in dwellings is identified as a percentage increase on the number of dwellings in the settlement as at 1 April 2021.
- *Deliverability/Developability* - This uses information from the SHELAA, as well as any updates from site promoters since the SHELAA was published. It considers whether the site could be considered deliverable or developable with reference to the definition in the [National Planning Policy Framework](#) (Annex 2).⁹ Attention is given to who is promoting the site and whether development of the site is achievable over the plan period. In 2019, officers checked on the availability of any sites submitted prior to 2017 and this is referenced where applicable.

Employment

42. The employment site assessments are presented on a site by site basis rather than being grouped by settlement.

⁸ Landscape Sensitivity Study – [Part 1](#) (2019), [Part 2](#) (2019), [Additional Sites](#) (2020), [Further Study](#) (2021)

⁹ To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

43. Each of the site assessments is structured as follows:

SA Appraisal

44. This sets out a summary of the SA findings for the site and considers ways of mitigating the negative sustainability impacts identified.

Location

45. This confirms whether the site is within, adjacent or outside the adopted plan's Limits to Development and names the closest settlement.

Key planning considerations

46. As for the housing assessments, this section provides an analysis of the key planning considerations for the particular site and any onsite/offsite constraints to development. It builds on the information from the proforma and includes expert feedback from the Council's Conservation Officer, the local highways authority, the county ecologist and Natural England as well analysis from the Council's Landscape Sensitivity Assessment.

Employment site attributes

47. This considers the site's overall suitability for employment uses including matters such as road links, proximity to labour supply, sustainable transport connections, proximity to relevant services and amenity impacts.

48. For sites which may be suitable for strategic warehousing, the assessment includes additional factors such as access to the strategic road network and topography.

Availability and Achievability

49. This uses information from the SHELAA, as well as any updates from site promoters since the SHELAA was published. It considers whether the site is available and achievable with reference to the explanations in the Planning Practice Guidance (Paragraphs 19, 20 Reference ID: 3-020-20190722).

STAGE 5 - SUMMARY AND CONCLUSIONS

Housing

50. This section sets out the reasoning for any preferred sites(s) within a given settlement and the reasons for discounting the remaining sites.

Employment

51. Each individual site assessment concludes on the site's overall suitability, or otherwise, for allocation in the new Local Plan.

APPENDIX 1 – SITE IDENTIFICATION

The following is a complete list of the 258 housing sites featured in the SHELAA 2021 / submitted to NWLDC prior to 31 March 2021.

Housing Sites

| Site Reference | Site Address | Settlement |
|----------------|--|----------------|
| A3 | Holywell Spring Farm | Ashby |
| A5 (EMP17) | Money Hill | Ashby |
| A7 | Packington Nook | Ashby |
| A14 | Sports Ground, Lower Packington Road | Ashby |
| A16 | Land off Prestop Drive/Ingle Drive | Ashby |
| A18 (EMP05) | Land at Junction 12 of the A42 | Ashby |
| A25 | North of Moira Road, Shellbrook | Ashby |
| A26 | South of Moira Road | Ashby |
| A27 | South of Burton Road, Ashby | Ashby |
| A28 | The Paddocks, Willesley Road | Ashby |
| A29 | Land rear of Ulleswater Crescent | Ashby |
| A30 | Land at 178 Burton Road | Ashby |
| AC1 | Land North of Measham Road | Acresford |
| AC2 | Land South of Measham Road | Acresford |
| Ap1 | (Remainder) West of Measham Road | Appleby Magna |
| Ap3 | Church Street | Appleby Magna |
| Ap6 | Rear of Didcott Way and North of Church Street | Appleby Magna |
| Ap10 | Jubilee Business Park | Appleby Magna |
| Ap12 (EMP20) | Land off Top Street (Redhill Farm) | Appleby Magna |
| Ap13a | West of Measham Road | Appleby Magna |
| Ap13b | East of Measham Road | Appleby Magna |
| Ap13c | North East of Measham Road | Appleby Magna |
| Ap15 | Land at Old End | Appleby Magna |
| Ap16 | Land East of Appleby Magna | Appleby Magna |
| Ap17 | 40 Measham Road | Appleby Magna |
| Ap18 | Land at Botts Lane | Appleby Magna |
| Ap19 | Land at Snarestone Road | Appleby Magna |
| Ap20 (EMP92) | Part Dingle Farm, adjacent Junc. 11 of M42 | Appleby Magna |
| Av1 (EMP67) | Main Street/Occupation Road | Albert Village |
| AV3 | R/O 171 to 205, Occupation Road | Albert Village |
| B2 (EMP58) | Barralochen Farm, East Lane | Bardon |
| B3 (EMP42) | Former Stardust Nightclub | Bardon |
| B4 (EMP81) | Land South of South Lane | Bardon |
| Ba1 | Land North of Battram | Battram |
| Ba2 | Land at Battram Road | Battram |
| Be2 | Belton Farm, Church Street | Belton |
| Be3 | Land East of Hallamford Rd and South of Ashby Rd | Belton |

| Site Reference | Site Address | Settlement |
|-----------------------|---|---------------------|
| Be4 | Land west of Belton and north of B5324 | Belton |
| Bo1 | Land at Heath Lane | Boundary |
| Br3 | Land off Doctors Lane | Breedon on the Hill |
| Br4 | Land at Breedon Priory Nursery | Breedon on the Hill |
| Br5 | Land off Doctors Lane | Breedon on the Hill |
| Br7 | Berry Field and Vicarage Field | Breedon on the Hill |
| Br8 | Worthington Lane | Breedon on the Hill |
| Br9 | Land north of Southworth Road | Breedon on the Hill |
| Br10 | Land to the East of Worthington Lane | Breedon on the Hill |
| Br11 | Land West of Ashby Road | Breedon on the Hill |
| By2 | Main Street | Blackfordby |
| By3 | Butt Lane/West of Fenton Avenue | Blackfordby |
| By4 | Land at Butt Lane | Blackfordby |
| By5 | Land at Fenton Avenue | Blackfordby |
| C12 | Stevenson House, Ashby Road | Coalville |
| C16 | Glebe Road | Thringstone |
| C18 | Land rear of Thornborough Road | Whitwick |
| C19 | Stephenson Green | Whitwick |
| C20 | Meadow Lane | Coalville |
| C21 | Land rear of Bardon Road | Coalville |
| C23 | Bardon Grange | Coalville |
| C25 | Farm Lane / Towns End Lane | Donington le Heath |
| C28 (EMP25) | Land at Wolsey Road | Coalville |
| C29 | Owen Street Allotments | Coalville |
| C32 | Land at 28 London Road | Coalville |
| C33 | Greenhill Farm, South of Greenhill Road | Coalville |
| C40 | Standard Hill | Coalville |
| C42 | Fretsom's Field, Lily Bank | Thringstone |
| C43 | Land South of The Green | Donington-le-Heath |
| C44 | Church Lane | Whitwick |
| C45 | Thornborough Road Allotments | Whitwick |
| C46 | Broom Leys Farm | Coalville |
| C47 | Land at Redhill Farm, New Swannington | Whitwick |
| C48 | South of Church Lane, New Swannington | Whitwick |
| C50 | Jack's Ices, North of Standard Hill | Coalville |
| C57 | South of Loughborough Road | Whitwick |
| C58 | Adj. 191 Loughborough Road | Whitwick |
| C59 | Land off Forest Road | Hugglescote |
| C61 | Church View, Rose Nursery | Hugglescote |
| C62 | Workspace 17, Highfield Street | Coalville |
| C63 | Land at The City of Dan | Whitwick |
| C64 | R/O Hilary Crescent | Whitwick |
| C65 | Holy Hayes, Rosslyn Road | Whitwick |
| C67 | Land at Waterworks Road | Coalville |

| Site Reference | Site Address | Settlement |
|-----------------------|---|--------------------|
| C71 | Land off Church Lane, New Swannington | Whitwick |
| C72 | Rear of 224a-228 Bardon Road | Coalville |
| C73 | Land off Kirton Road | Coalville |
| C74 | Land at Lily Bank | Thringstone |
| C75 | Land at Townsend Lane | Donington le Heath |
| C76 | Land off Meadow Lane | Coalville |
| C77 | Land off Talbot Lane | Whitwick |
| C78 | Land rear of 274 Church Lane | Whitwick |
| C79 | Land off Townsend Lane | Donington le Heath |
| C81 | Land north of Church Lane | Whitwick |
| C82 | Greenhill Farm, Greenhill Road | Coalville |
| C83 | 186, 188 + 190 London Road | Coalville |
| C84 | Land south of Townsend Lane | Donington le Heath |
| C85 | Richmond Road | Donington le Heath |
| C86 | Land off Howe Road | Whitwick |
| CD3 | Upton Close | Castle Donington |
| CD4 | Park Lane | Castle Donington |
| CD5 | Land at Duflex | Castle Donington |
| CD7 | Hilltop | Castle Donington |
| CD8 | Land at The Spittal and Campion Hill | Castle Donington |
| CD9 | Land South of Park Lane | Castle Donington |
| CD10 (EMP72) | Land North of Park Lane | Castle Donington |
| CD11 | Land off Diseworth Road | Castle Donington |
| CD12 (EMP93) | West of Hilltop | Castle Donington |
| Cn1 | Nottingham Road | Peggs Green |
| Cn4 | Land at 87 Loughborough Road | Peggs Green |
| Cn5 | Bakewells Lane | Coleorton |
| Cn6 (EMP69) | Land off Worthington Lane | Newbold |
| Cn8 | North of 2 Top Road | Griffydam |
| Cn9 | South of 2 Top Road | Griffydam |
| Cn11 | Lower Moor Road, | Coleorton |
| Cn13 | Land off Loughborough Road, | Coleorton |
| Cn14 | Lower Moor Road, | Coleorton |
| Cn15 | Worthington Lane | Newbold |
| Cn16 | Land at 44 Loughborough Road | Coleorton |
| Cn17 | Land to side of 55 Nottingham Road | Coleorton |
| Cn19 | Land to west of Lower Moor Road, | Coleorton |
| Cn20 | Rear of 92 Loughborough Road | Coleorton |
| Cn21 | Pipeyard Lane | Coleorton |
| Cn22 | Land at Aqueduct Road | Coleorton |
| Cn23 | White Gables, Lower Moor Road, | Coleorton |
| Cn24 | Land North of Loughborough Road | Peggs Green |
| Cn25 | Paddocks North of Moor End Cottage, Lower Moor Rd | Coleorton |
| Cn26 | Paddock South East of Moor End Cottage, Lower Moor Rd | Coleorton |

| Site Reference | Site Address | Settlement |
|-----------------------|--|-------------------|
| D2 | Chapel Street, | Donisthorpe |
| D8 | Land off Ramscliffe Avenue | Donisthorpe |
| D9 | R/O Bambro Farm, Ashby Road | Donisthorpe |
| D10 | Land at Ashby Road | Donisthorpe |
| D11 | Land off Talbot Place | Donisthorpe |
| D12 | Land off Hall Lane | Donisthorpe |
| D13 | Land between 77-119 Ashby Road | Donisthorpe |
| Dw2 | Old Hall Farm, Grimes Gate | Diseworth |
| Dw3 | Tea Kettle Hall | Diseworth |
| Dw4 | Lady Gate/The Green | Diseworth |
| Dw5 | Land at Grimes Gate | Diseworth |
| E1 | Whitehill Road | Ellistown |
| E3 | Off Whitehill Road | Ellistown |
| E7 | Land between Midland Road and Leicester Road | Ellistown |
| E8 | The Paddock near St Christophers Park | Ellistown |
| E9 | Land Between Donington le Heath and Ellistown | Ellistown |
| H1 | Newton Road | Heather |
| H2 | Sweepstone Road | Heather |
| H3 | Adjacent Sparkenhoe Estate, <i>Remainder of Site</i> | Heather |
| H4 | Coalfield West | Heather |
| H6 | Land at Sweepstone Road | Heather |
| H7 | Land rear of 55 Mill Lane | Heather |
| H8 (EMP56) | Heather Brickworks, Mill Lane | Heather |
| H9 | Land at Heather Hall, Sweepstone Road | Heather |
| H10 | Land South West of Heather Hall | Heather |
| H11 | Land North East of Heather Hall | Heather |
| H12 | Land at Corner Farm, No.2 Main Street | Heather |
| Ib8 | Leicester Road | Ibstock |
| Ib11 | Pretoria Road | Ibstock |
| Ib13 | Hinckley Road, Ibstock (east) | Ibstock |
| Ib15 | Station Road (Clare Farm) | Ibstock |
| Ib18 | Land off Leicester Road | Ibstock |
| Ib19 | 112 – 128 Melbourne Road | Ibstock |
| Ib20 | Rear of 111a High Street | Ibstock |
| Ib21 | Land at Redlands House, Leicester Road | Ibstock |
| Ib22 | Land adjoining 8 Curzon Street | Ibstock |
| Ib23 | Land at Station Road | Ibstock |
| Ib24 | Land south of Curzon Street | Ibstock |
| Ib25 | Sycamores, Leicester Road | Ibstock |
| Ib26 | Land west of A447 | Ibstock |
| Ib27 | Sunnyside Garden Centre | Ibstock |
| Ib28 | Land off Blackberry Lane | Ibstock |
| Ib29 | Land off New Row | Ibstock |
| Ib30 | Land south of 74 to 96 Pretoria Road | Ibstock |
| IW1 | Isley Woodhouse | Isley Walton |

| Site Reference | Site Address | Settlement |
|-----------------------|---------------------------------------|-------------------|
| K2 | Computer Centre, Derby Road | Kegworth |
| K5 | Land North of Station Road, | Kegworth |
| K7 | Ashby Road | Kegworth |
| K9 | Brookes Machine Tools, Derby Road | Kegworth |
| K10 | Slack and Parr, Long Lane | Kegworth |
| K11 | South of Derby Road | Kegworth |
| K12 | Land at Molehill Farm | Kegworth |
| Lp1 | Land at Langley Priory Estate | Langley Priory |
| LW2 | The Green | Long Whatton |
| LW3 | West End | Long Whatton |
| LW4 | 11 Turvey Lane | Long Whatton |
| M1 | Youth Club / Land west of High Street | Measham |
| M2 | Land at Chapel Street | Measham |
| M4 | Land at Pot Kiln Farm, New Street | Measham |
| M5 | Ashby Road | Measham |
| M7 | Oaktree House, Atherstone Road | Measham |
| M9 | Adjacent A42 / Canal Basin | Measham |
| M11 | Land at Leicester Road/Ashby Road | Measham |
| M13 | Land at 39 Browning Drive | Measham |
| M14 | Land at Abney Drive | Measham |
| M15 | Land at Atherstone Road | Measham |
| M16 | South of Bosworth Road | Measham |
| M17 | The Pot Kilns, New Street | Measham |
| Mo8 | Sweethill Lodge Farm, Ashby Road | Moira |
| Mo9 | Rear of 179-189 Ashby Road | Moira |
| Mo10 | Adj Fire Station Shortheath Road | Moira |
| Mo11 | Land to the rear of 59-63 Ashby Road | Moira |
| Mo12 | Land at Blackfordby Lane, Norris Hill | Moira |
| Mo13 | Warren House Farm | Moira |
| Mo14 | Land Adjoining 100 Donisthorpe Lane | Moira |
| Mo15 | Land at Shellbrook Farm, Norris Hill | Moira |
| NP1 | Leicester Road | New Packington |
| NP2 (EMP57) | Leicester Road/Corkscrew Lane | New Packington |
| NP4 | Breach Farm | New Packington |
| NP5 | Leicester Road and Coleorton Lane | New Packington |
| NP6 | Highfields, 177 Leicester Road | New Packington |
| Oa1 | Oakfield House, Burton Road | Oakthorpe |
| Oa2 (EMP60) | Burton Road | Oakthorpe |
| Oa3 | Land at Chapel Street | Oakthorpe |
| Oa4 | Land adjacent Measham Road | Oakthorpe |
| Oa5 | Land at School Lane | Oakthorpe |
| Oa6 | Former Holly Bush Inn, Main Street | Oakthorpe |
| Oa7 | Land off Measham Road | Oakthorpe |
| Oa8 | Measham Works, Burton Road | Oakthorpe |
| Oa9 | 49 Chapel Street | Oakthorpe |

| Site Reference | Site Address | Settlement |
|-----------------------|--|-------------------|
| Oa10 | Land rear of 47 Chapel Street | Oakthorpe |
| Oa11 | Stretton View | Oakthorpe |
| OV1 | Spring Cottage Road | Overseal |
| P2 | Land adj. 30 Ashby Road | Packington |
| P3 | Land off Spring Lane | Packington |
| P4 | Land South of Normanton Road | Packington |
| P5 | Land adj. 17 Spring Lane | Packington |
| P6 | North of Coleorton Lane | Packington |
| P7 | Land West of Redburrow Lane | Packington |
| P8 | Land to rear of 55 Normanton Road | Packington |
| P9 | Land between Spring Land and Normanton Road | Packington |
| R1 | Church Lane / Wash Lane | Ravenstone |
| R5 | Land at 11 Fosbrooke Close | Ravenstone |
| R6 | Adjacent Hall Farm | Ravenstone |
| R7 | Church Lane | Ravenstone |
| R9 | Land at Church Lane | Ravenstone |
| R10 | North of Leicester Road | Ravenstone |
| R12 | Land at Heather Lane | Ravenstone |
| R13 | Beesley's Garden Centre | Ravenstone |
| R14 | Land to rear of 21 Creswell Drive | Ravenstone |
| R15 | Land North of Church Lane | Ravenstone |
| R16 | Land South of Hall Farm | Ravenstone |
| R17 | Land at junction of Wash Lane and Coalville Lane | Ravenstone |
| S1 | Swannington Recreation Ground | Swannington |
| S3 | Land at St George's Hill, | Swannington |
| S4 | Land at St George's Hill | Swannington |
| S5 | Station Hill | Swannington |
| S6 | Hough Hill | Swannington |
| S8 | Clink Lane/South of Spring Lane | Swannington |
| S10 | South of Spring Lane | Swannington |
| S11 | Adjacent Swannington Primary School | Swannington |
| S12 | Land South of Limby Hall Lodge | Swannington |
| S13 | Land South of Limby Hall Lane | Swannington |
| S14 | Land North of Spring Lane | Swannington |
| S15 | Land off Main Street and Foan Hill | Swannington |
| S16 | Land at 65 St George's Hill | Swannington |
| Sin1 | Botany Bay, 100 The Moorlands | Sinope |
| Sp1 | Land off Church Street | Sweepstone |
| W1 | Manor Drive, Worthington | Worthington |
| W3 | Adj. Breedon Lane, Worthington | Worthington |
| W5 | Land off Main Street | Worthington |
| Wd2 | Land at Hepworth Road | Woodville |
| Wil1 | Land at Main Street | Wilson |

Employment Sites

| Site Reference | Site Address | Settlement/Parish |
|----------------|---|--------------------------|
| EMP02 | Land at Sawley Crossroads (Remainder) | Castle Donington |
| EMP05 (A18) | Land at Junction 12 of the A42, Ashby | Ashby |
| EMP06a | Land North of Pretoria Road | Ellistown |
| EMP06b | Land South of Pretoria Road | Ellistown |
| EMP07 | East Midlands Strategic Rail Freight Interchange | Lockington |
| EMP11 | TNT Premises and Adjoining Land | Lount |
| EMP12 | Land at Bardon Road | Coalville |
| EMP14 | Land South of Sawley Marina | Lockington & Hemington |
| EMP17 (A5) | Money Hill, Ashby | Ashby |
| EMP18 | Swains Park | Albert Village |
| EMP20 (Ap12) | Land off Top Street (Redhill Farm) Appleby Magna | Appleby Magna |
| EMP21 | Motors Ltd | Coalville |
| EMP23 | Land South of Interlink Way south | Ellistown & Battleflat |
| EMP24 | Land at Midland Road | Ellistown & Battleflat |
| EMP25 (C28) | Land at Wolsey Road, Coalville | Coalville Urban Area |
| EMP26 | South of Interlink | Ellistown & Battleflat |
| EMP28 | Langley Priory Estate - Site 1 | Isley Cum Langley |
| EMP29 | Langley Priory Estate - Site 2 | Isley Cum Langley |
| EMP30 | Langley Priory Estate - Site 3 | Isley Cum Langley |
| EMP31 | Langley Priory Estate - Site 5 | Long Whatton & Diseworth |
| EMP32 | Langley Priory Estate - Site 6 | Long Whatton & Diseworth |
| EMP33 | Langley Priory Estate - Site 7 | Long Whatton & Diseworth |
| EMP34 | Land to West of Regs Way | Ellistown & Battleflat |
| EMP35 | Land to East of Regs Way | Ellistown & Battleflat |
| EMP37 | Land south of Junction 1, A50, north of Hemington | Hemington |
| EMP38 | Former Ashby Aquatics, Nottingham Road | Ashby |
| EMP39 | Dawsons Yard | Heather |
| EMP41 | Land to the r/o Charnwood Arms | Ellistown & Battleflat |
| EMP42 (B3) | Land to East of Charnwood Arms | Bardon |
| EMP44 | Manor Farm | Packington |
| EMP46 | Land at Dents Road | Ashby |
| EMP47 | Flagstaff Island | Ashby |
| EMP48 | Former UK Coal Lounge Disposal Point | Ashby |
| EMP49 | EM Point | Castle Donington |
| EMP50 | Plots 4b & 4d Willow Farm Business Park | Castle Donington |
| EMP51 | Unit 2 B Pond End | Castle Donington |
| EMP52 | East Midlands Distribution Centre (Remainder) | Castle Donington |
| EMP54 | Former Sawley Service Area | Hemington /Lockington |
| EMP56 (H8) | Heather Brickworks, Mill Lane, Heather | Heather |
| EMP57 (NP2) | Leicester Road/Corkscrew Lane | New Packington |
| EMP58 (B2) | Barralochen Farm, East Lane, Bardon | Bardon |

| Site Reference | Site Address | Settlement/Parish |
|-----------------------|---|--------------------------|
| EMP60 (Oa2) | Burton Road, Oakthorpe | Oakthorpe |
| EMP61 | Land at Hoo Ash roundabout | Swannington |
| EMP62 | Land at Netherfields Lane & Tamworth Road | Sawley |
| EMP63 | Land east of Carnival Way | Castle Donington |
| EMP64 | Land at M42 Junction 11 | - |
| EMP66 | Site of former Measham Colliery | Measham |
| EMP67 (AV1) | Main Street/Occupation Road | Albert Village |
| EMP70 (IW1) | Isley Woodhouse | Isley Walton |
| EMP72 (CD10) | Land North of Park Lane | Castle Donington |
| EMP73 | Land north and south of A6 | Kegworth |
| EMP74 | Land south of Gordon Ellis | Castle Donington |
| EMP75 | Pegasus Business Park | Long Whatton & Diseworth |
| EMP76 | Land off Park Lane | Castle Donington |
| EMP77 | Land South of Repton Road | Measham |
| EMP78 | Slaughter House, Ashby Road | Sinope |
| EMP79 | Land at Gallows Lane | Measham |
| EMP80 | Land at Corkscrew Lane | Ashby |
| EMP81 (B4) | Land South of South Lane | Bardon |
| EMP82 | Land east of A444 and west of A42 | Stretton en Le Field |
| EMP83 | Land adj (NE) of J11 A42 Tamworth Road | Appleby Magna |
| EMP84 | Land at J.11 of A42 between A42 and Tamworth Road | Appleby Magna |
| EMP85 | Land West of Measham, North of Tamworth Rd | Measham |
| EMP86 | Land at Nottingham Road | Ashby |
| EMP87 Area 1 | Land East of Ashby | Ashby |
| EMP87 Area 2 | Land East of Ashby | Ashby |
| EMP87 Area 3 | Land East of Ashby | Ashby |
| EMP88 | Park Farm Buildings, Park Farm | Stretton en Le Field |
| EMP89 | Land to the west of Hilltop Farm | Castle Donington |
| EMP90 | Land South of EMA | Castle Donington |
| EMP91 | Land at Wood Road | Batram |
| EMP92 (Ap20) | Part Dingle Farm, adjacent Junc. 11 of M42 | Appleby Magna |
| EMP93 (CD12) | West of Hilltop | Castle Donington |

APPENDIX 2 – HOUSING SITES SUBMITTED AFTER 31 MARCH 2021

| Site Reference | Site Address | Settlement | Does it pass the Stage 2 Sieve? | Reason for not passing Stage 2 Sieve |
|-----------------------|---|----------------------|--|---|
| A31 | Land Adjacent To 194 Burton Road | Ashby | Yes | N/A |
| Bo2 | 84 Ashby Road | Boundary | No | Settlement hierarchy |
| C88 | Land east of Grace Dieu Road, Whitwick | Coalville Urban Area | Yes | N/A |
| C89 | Land between Swannymote Road and Oaks Road, Whitwick | Coalville Urban Area | Yes | N/A |
| C90 | Land south of the Green/Richmond Road, Donington le Heath | Coalville Urban Area | Yes | N/A |
| C91 | Land south of Ashburton Road | Coalville Urban Area | Yes | N/A |
| D14 | Land east of Measham Road | Donisthorpe | Yes | N/A |
| D15 | Land south of Ashby Road | Donisthorpe | Yes | N/A |
| Dw6 | Land south of Clements Gate/Long Holden | Diseworth | No | Neighbourhood Plan |
| Ib31 | Land south of Water Meadow Way | Ibstock | Yes | N/A |
| LW5 | Land south of Hathern Road | Long Whatton | No | Neighbourhood Plan |
| M18 | Land north of Bosworth Road | Measham | Yes | N/A |
| Mo16 | 82 Donisthorpe Lane | Moira | No | <10 dwellings |
| Mo17 | Land west of Donisthorpe Lane | Moira | Yes | N/A |
| R18 | Land off Ibstock Road | Ravenstone | Yes | N/A |

APPENDIX 3 - STAGE 2 INITIAL SIEVE

The table below shows sites (from the 2021 [North West Leicestershire SHELAA](#) and those submitted to the Council prior to 31 March 2021) which have been filtered out at Stage 2, together with the primary reason they were sieved out.

Some of the sieved out sites listed below are included in the Sustainability Appraisal (SA). This is due to a change in circumstances between the completion of the SA and the finalisation of the site assessment process (for example, where planning permission was granted after the SA was completed).

A total of 130 housing sites have been sieved out and 20 employment sites have been sieved out.

Housing Sites

| Site Reference | Site Address | Settlement | Reason for being sieved out |
|----------------|--------------------------------------|----------------|-----------------------------------|
| A3 | Holywell Spring Farm | Ashby | Under construction |
| A14 | Sports Ground, Lower Packington Road | Ashby | Being assessed as part A7 |
| A16 | Land off Prestop Drive/Ingle Drive | Ashby | Under construction |
| A18 (EMP05)* | Land at Junction 12 of the A42 | Ashby | Being assessed as part A7 |
| A29 | Land rear of Ulleswater Crescent | Ashby | Flood risk |
| AC1 | Land North of Measham Road | Acresford | Settlement hierarchy |
| AC2 | Land South of Measham Road | Acresford | Settlement hierarchy |
| Ap12 (EMP20)* | Land off Top Street (Redhill Farm) | Appleby Magna | Remote from limits to development |
| Ap15 | Land at Old End | Appleby Magna | <10 dwellings |
| Ap19 | Land at Snarestone Road | Appleby Magna | Remote from limits to development |
| AV3 | R/O 171 to 205, Occupation Road | Albert Village | < 10 dwellings |
| B2 (EMP58)* | Barralochen Farm, East Lane | Bardon | Settlement hierarchy |
| B3 (EMP42)* | Former Stardust Nightclub | Bardon | Settlement hierarchy |
| B4 (EMP81)* | Land South of South Lane | Bardon | Settlement hierarchy |
| Ba1 | Land North of Battram | Battram | Settlement hierarchy |
| Ba2 | Land at Battram Road | Battram | Settlement hierarchy |

| Site Reference | Site Address | Settlement | Reason for being sieved out |
|-----------------------|---|---|--|
| Bo1 | Land at Heath Lane | Boundary | Settlement hierarchy |
| Br3 | Land off Doctors Lane | Breedon on the Hill | Neighbourhood Plan |
| Br4 | Land at Breedon Priory Nursery | Breedon on the Hill | Under construction |
| Br5 | Land off Doctors Lane | Breedon on the Hill | Neighbourhood Plan |
| Br7 | Berry Field and Vicarage Field | Breedon on the Hill | Neighbourhood Plan |
| Br8 | Worthington Lane | Breedon on the Hill | Neighbourhood Plan |
| Br9 | Land north of Southworth Road | Breedon on the Hill | Neighbourhood Plan |
| Br10 | Land to the East of Worthington Lane | Breedon on the Hill | Neighbourhood Plan |
| Br11 | Land West of Ashby Road | Breedon on the Hill | Neighbourhood Plan |
| By2 | Main Street | Blackfordby | Neighbourhood Plan |
| By3 | Butt Lane/West of Fenton Avenue | Blackfordby | Under construction |
| By4 | Land at Butt Lane | Blackfordby | Neighbourhood Plan |
| By5 | Land at Fenton Avenue | Blackfordby | Neighbourhood Plan |
| C12 | Stevenson House, Ashby Road | Coalville Urban Area (Coalville) | Outline planning permission (October 2021) |
| C23 | Bardon Grange | Coalville Urban Area (Coalville) | Under construction |
| C28 (EMP25) | Land at Wolsey Road | Coalville Urban Area (Coalville) | Under construction |
| C29 | Owen Street Allotments | Coalville Urban Area (Coalville) | Detailed planning permission |
| C32 | Land at 28 London Road | Coalville Urban Area (Coalville) | < 10 dwellings |
| C33 | Greenhill Farm, South of Greenhill Road | Coalville Urban Area (Coalville) | Under construction |
| C40 | Standard Hill | Coalville Urban Area (Coalville) | Outline planning permission |
| C43 | Land South of The Green | Coalville Urban Area (Donington-le-Heath) | Under construction |
| C59 | Land off Forest Road | Coalville Urban Area (Hugglescote) | Detailed planning permission |

| Site Reference | Site Address | Settlement | Reason for being sieved out |
|-----------------------|---------------------------------------|---|---|
| C67 | Land at Waterworks Road | Coalville Urban Area (Coalville) | Resolution to grant planning permission |
| C71 | Land off Church Lane, New Swannington | Coalville Urban Area (Whitwick) | Remote from limits to development |
| C84 | Land south of Townsend Lane | Coalville Urban Area (Donington-le-Heath) | Part of C85 < 10 dwellings |
| CD4 | Park Lane | Castle Donington | Under construction |
| CD7 | Hilltop | Castle Donington | < 10 dwellings |
| CD8 | Land at The Spittal and Campion Hill | Castle Donington | Under construction |
| Cn1 | Nottingham Road | Peggs Green | Settlement hierarchy |
| Cn4 | Land at 87 Loughborough Road | Peggs Green | Settlement hierarchy |
| Cn5 | Bakewells Lane | Coleorton | Settlement hierarchy |
| Cn6 (EMP69*) | Land off Worthington Lane | Newbold | Settlement hierarchy |
| Cn8 | North of 2 Top Road | Griffydam | Settlement hierarchy |
| Cn9 | South of 2 Top Road | Griffydam | Settlement hierarchy |
| Cn11 | Lower Moor Road | Coleorton (Lower Moor Road) | Settlement hierarchy |
| Cn13 | Land off Loughborough Road, | Coleorton | Settlement hierarchy |
| Cn14 | Lower Moor Road, | Coleorton | Settlement hierarchy |
| Cn15 | Worthington Lane | Newbold | Under construction |
| Cn16 | Land at 44 Loughborough Road | Coleorton | Settlement hierarchy |
| Cn17 | Land to side of 55 Nottingham Road | Coleorton | Settlement hierarchy |
| Cn19 | Land to west of Lower Moor Road | Coleorton (Lower Moor Road) | Settlement hierarchy |
| Cn20 | Rear of 92 Loughborough Road | Coleorton | Settlement hierarchy |
| Cn21 | Pipeyard Lane | Coleorton | Under construction |
| Cn22 | Land at Aqueduct Road | Coleorton (Lower Moor Road) | Settlement hierarchy |
| Cn23 | White Gables, Lower Moor Road, | Coleorton | Settlement hierarchy |

| Site Reference | Site Address | Settlement | Reason for being sieved out |
|-----------------------|---|-----------------------------|------------------------------------|
| Cn24 | Land North of Loughborough Road | Peggs Green | Settlement hierarchy |
| Cn25 | Paddocks North of Moor End Cottage, Lower Moor Road | Coleorton (Lower Moor Road) | Settlement hierarchy |
| Cn26 | Paddock South East of Moor End Cottage, Lower Moor Road | Coleorton (Lower Moor Road) | Settlement hierarchy |
| Dw2 | Old Hall Farm, Grimes Gate | Diseworth | Under construction |
| Dw3 | Tea Kettle Hall | Diseworth | Neighbourhood Plan |
| Dw4 | Lady Gate/The Green | Diseworth | Neighbourhood Plan |
| Dw5 | Land at Grimes Gate | Diseworth | Neighbourhood Plan |
| E8 | The Paddock near St Christophers Park | Ellistown | Detailed planning permission |
| E9 | Land Between Donington le Heath and Ellistown | Ellistown | Not available** |
| H7 | Land rear of 55 Mill Lane | Heather | Remote from limits to development |
| H8 (EMP56) | Heather Brickworks, Mill Lane | Heather | Outline planning permission |
| H9 | Land at Heather Hall, Swebstone Road | Heather | Remote from limits to development |
| H10 | Land South West of Heather Hall | Heather | Remote from limits to development |
| H11 | Land North East of Heather Hall, | Heather | Remote from limits to development |
| Ib8 | Leicester Road | Ibstock | Remote from limits to development |
| Ib15 | Station Road (Clare Farm) | Ibstock | Development complete |
| Ib19 | 112-128 Melbourne Road | Ibstock | Detailed planning permission |
| Ib22 | Land adjoining 8 Curzon Street | Ibstock | <10 dwellings |
| Ib25 | Sycamores, Leicester Road | Ibstock | Remote from limits to development |
| Ib27 | Sunnyside Garden Centre | Ibstock | Remote from limits to development |
| Ib28 | Land off Blackberry Lane | Ibstock | Remote from limits to development |
| Ib29 | Land off New Row | Ibstock | <10 dwellings |

| Site Reference | Site Address | Settlement | Reason for being sieved out |
|-----------------------|---|-------------------|--------------------------------------|
| K7 | Ashby Road | Kegworth | Outline planning permission |
| K9 | Brookes Machine Tools, Derby Road | Kegworth | Detailed planning permission |
| K10 | Slack and Parr, Long Lane | Kegworth | Under construction |
| K11 | South of Derby Road | Kegworth | Detailed planning permission |
| LP1 | Land at Langley Priory Estate | Langley Priory | Settlement hierarchy |
| LW2 | The Green | Long Whatton | Neighbourhood Plan |
| LW3 | West End | Long Whatton | Neighbourhood Plan |
| LW4 | 11 Turvey Lane | Long Whatton | Neighbourhood Plan |
| M4 | Land at Pot Kiln Farm, New Street | Measham | Under construction |
| M9 | Adjacent A42 / Canal Basin | Measham | Detailed planning permission |
| M16 | South of Bosworth Road | Measham | Not available |
| Mo11 | Land to the rear of 59-63 Ashby Road | Moira | < 10 dwellings |
| Mo14 | Land Adjoining 100 Donisthorpe Lane | Moira | < 10 dwellings |
| NP1 | Leicester Road | New Packington | Settlement hierarchy |
| NP2 | Leicester Road/Corkscrew Lane | New Packington | Settlement hierarchy |
| NP4 | Breach Farm | New Packington | Settlement hierarchy |
| NP5 | Leicester Road and Coleorton Lane | New Packington | Settlement hierarchy |
| NP6 | Highfields, 177 Leicester Road | New Packington | Settlement hierarchy |
| Oa1 | Oakfield House, Burton Road | Oakthorpe | Remote from limits to development |
| Oa2 (EMP60)* | Burton Road | Oakthorpe | Remote from limits to development |
| Oa6 | Former Holly Bush Inn, Main Street | Oakthorpe | Detailed planning permission |
| Oa8 | Measham Works, Burton Road | Oakthorpe | Remote from limits to development |
| Oa9 | 49 Chapel Street | Oakthorpe | <10 dwellings |

| Site Reference | Site Address | Settlement | Reason for being sieved out |
|-----------------------|-------------------------------------|-------------------|------------------------------------|
| Oa10 | Land rear of 47 Chapel Street | Oakthorpe | <10 dwellings |
| Oa11 | Stretton View | Oakthorpe | < 10 dwellings |
| OV1 | Spring Cottage Road | Overseal | Settlement hierarchy |
| P8 | Land to rear of 55 Normanton Road | Packington | < 10 dwellings |
| R5 | Land at 11 Fosbrooke Close | Ravenstone | Outline planning permission |
| R13 | Beesley's Garden Centre | Ravenstone | Under construction |
| S1 | Swannington Recreation Ground | Swannington | Neighbourhood Plan |
| S3 | Land at St George's Hill | Swannington | Neighbourhood Plan |
| S4 | Land at St George's Hill | Swannington | Neighbourhood Plan |
| S5 | Station Hill | Swannington | Neighbourhood Plan |
| S6 | Hough Hill | Swannington | Neighbourhood Plan |
| S8 | Clink Lane/South of Spring Lane | Swannington | Neighbourhood Plan |
| S10 | South of Spring Lane | Swannington | Neighbourhood Plan |
| S11 | Adjacent Swannington Primary School | Swannington | Neighbourhood Plan |
| S12 | Land South of Limby Hall Lodge | Swannington | Neighbourhood Plan |
| S13 | Land South of Limby Hall Lane | Swannington | Neighbourhood Plan |
| S14 | Land North of Spring Lane | Swannington | Neighbourhood Plan |
| S15 | Land off Main Street and Foan Hill | Swannington | Neighbourhood Plan |
| S16 | Land at 65 St George's Hill | Swannington | Neighbourhood Plan |
| Sin1 | Botany Bay, 100 The Moorlands | Sinope | Settlement hierarchy |
| Sp1 | Land off Church Street | Sweepstone | Settlement hierarchy |
| Wd2 | Land at Hepworth Road | Woodville | Neighbourhood Plan (Blackfordby) |
| Wil1 | Land at Main Street | Wilson | Settlement hierarchy |

Employment Sites

| Site Reference | Site Address | Settlement | Reason for being sieved out |
|----------------|--|--------------------------|--|
| EMP02 | Land at Sawley Crossroads (Remainder) | Castle Donington | Part developed / Part planning permission |
| EMP07 | East Midlands Strategic Rail Freight Interchange | Lockington | Under construction |
| EMP12 | Land at Bardon Road | Coalville | Development complete |
| EMP21 | Ford Garage (Motors Ltd) | Coalville | Promoted for town centre uses |
| EMP25 | Land at Wolsey Road | Coalville | Under construction |
| EMP26 | South of Interlink | Ellistown and Battleflat | Detailed planning permission |
| EMP34 | Land West of Regs Way | Ellistown and Battleflat | Part full/part outline planning permission |
| EMP35 | Land to East of Regs Way | Ellistown and Battleflat | Outline planning permission |
| EMP37 | Land south of J1A50 | Castle Donington | Outline planning permission |
| EMP44 | Manor Farm | Packington | Detailed planning permission |
| EMP47 | Flagstaff Island | Ashby-de-la-Zouch | Outline planning permission |
| EMP48 | Former UK Coal Lounge Disposal Point | Ashby de la Zouch | Detailed planning permission |
| EMP49 | EM Point | Castle Donington | Detailed planning permission |
| EMP51 | Unit 2 B Pond End | Castle Donington | Detailed planning permission |
| EMP52 | East Midlands Distribution Centre (Remainder) | Castle Donington | Detailed planning permission |
| EMP54 | Former Sawley Service Area | Hemington/Lockington | Detailed planning permission |
| EMP56 | Heather Brickworks, Mill Lane, Heather | Heather | Outline planning permission |
| EMP64 | Land at M42 Junction 11 | - | Development complete |
| EMP76 | Land off Park Lane | Castle Donington | Detailed planning permission |
| EMP78 | Slaughter House, Ashby Road | Sinope | Detailed planning permission |

| | | | |
|-------|--|---------|----------------|
| EMP85 | Land west of Measham, north of Tamworth Road | Measham | Site withdrawn |
|-------|--|---------|----------------|

* These sites have still been assessed for employment uses

** E9 is not assessed in the 2021 SHELAA but was reported in the public domain (Local Plan Committee, 26 May, 2021) before the promoter advised that they no longer had an interest in the site.

APPENDIX 4 – SOCIAL, ENVIRONMENTAL AND ECONOMIC ASSESSMENT AND RED/AMBER/GREEN RATING

PROFORMA SCORING MATRIX

| Factors | RAG Rating | Notes | Source of Local Data |
|--------------------------------|--|---|---|
| Quantitative Assessment | | | |
| Proximity to local services | <p>The site is within 800m walking distance of local services</p> <p>The site is within 800-1200m walking distance of local services</p> <p>The site is more than 1200m walking distance from local services</p> | <p>Manual for Streets indicates ‘walkable neighbourhoods’ typically have a range of facilities within a 10 minute (about 800m) walk.</p> <p>The Chartered Institute of Highway and Transportation (CIHT) ‘Providing for Journeys on Foot’ indicate acceptable and preferred maximum walking distances for commuting and schools of 500, 1000 and 2000m and for elsewhere of 400, 800 and 1200m.¹</p> <p>We have used settlements with an identified town or local centre to ascertain proximity to local services (Coalville, Ashby de la Zouch, Castle Donington, Ibstock, Kegworth and Measham).</p> | <ul style="list-style-type: none"> • Council mapping • Adopted Local Plan Policies Inset Maps • Distances measured using Google Earth Pro |
| Proximity to convenience store | <p>The site is within 800m walking distance of a convenience store</p> <p>The site is within 800-1200m walking distance of convenience store</p> | <p>Manual for Streets indicates ‘walkable neighbourhoods’ typically have a range of facilities within a 10 minute (about 800m) walk.</p> <p>The CIHT indicate acceptable and</p> | <ul style="list-style-type: none"> • Council mapping • North West Leicestershire Settlement Study 2021 • Distances measured using Google Earth Pro |

¹ Chartered Institute of Highway and Transportation, Providing for Journeys on Foot (2000)

| | | | |
|--|--|---|---|
| | The site is more than 1200m walking distance from convenience store | preferred maximum walking distances for commuting and schools of 500, 1000 and 2000m and for elsewhere of 400, 800 and 1200m. | |
| Proximity to primary school (Potential housing sites only) | <p>The site is within 500m walking distance of a primary school</p> <p>The site is within 500-1000m walking distance of a primary school</p> <p>The site is more than 1000m walking distance from a primary school</p> | <p>The CIHT indicate acceptable and preferred maximum walking distances for commuting and schools of 500, 1000 and 2000m.</p> <p>Not assessed for employment sites.</p> | <ul style="list-style-type: none"> • Council mapping • North West Leicestershire Settlement Study 2021 • Distances measured using Google Earth Pro |
| Proximity to secondary school (Potential housing sites only) | <p>The site is within 1000m walking distance of a secondary school</p> <p>The site is within 1000-2000m walking distance of a secondary school</p> <p>The site is more than 2000m walking distance from a secondary school</p> | <p>The CIHT indicate acceptable and preferred maximum walking distances for commuting and schools of 500, 1000 and 2000m.</p> <p>Not assessed for employment sites.</p> | <ul style="list-style-type: none"> • Council mapping • North West Leicestershire Settlement Study 2021 • Distances measured using Google Earth Pro |
| Proximity to local employment | <p>The site is within 1000m walking distance of local employment</p> <p>The site is within 1000-2000m walking distance of local employment</p> <p>The site is more than 2000m walking distance from local employment</p> | <p>The CIHT indicate acceptable and preferred maximum walking distances for commuting and schools of 500, 1000 and 2000m</p> <p>We have identified local employment as Local Plan existing employment area (Ec3 sites).</p> | <ul style="list-style-type: none"> • Council mapping • Adopted Local Plan Policies Inset Maps • Distances measured using Google Earth Pro |
| Access to public transport. | The site is within 800m of a bus route with a minimum of an hourly service during peak times and which provides access to a higher tier settlement. | The CIHT indicate acceptable and preferred maximum walking distances for commuting and schools of 500, 1000 and 2000m and for elsewhere of 400, 800 and | <ul style="list-style-type: none"> • Online bus route information • Distances measured using Google Earth Pro. |

| | | | |
|---------------------|---|--|---|
| | <p>The site is within 800m of a two- hourly service during peak times or is within 1,200m of a route with a minimum of an hourly service during peak times and which provides access to a higher tier settlement.</p> <p>The site is within 1200m of a route with a service frequency during peak times of less than one service every two hours or the site is more than 1,200m away from a bus route.</p> | <p>1200m. Higher tier settlements are places such as: Coalville, Ashby, Loughborough, Leicester, Derby, Nottingham, Burton, Swadlincote</p> | |
| Formal Recreation | <p>The site is within 1000m walking distance of formal open space</p> <p>The site is within 1000-2000m walking distance of formal open space</p> <p>The site is more than 2000m from formal open space</p> | <p>Access to formal open space and facilities (leisure centres, playing pitches, sports clubs etc).</p> <p>The CIHT indicate acceptable and preferred maximum walking distances for commuting and schools of 500, 1000 and 2000m and for elsewhere of 400, 800 and 1200m.</p> <p>As formal recreation is more likely to be accessed in a similar way to commuting, we have used the recommended commuting distances from CIHT.</p> | <ul style="list-style-type: none"> • Council mapping • North West Leicestershire Settlement Study 2021 • Distances measured using Google Earth Pro |
| Informal Recreation | <p>The site is within 800m walking distance of informal open space</p> <p>The site is within 800-1200m walking distance of informal open space</p> | <p>Access to informal open space (amenity open space, play areas etc).</p> <p>Manual for Streets indicates ‘walkable neighbourhoods’ typically have a range of</p> | <ul style="list-style-type: none"> • Council mapping • North West Leicestershire Settlement Study 2021 |

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| | <p>The site is more than 1200m from informal open space</p> | <p>facilities within a 10 minute (about 800m) walk.</p> <p>The CIHT indicate acceptable and preferred maximum walking distances of 400, 800 and 1200m.</p> | <ul style="list-style-type: none"> Distances measured using Google Earth Pro |
| GP Surgery | <p>The site is within 800m walking distance of a GP surgery.</p> <p>The site is within 800-1200m walking distance of a GP surgery.</p> <p>The site is more than 1200m from a GP surgery.</p> | <p>Manual for Streets indicates ‘walkable neighbourhoods’ typically have a range of facilities within a 10 minute (about 800m) walk.</p> <p>The CIHT indicate acceptable and preferred maximum walking distances for commuting and schools of 500, 1000 and 2000m and for elsewhere of 400, 800 and 1200m.</p> <p>We have identified GP surgeries using the NHS Service Search.</p> | <ul style="list-style-type: none"> Council mapping North West Leicestershire Settlement Study 2021 Distances measured using Google Earth Pro |
| Pharmacy/Chemist | <p>The site is within 800m walking distance of a pharmacy.</p> <p>The site is within 800-1200m walking distance of a pharmacy.</p> <p>The site is more than 1200m from a pharmacy.</p> | <p>Manual for Streets indicates ‘walkable neighbourhoods’ typically have a range of facilities within a 10 minute (about 800m) walk.</p> <p>The CIHT indicate acceptable and preferred maximum walking distances for commuting and schools of 500, 1000 and 2000m and for elsewhere of 400, 800 and 1200m.</p> | <ul style="list-style-type: none"> Council mapping North West Leicestershire Settlement Study 2021 Distances measured using Google Earth Pro |
| Rights of Way | <p>The site does not contain any rights of way</p> | <ul style="list-style-type: none"> Public footpaths Bridleways Byways open to all traffic (BOAT) | <ul style="list-style-type: none"> County council mapping |

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| | The site contains rights of way but it is possible that the route can be diverted or incorporated | | |
| Biodiversity and geodiversity | <p>The site is unlikely to affect biodiversity or geodiversity as it is over 400m from a SSSI or RIGS and over 100m from a Local Wildlife Site</p> <p>The site may have the potential to affect biodiversity or geodiversity as it is within 400m of a SSSI or RIGS or within 100m of a Local Wildlife Site, priority species or habitat.</p> <p>The site is likely to affect biodiversity or geodiversity as it contains or is adjacent to a SSSI, involves loss of a Local Wildlife Site, or contains priority species or habitat.</p> | <ul style="list-style-type: none"> Sites of Special Scientific Interest (and associated Impact Risk Zones) Regionally Important Geology Sites Local Wildlife Sites | <ul style="list-style-type: none"> Council mapping Distances measured using Google Earth Pro |
| Tree Preservation Orders | <p>There are no trees subject to Tree Preservation Orders on site</p> <p>There are some trees subject to Tree Preservation Orders on site</p> <p>The whole site is covered by a Tree Preservation Order</p> | | <ul style="list-style-type: none"> Council mapping |
| Soil resources | <p>The majority of the site is not Grade 1, 2 or 3a agricultural land</p> <p>The majority of the site is Grade 3 agricultural land</p> | The loss of 20 hectares of best and most versatile land (Grade 1, 2 or 3a) triggers the need to consult with Natural England/Defra. | <ul style="list-style-type: none"> Agricultural Land Classification Map East Midlands Region (Natural England) |

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| | The majority of the site is Grade 1 or 2 agricultural land or significant loss of more than 20 hectares | | |
| Previously developed land | <p>The site is previously developed land</p> <p>The site is part previously developed land and part greenfield land</p> <p>The site is greenfield land</p> | | <ul style="list-style-type: none"> • SHELAA |
| Flood risk. | <p>The site is located in Flood Zone 1 and there are no other forms of flood risk</p> <p>Some of the site is located in Flood Zones 2 or 3 and/or there are other forms of flood risk.</p> <p>The majority of the site is located in flood zones 2 or 3 and/or other forms of flood risk</p> | | <ul style="list-style-type: none"> • Council mapping • North West Leicestershire Strategic Flood Risk Assessment |
| Minerals Safeguarding | <p>The site is not located in a Mineral Safeguarded Site identified in the Minerals and Waste Local Plan</p> <p>The site is partly located in a Mineral Safeguarded Site identified in the Minerals and Waste Local Plan</p> <p>The site is wholly located in a Mineral Safeguarded Site identified in the Minerals and Waste Local Plan</p> | <ul style="list-style-type: none"> • Sand and Gravel • Limestone • Gypsum • Igneous • Brick Clay • Coal • Coal Development Low Risk Area • Coal Development High Risk Area | <ul style="list-style-type: none"> • Council mapping • Leicestershire Minerals & Waste Local Plan (2019) |

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| Waste Safeguarded Sites | <p>The site is not located in a Waste Safeguarded Site identified in the Minerals and Waste Local Plan</p> <p>The site is partly located in a Waste Safeguarded Site identified in the Minerals and Waste Local Plan</p> <p>The whole site is located in a Waste Safeguarded Site identified in the Minerals and Waste Local Plan</p> | | <ul style="list-style-type: none">• Council mapping• Leicestershire Minerals & Waste Local Plan (2019) |
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| Qualitative Assessment | | | |
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| Green Infrastructure | <p>Development is unlikely to negatively affect existing green infrastructure and/or the site will provide the opportunity to improve the Green Infrastructure network</p> <p>It is uncertain whether development will impact upon existing green infrastructure or the site will provide the opportunity to improve the Green Infrastructure network</p> <p>Development is likely to negatively affect the green infrastructure network and will not provide the opportunity to improve the Green Infrastructure network</p> | <ul style="list-style-type: none"> • Potential to improve the Green Infrastructure network • Includes loss of open spaces | <ul style="list-style-type: none"> • Leicester & Leicestershire Landscape & GI Study |
| Townscape and landscape | <p>The site has limited impact on townscape or landscape character</p> <p>The site may have an impact on sensitive landscape or townscape characteristics but it is possible that it can be mitigated to an acceptable level</p> <p>The site may have an impact on sensitive landscape or townscape characteristics but it is possible that it cannot be mitigated to an acceptable level</p> | <ul style="list-style-type: none"> • Settlement character • Landscape character • Potential visual impact | <ul style="list-style-type: none"> • Officer Onsite Assessment |
| Historic and cultural assets | <p>The site is unlikely to affect a heritage asset</p> <p>The site may have the potential to affect a heritage asset but it is possible that it can be mitigated to an acceptable level</p> | <ul style="list-style-type: none"> • Scheduled Monuments • Archaeology sites • Listed Buildings • Conservation Areas • Settings | <ul style="list-style-type: none"> • Council mapping • Conservation Area Appraisals • Officer Assessment |

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| | <p>The site is likely to affect a heritage asset but it is possible that it cannot be mitigated to an acceptable level</p> | <ul style="list-style-type: none"> • Non designated assets | |
| Land and water contamination | <p>The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution</p> <p>The site is or may be affected by land contamination or landfill. The site will or may cause groundwater pollution. It is possible that it can be mitigated to an acceptable level</p> <p>The site is or may be affected by land contamination or landfill. The site will or may cause groundwater pollution. It is possible that it cannot be mitigated to an acceptable level</p> | <ul style="list-style-type: none"> • Potential for land contamination and ground water pollution • Proximity to landfill sites (existing and historic) | <ul style="list-style-type: none"> • Council mapping • Officer Assessment |
| Environmental quality. | <p>The site is not close to sources of pollution or other environmental quality issues</p> <p>The site is close to sources of pollution or other environmental quality issues but it is possible that it can be mitigated to an acceptable level</p> <p>The site is close to sources of pollution or other environmental quality issues but it is possible that it cannot be mitigated to an acceptable level</p> | <ul style="list-style-type: none"> • Air quality and dust • Noise and vibration • Light pollution • Busy/congested roads • Electricity pylons • Hazards | <ul style="list-style-type: none"> • Air Quality Management Areas • Local information and officer assessment |

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| <p>Ecology</p> | <p>There are no identified ecology issues that would be likely to affect the development at this stage</p> <p>There are ecological issues that require further investigation such as a Phase 1 Survey</p> <p>There are ecological issues that potentially cannot be overcome through mitigation</p> | <ul style="list-style-type: none"> • Onsite Biodiversity Action Plan (BAP) habitats • Potential for species on site or in close proximity | <ul style="list-style-type: none"> • SHELAA • Additional information from Leicestershire County Council ecologist |
| <p>Efficient and sustainable transport infrastructure.</p> | <p>The site has access to the road network and will not materially impact on the road network</p> <p>The site has access to the road network but it is possible that impacts on the road network can be mitigated to an acceptable level</p> <p>The site does not have access to the road network and/or impacts on the road network cannot be mitigated to an acceptable level</p> | <ul style="list-style-type: none"> • Access to road network • Impact on road network | <ul style="list-style-type: none"> • SHELAA • Additional information from local highway authority (Leicestershire County Council) |