

Blaby District Council
Site Selection Paper
Part 1 - Site Assessments for Employment Land

September 2016

Appendix 1 – Employment Site Assessments and Summary for Blaby, Braunstone Town and Elmesthorpe

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Site Selection Blaby Summary – Employment

Sustainability Criteria

EDLAA Sites	EBLA002	EBLA003	EBLA004
Floorspace	3.42ha (13,905m ²)	0.63ha (2,561m ²)	1.02ha (4,147m ²)
Sustainability Criteria			
SOCIAL			
1. Housing provision			
2. Proximity to local services			
3. Proximity to primary school			
4. Proximity to secondary school			
5. Proximity to local employment			
6. Access to public transport			
7. Healthy lifestyles			
8. Rights of Way			
9. Community safety, anti-social behaviour and crime			
ENVIRONMENTAL			
10. Biodiversity and geodiversity			
11. Green infrastructure			
12. Townscape and landscape			
13. Historic and cultural assets			
14. Soil resources			
15. Previously developed land			
16. Flood risk			
17. Land and water contamination			
18. Environmental quality			
19. Minerals and waste			
20. Renewable energy			
ECONOMIC			
21. Available, deliverable and viable			
22. Provision of employment growth and jobs			
23. Efficient and sustainable transport infrastructure			
24. Utility infrastructure availability			

The assessment of Sustainability Factors shows one major issue with sites EBLA002 and EBLA003, where the Highways Authority consider that a suitable access cannot be created to the sites.

Other issues with the sites include:

- EBLA003 is considered to be a potential Local Wildlife Site because it contains species-rich grassland;
- EBLA004 is a type of open space as identified in the Open Space Audit and its loss may impact on the Green Infrastructure network;
- All three sites are greenfield;
- EBLA003 and EBLA004 are within a sensitive area of the Landscape Character Area and their development would constitute irreversible damage to the landscape character of the area;
- The Highways Authority considers that it would be difficult to create an acceptable access at site EBLA004 because of its location.

Further investigation is needed for:

- Surface water flooding for EBLA002 and EBLA004;
- Ecology surveys required for all 3 sites;

- Archaeology and heritage assessments required for all 3 sites;
- Site access for EBLA004.

Compliance with Core Strategy Locational Policies

Policy	Criteria	EBLA002	EBLA003	EBLA004
CS1 Strategy for Locating new development	Is the site previously developed land?	No	No	No
	Is the site within or adjoining a settlement identified in the settlement hierarchy?	Yes	Yes	Yes
CS5 Housing Distribution	Is the site within or adjoining a settlement where there is a shortfall in supply against the requirement as set out in CS5? (Principal Urban Area or Narborough)	N/A	N/A	N/A
CS6 Employment	Is the site within or adjoining the Principal Urban Area?	No	No	No
	Is the site within or adjoining the settlement of Blaby?	Yes	Yes	Yes
	Is the site for smaller scale development and within or adjoining 'Larger' and 'Medium' Central Villages and Rural Centre?	No	No	No
CS6 Assessment criteria:	Without significant harm to amenity	Yes	No	No
	Commercially attractive for the market	No	No	No
	Can be satisfactorily accessed by commercial vehicles	No	No	No
	Accessible by sustainable modes of transport	Yes	Yes	Yes
CS6 Assessment criteria:	Not out of scale with host community in terms of additional employment land and scale of new buildings	Yes	Yes	Yes
CS7 Affordable Housing	Does the site have the potential to deliver affordable housing?, i.e. sites of 15 dwellings or more.	N/A	N/A	N/A
CS16 Green Wedges	Where there are not sufficient options within the existing boundary of the settlements, the preference for sites will need to be balanced against the sustainability of the site options and the need to maintain the integrity of the designation	Yes	Yes	Yes
CS17 Areas of Separation		No	No	No
CS18 Countryside		No	No	No

Sites EBLA003 and EBLA004 are located on land adjoining Blaby, which is a settlement that is identified as being suitable for accommodating employment development. Site EBLA002 is located within Blaby parish but (indirectly) adjoins Whetstone. Development of any of these sites would impact on the Blaby, Countesthorpe and Whetstone Green Wedge.

Sustainability Appraisal

The site scores for the social objectives are generally neutral, with the exception of sites EBLA002 and EBLA003 which have poor access to services.

All three sites are greenfield and there is the potential for adverse environmental effects. A number of measures are proposed to mitigate the potential effects. However, some sites have major adverse effects for environmental issues. Development of site EBLA003 is likely to have a major adverse effect on natural species and habitats and green infrastructure. Further assessment is needed to assess whether mitigation can reduce this major adverse effect.

The sites score positively in terms of enterprise, innovation and employment, but the public transport, cycling and walking objectives score neutral for site EBLA004 and negative for sites EBLA002 and EBLA003.

Conclusions and Recommendations for Blaby

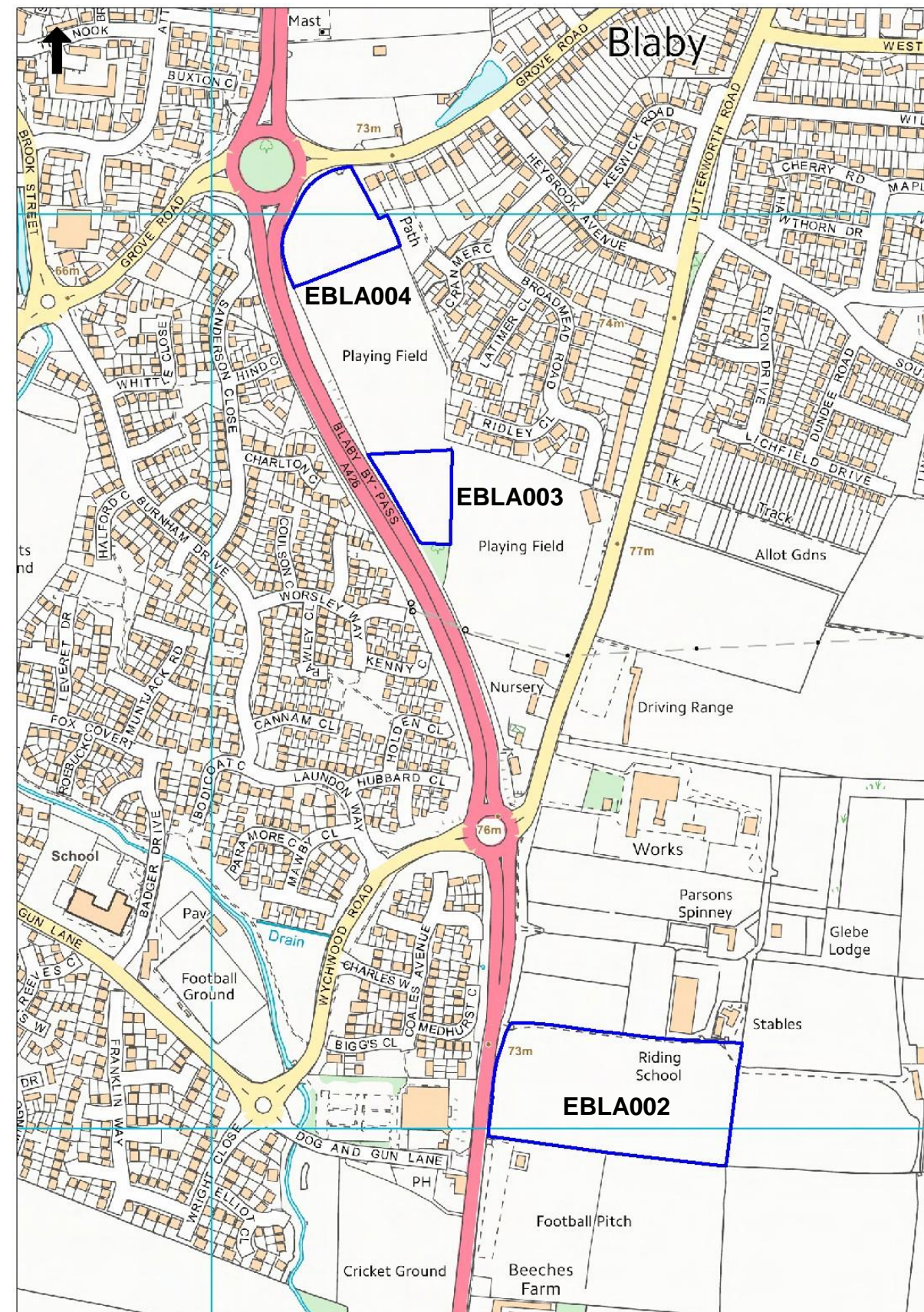
Do not consider further any of the three sites. There is uncertainty about the ability to create an access to all three sites which would be to a satisfactory standard of the Highways Authority. Furthermore, two of the sites, EBLA003 and EBLA004, are within a sensitive area of the Blaby, Countesthorpe and Whetstone Green Wedge and the development of either of these sites would merge the settlements of Blaby and Whetstone.

Site Map and Assessments for Blaby – Employment

Includes map and assessments for:

EBLA002	Land off Lutterworth Road
EBLA003	Land to the east of Blaby bypass and southwest of Ridley Close
EBLA004	Land to the east of Blaby bypass and south of Grove Road

Map for Blaby



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Site Assessment Forms for Blaby – Employment

SITE		
Site Ref	Site Name	Settlement as per CS5
EBLA002	Land off Lutterworth Road	Blaby
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)
3.42	3.42	13,905m² (mix of B uses)

EBLA002 Land off Lutterworth Road		
Stage 2 Sustainability Criteria		
Factors	Notes	Colour Coding Rules
SOCIAL		
1. Housing provision	The site is submitted for employment use.	The site will not provide housing
2. Proximity to local services	The site is within 1770m to Blaby town centre, 1457m to the nearest medical centre (Hazelmere Medical Centre in Blaby) and 1680m to the nearest Post Office (Whetstone).	The site is more than 1200m from local services
3. Proximity to primary school	Not applicable	
4. Proximity to secondary school	Not applicable	
5. Proximity to local employment	Not applicable	
6. Access to public transport	The site is within 353m of a bus stop with a regular frequency service.	The site is within 800m of a regular bus route or rail station. The site is within 400m of a low frequency bus route
7. Healthy lifestyles	The site is within 157m walking distance of open space (football pitch adjacent to the site to the south).	The site is within 800m walking distance of open space
8. Rights of Way	There are no public rights of way crossing the site.	The site does not contain any rights of way
9. Community safety, anti social behaviour and crime	The site is not located in a crime hotspot.	The site is located in an area where crime is not an issue
ENVIRONMENTAL		
10. Biodiversity and geodiversity	Protected species survey needed.	The site may have the potential to affect biodiversity or geodiversity as it is within 400m of a SSSI or within 100m of a Local Wildlife Site, priority species or habitat.
11. Green Infrastructure	The site adjoins an asset of the Green Infrastructure Network (football pitch to the south of the site) and is within the Whetstone, Blaby and Countesthorpe Green Wedge.	It is uncertain whether the site will provide the opportunity to improve the Green Infrastructure network
12. Townscape and landscape	The site is within the Blaby, Countesthorpe and Whetstone Fringe Landscape Character Area. There are strong urban fringe characteristics and settlement expansion encroaching into the character area is a key issue.	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
13. Historic and cultural assets	No designated heritage assets on site, however there are Grade 2 listed buildings to the south of the site on The Drive in Countesthorpe.	The site may have the potential to affect a heritage asset but it is possible that it can be mitigated to an acceptable level
14. Soil resources	The whole site is Grade 3 with a moderate likelihood of being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.	The majority of the site is Grade 3 agricultural land
15. Previously developed land	The site is a greenfield site.	The majority of the site is greenfield
16. Flood risk	The site is within Flood Zone 1 and is at 1 in 30 year extent risk of surface water flooding.	Some of the site is located in Flood Zones 2 or 3 and/or there are other forms of flood risk.
17. Land and water contamination	The site is unlikely to be affected by land contamination or landfill and the site is unlikely to cause groundwater pollution.	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution
18. Environmental quality	The site is not close to sources of pollution.	The site is not close to sources of pollution or other environmental quality issues
19. Mineral and waste	The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.	The site is not located in a Mineral Consultation Zone or site protected for waste facility
20. Renewable energy	There is the potential for development on the site to include small-scale renewable energy technologies.	It is uncertain whether the site will provide opportunities for renewable energy

EBLA002 Land off Lutterworth Road Stage 2 Sustainability Criteria		
Factors	Notes	Colour Coding Rules
ECONOMIC		
21. Available, deliverable and viable	The site is considered to be available and potentially developable, but the timescales are unknown at this stage.	The site is considered to be potentially available and/or potentially achievable
22. Provision of employment growth and jobs	The site may provide employment land.	The site will provide employment land
23. Efficient and sustainable transport infrastructure	The Highway Authority indicates that because access would be off a 50mph stretch of a Class I road (contrary to Policy IN5 of the 6C's Design Guide) it is unlikely to be acceptable to the Highway Authority.	The site does not have access to the road network and/or impacts on the road network cannot be mitigated to an acceptable level
24. Utility infrastructure availability	The site is currently greenfield and so would require the construction of access to utility infrastructure in the area.	Access to utility infrastructure is unknown

EBLA002 Land off Lutterworth Road Stage 3 Compliance with Core Strategy Locational Policies			
Policy	Criteria		Yes/No
CS1 Strategy for Locating new development	Is the site previously developed land?		No
	Is the site within or adjoining a settlement identified in the settlement hierarchy?		Yes
CS5 Housing Distribution	Is the site within or adjoining a settlement where there is a shortfall in supply against the requirement as set out in CS5? (Principal Urban Area or Narborough)		N/A
CS6 Employment	Is the site within or adjoining the Principal Urban Area?		No
	Is the site within or adjacent to the settlement of Blaby?		Yes
	Is the site for smaller scale development and within or adjoining 'Larger' and 'Medium' Central Villages and Rural Centre?		No
CS6 Assessment criteria:	Without significant harm to amenity		Yes, there are no immediate neighbouring uses to the proposed development site.
	Commercially attractive for the market		No, greenfield site with no environmental constraints, however access is an issue which would need to be addressed.
	Can be satisfactorily accessed by commercial vehicles		No, the Highway Authority has indicated that an acceptable access cannot be created to the site.
	Accessible by sustainable modes of transport		Yes, a frequent bus service is within 353m distance of the site.
	Not out of scale with host community in terms of additional employment land and scale of new buildings		Yes, the site is not out of scale with the host community.
CS7 Affordable Housing	Does the site have the potential to deliver affordable housing?, i.e. sites of 15 dwellings or more.		N/A
CS16 Green Wedges	Where there are not sufficient options within the existing boundary of the settlements, the preference for sites will need to be balanced against the sustainability of the site options and the need to maintain the integrity of the designation		Yes, the site is within the Whetstone, Blaby and Countesthorpe Green Wedge.
CS17 Areas of Separation			No
CS18 Countryside			No

EBLA002 Land off Lutterworth Road Stage 4 Sustainability Appraisal Summary	
<p>The site scores positively in terms of the social objectives.</p> <p>The site is greenfield and development of the site may have adverse effects on the natural species and habitats and green infrastructure; character, diversity and distinctiveness; historic environment; soil resources; rural landscape; water environment; air quality; and, flooding and climate change impacts objectives. A number of measures are proposed to mitigate some of the potential effects.</p> <p>The site scores positively in terms of enterprise, innovation and employment but access to public transport to and from the site may be difficult due to the lack of a footpath or cycleway. Further assessment is required to assess whether this can be mitigated.</p>	

EBLA002 Land off Lutterworth Road Stage 5 Conclusions and Recommendation	
<p>Overall, the site scores positively in terms of the economic and social objectives of the site selection criteria and the sustainability appraisal objectives. There are some likely adverse issues in terms of the environmental objectives but it is likely that some of these can be mitigated.</p> <p>In policy terms, the site is located within the Whetstone, Blaby and Countesthorpe Green Wedge. The site may provide employment land. When assessed against the site suitability identified in Policy CS6, the lack of a suitable access to the site makes the site unsuitable for employment development.</p> <p>The Highways Authority has confirmed that the creation of a site access in this location is not suitable. Therefore, do not consider the site further as a Local Plan allocation.</p>	

SITE		
Site Ref	Site Name	Settlement as per CS5
EBLA003	Land to the east of Blaby bypass and southwest of Ridley Close	Blaby
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)
0.63	0.63	2,561m²

EBLA003 Land to the east of Blaby bypass and southwest of Ridley Close		
Stage 2 Sustainability Criteria		
Factors	Notes	Colour Coding Rules
SOCIAL		
1. Housing provision	The site is submitted for employment use.	The site will not provide housing
2. Proximity to local services	The site is within 702m of a local centre, 914m of Hazelmere medical centre (Blaby), and 1324m of Blaby Post Office.	The site is within 800-1200m walking distance of local services
3. Proximity to primary school	Not applicable	
4. Proximity to secondary school	Not applicable	
5. Proximity to local employment	Not applicable	
6. Access to public transport	The site is within 218m of a regular frequency bus route, and is 2231m away from the nearest train station (Narborough).	The site is within 800m of a regular bus route or rail station. The site is within 400m of a low frequency bus route
7. Healthy lifestyles	The site is within 152m of a source of open space.	The site is within 800m walking distance of open space
8. Rights of Way	Public footpath Z56 runs through the site, but it is possible that the route can be diverted or incorporated.	The site contains rights of way but it is possible that the route can be diverted or incorporated
9. Community safety, anti social behaviour and crime	The site is not located in a crime hotspot.	The site is located in an area where crime is not an issue
ENVIRONMENTAL		
10. Biodiversity and geodiversity	The site contains species-rich grassland which meets LWS criteria.	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.
11. Green Infrastructure	The site adjoins an asset of the Green Infrastructure Network (rugby club and pitch to the south of the site) and is within the Whetstone, Blaby and Countesthorpe Green Wedge.	It is uncertain whether the site will provide the opportunity to improve the Green Infrastructure network
12. Townscape and landscape	The site is within the Blaby, Countesthorpe and Whetstone Fringe Landscape Character Area and has strong urban fringe characteristics. The landscape is important in protecting the separate identities of each settlement and the buffers between Blaby and Whetstone have been eroded to a small strip, in which this site is located. Any further degradation would result in a reduction in the distinctiveness of the two settlements.	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
13. Historic and cultural assets	There are no designated heritage assets on site, or within 500m distance of the site.	The site is unlikely to affect a heritage asset
14. Soil resources	The site is Grade 3 with a moderate to low likelihood of being best and most versatile land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.	The majority of the site is Grade 3 agricultural land
15. Previously developed land	The site is greenfield.	The majority of the site is greenfield
16. Flood risk	The whole site is located in Flood Zone 1.	The site is located in Flood Zone 1 and there are no other forms of flood risk
17. Land and water contamination	The site is unlikely to be affected by land contamination or landfill and the site is unlikely to cause groundwater pollution.	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.
18. Environmental quality	The site is not close to sources of pollution or other environmental quality issues.	The site is not close to sources of pollution or other environmental quality issues
19. Mineral and waste	The site is not located in a Mineral Consultation Zone or site protected for waste facility.	The site is not located in a Mineral Consultation Zone or site protected for waste facility
20. Renewable energy	There is the potential for development on the site to include small-scale renewable energy technologies.	It is uncertain whether the site will provide opportunities for renewable energy
ECONOMIC		
21. Available, deliverable and viable	The site is not considered to be achievable because an acceptable access would not be able to be created.	The site is not considered to be available and/or achievable
22. Provision of employment growth and jobs	The site may provide employment land.	The site will provide employment land

EBLA003 Land to the east of Blaby bypass and southwest of Ridley Close Stage 2 Sustainability Criteria		
Factors	Notes	Colour Coding Rules
23. Efficient and sustainable transport infrastructure	The site would not be acceptable to the Highway Authority as the access would be on to a 50mph stretch of Class I Road.	The site does not have access to the road network and/or impacts on the road network cannot be mitigated to an acceptable level
24. Utility infrastructure availability	The site is currently greenfield and so would require the construction of access to utility infrastructure in the area.	Access to utility infrastructure is unknown

EBLA003 Land to the east of Blaby bypass and southwest of Ridley Close			
Stage 3 Compliance with Core Strategy Locational Policies			
Policy	Criteria		Yes/No
CS1 Strategy for Locating new development	Is the site previously developed land?		No
	Is the site within or adjoining a settlement identified in the settlement hierarchy?		Yes
CS5 Housing Distribution	Is the site within or adjoining a settlement where there is a shortfall in supply against the requirement as set out in CS5? (Principal Urban Area or Narborough)		N/A
CS6 Employment	Is the site within or adjoining the Principal Urban Area?		No
	Is the site within or adjoining the settlement of Blaby?		Yes
	Is the site for smaller scale development and within or adjoining ‘Larger’ and ‘Medium’ Central Villages and Rural Centre?		No
CS6 Assessment criteria:	Without significant harm to amenity	Give reasons (for employment sites only)	No, there is residential development to the south-east of the site, however this could be mitigated.
	Commercially attractive for the market		No, the lack of a suitable access to the site would reduce the attractiveness of the site for the market.
	Can be satisfactorily accessed by commercial vehicles		No, the Highways Authority has stated that the site could not accommodate a suitable access.
	Accessible by sustainable modes of transport		Yes, a regular frequency bus route is within 218m.
	Not out of scale with host community in terms of additional employment land and scale of new buildings		Yes, the site is not out of scale with the host community.
CS7 Affordable Housing	Does the site have the potential to deliver affordable housing?, i.e. sites of 15 dwellings or more.		N/A
CS16 Green Wedges	Where there are not sufficient options within the existing boundary of the settlements, the preference for sites will need to be balanced against the sustainability of the site options and the need to maintain the integrity of the designation		Yes, the site is within the Whetstone, Blaby and Countesthorpe Green Wedge.
CS17 Areas of Separation			No
CS18 Countryside			No

EBLA003 Land to the east of Blaby bypass and southwest of Ridley Close Stage 4 Sustainability Appraisal Summary	
<p>The site scores positively in terms of the social objectives.</p> <p>The site is greenfield and there is the potential for adverse effects in terms of the character, diversity and distinctiveness; rural landscape; air quality; and, mineral resources and soil / land pollution objectives. A number of measures are proposed to mitigate the potential effects. There is the potential for major adverse effects for natural species and habitats and green infrastructure as development of the site is likely to result in the loss of species rich grassland; further work is required to identify whether measures can be proposed to mitigate the potential effects.</p> <p>The site scores positively in terms of enterprise, innovation and employment but access to public transport to and from the site may be difficult due to the lack of a footpath or cycleway. Further assessment is required to assess whether this can be mitigated.</p>	

EBLA003 Land to the east of Blaby bypass and southwest of Ridley Close Stage 5 Conclusions and Recommendation	
<p>Overall, the site scores positively in terms of the economic and social objectives of the site selection criteria and the sustainability objectives. The Highways Authority has indicated that the site could not accommodate a suitable access. There are a number of likely adverse issues in terms of the environmental objectives but it is likely that some of these can be mitigated. However, there are potential major adverse effects for biodiversity which requires further assessment to inform whether or not the effects can be mitigated.</p> <p>In policy terms, the site is located within the Whetstone, Blaby and Countesthorpe Green Wedge. The Strategic Green Wedge Assessment recommends that the Green Wedge is retained in this location. The site may provide employment land. When assessed against the site suitability criteria identified in Policy CS6, the potential harm caused to amenity by development and the lack of a suitable access to the site makes the site unsuitable for employment development.</p> <p>The site should not be considered further for inclusion as a Local Plan allocation because of the site's location within a sensitive area of the Whetstone, Blaby and Countesthorpe Green Wedge and the issues surrounding the creation of a suitable access to the site.</p>	

SITE		
Site Ref	Site Name	Settlement as per CS5
EBLA004	Land to the east of Blaby bypass and south of Grove Road	Blaby
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)
1.02	1.02	4,147m ²

EBLA004 Land to the east of Blaby bypass and south of Grove Road		
Stage 2 Sustainability Criteria		
Factors	Notes	Colour Coding Rules
SOCIAL		
1. Housing provision	The site is submitted for employment use.	The site will not provide housing
2. Proximity to local services	The site is within 751m to Hazelmere medical centre (Blaby), 1050m to Blaby town centre, and 1122m to the nearest Post Office (Blaby).	The site is within 800-1200m walking distance of local services
3. Proximity to primary school	Not applicable	
4. Proximity to secondary school	Not applicable	
5. Proximity to local employment	Not applicable	
6. Access to public transport	The site is within 565m of a regular frequency bus route. The site is within 2086m of a train station (Narborough).	The site is within 800m of a regular bus route or rail station. The site is within 400m of a low frequency bus route
7. Healthy lifestyles	The site adjoins open space.	The site is within 800m walking distance of open space
8. Rights of Way	The site does not contain any rights of way.	The site does not contain any rights of way
9. Community safety, anti social behaviour and crime	The site is not located in a crime hotspot.	The site is located in an area where crime is not an issue
ENVIRONMENTAL		
10. Biodiversity and geodiversity	The site contains potentially species-rich grassland and further surveys are required. Spp-rich hedge to the east.	The site may have the potential to affect biodiversity or geodiversity as it is within 400m of a SSSI or within 100m of a Local Wildlife Site, priority species or habitat.
11. Green Infrastructure	The site is an asset of the Green Infrastructure Network (informal open space as identified in the Open Space Audit) and is located in the Whetstone, Blaby and Countesthorpe Green Wedge.	It is uncertain whether the site will provide the opportunity to improve the Green Infrastructure network
12. Townscape and landscape	The site is within the Blaby, Countesthorpe and Whetstone Fringe Landscape Character Area and has strong urban fringe characteristics. The landscape is important in protecting the separate identities of each settlement and the buffers between Blaby and Whetstone have been eroded to a small strip, in which this site is located. Any further degradation would result in a reduction in the distinctiveness of the two settlements.	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
13. Historic and cultural assets	No designated heritage assets on site, however the site is approximately 590m south-east of a Grade 1 listed church (St. Peter's Church, Whetstone).	The site may have the potential to affect a heritage asset but it is possible that it can be mitigated to an acceptable level
14. Soil resources	The site is Grade 3 agricultural land with a low likelihood of being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.	The majority of the site is Grade 3 agricultural land
15. Previously developed land	The whole site is greenfield.	The majority of the site is greenfield
16. Flood risk	The site is within Flood Zone 1 however there is a 1 in 1,000 year extent risk of surface water flooding.	Some of the site is located in Flood Zones 2 or 3 and/or there are other forms of flood risk.
17. Land and water contamination	The site is unlikely to be affected by land contamination or landfill and the site is unlikely to cause groundwater pollution.	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution
18. Environmental quality	The site is not close to sources of pollution.	The site is not close to sources of pollution or other environmental quality issues
19. Mineral and waste	The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.	The site is not located in a Mineral Consultation Zone or site protected for waste facility
20. Renewable energy	There is the potential for development on the site to include small-scale renewable energy technologies.	It is uncertain whether the site will provide opportunities for renewable energy
ECONOMIC		
21. Available, deliverable and viable	Subject to providing an access that is acceptable to the Highways Authority, the site is considered achievable. It is understood that the site is available.	The site is considered to be potentially available and/or potentially achievable
22. Provision of employment growth and jobs	The site may provide employment land.	The site will provide employment land

EBLA004 Land to the east of Blaby bypass and south of Grove Road Stage 2 Sustainability Criteria		
Factors	Notes	Colour Coding Rules
23. Efficient and sustainable transport infrastructure	Access from the A426 Blaby Bypass would be contrary to policy IN5 of the 6C's Design Guide. It may be difficult to provide an access to the site off Enderby Road which is in accordance with the 6Cs Design Guide. The site is well placed to access local bus services.	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
24. Utility infrastructure availability	The site is currently greenfield and so would require the construction of access to utility infrastructure in the area.	Access to utility infrastructure is unknown

EBLA004 Land to the east of Blaby bypass and south of Grove Road			
Stage 3 Compliance with Core Strategy Locational Policies			
Policy	Criteria		Yes/No
CS1 Strategy for Locating new development	Is the site previously developed land?		No
	Is the site within or adjoining a settlement identified in the settlement hierarchy?		Yes
CS5 Housing Distribution	Is the site within or adjoining a settlement where there is a shortfall in supply against the requirement as set out in CS5? (Principal Urban Area or Narborough)		N/A
CS6 Employment	Is the site within or adjoining the Principal Urban Area?		No
	Is the site within or adjoining the settlement of Blaby?		Yes
	Is the site for smaller scale development and within or adjoining 'Larger' and 'Medium' Central Villages and Rural Centre?		No
CS6 Assessment criteria:	Without significant harm to amenity	Give reasons (for employment sites only)	No, residential properties adjoin the site to the east and so this needs to be mitigated.
	Commercially attractive for the market		No, it is a greenfield site but with accessibility constraints which may be difficult to overcome.
	Can be satisfactorily accessed by commercial vehicles		No, the Highways Authority has indicated that creating an acceptable access to the site will be difficult.
	Accessible by sustainable modes of transport		Yes, the site is within 565m of a regular frequency bus route.
	Not out of scale with host community in terms of additional employment land and scale of new buildings		Yes, the site is not out of scale with the host community.
CS7 Affordable Housing	Does the site have the potential to deliver affordable housing?, i.e. sites of 15 dwellings or more.		N/A
CS16 Green Wedges	Where there are not sufficient options within the existing boundary of the settlements, the preference for sites will need to be balanced against the sustainability of the site options and the need to maintain the integrity of the designation		Yes, the site is within the Whetstone, Blaby and Countesthorpe Green Wedge.
CS17 Areas of Separation			No
CS18 Countryside			No

EBLA004 Land to the east of Blaby bypass and south of Grove Road Stage 4 Sustainability Appraisal Summary	
The site scores positively in terms of the social objectives.	
The site is greenfield and there is the potential for adverse effects in terms of the natural species and habitats and green infrastructure; character, diversity and distinctiveness; historic environment; rural landscape; air quality; mineral resources and soil / land pollution; and, flooding and climate change impacts objectives. A number of measures are proposed to mitigate the potential effects.	
The site scores positively in terms of enterprise, innovation and employment and public transport, cycling and walking objectives.	

EBLA004 Land to the east of Blaby bypass and south of Grove Road Stage 5 Conclusions and Recommendation	
Overall, the site scores positively in terms of the economic and social objectives of the site selection criteria and the sustainability objectives. The Highways Authority has indicated that creating an acceptable access to the site will be difficult to achieve. There are a number of likely adverse issues in terms of the environmental objectives but it is likely that some of these can be mitigated.	
In policy terms, the site is located within the Whetstone, Blaby and Countesthorpe Green Wedge. The Strategic Green Wedge Assessment recommends that the Green Wedge is retained in this location. The site may provide employment land. When assessed against the site suitability criteria identified in Policy CS6, the potential harm caused to amenity by development and the lack of a suitable access to the site makes the site unsuitable for employment development.	
The site should not be considered further for inclusion as a Local Plan allocation because of the site's location within a sensitive area of the Whetstone, Blaby and Countesthorpe Green Wedge and the issues surrounding the creation of a suitable access to the site.	

Site Selection Braunstone Town Summary – Employment

Sustainability Criteria

EDLAA Sites	EBRA001	EBRA002
Floorspace	2.09ha (8,497m ²)	0.29ha (1,179m ²)
Sustainability Criteria		
SOCIAL		
1. Housing provision		
2. Proximity to local services		
3. Proximity to primary school		
4. Proximity to secondary school		
5. Proximity to local employment		
6. Access to public transport		
7. Healthy lifestyles		
8. Rights of Way		
9. Community safety, anti-social behaviour and crime		
ENVIRONMENTAL		
10. Biodiversity and geodiversity		
11. Green infrastructure		
12. Townscape and landscape		
13. Historic and cultural assets		
14. Soil resources		
15. Previously developed land		
16. Flood risk		
17. Land and water contamination		
18. Environmental quality		
19. Minerals and waste		
20. Renewable energy		
ECONOMIC		
21. Available, deliverable and viable		
22. Provision of employment growth and jobs		
23. Efficient and sustainable transport infrastructure		
24. Utility infrastructure availability		

The assessment of Sustainability Factors shows no major issues with the following exceptions:

- The availability of both sites;
- Flood risk issues for EBRA002. This does not affect the whole site but would require a sequential test and where necessary an exception test.

Further investigation is needed for:

- Biodiversity and geodiversity for EBRA001;
- Heritage and archaeology for both sites, but particularly EBRA001.

Compliance with Core Strategy Locational Policies

Policy	Criteria	EBRA001	EBRA002
CS1 Strategy	Is the site previously developed land?	Yes	No

for Locating new development	Is the site within or adjoining a settlement identified in the settlement hierarchy?	Yes	Yes
CS5 Housing Distribution	Is the site within or adjoining a settlement where there is a shortfall in supply against the requirement as set out in CS5? (Principal Urban Area or Narborough)	N/A	N/A
CS6 Employment	Is the site within or adjoining the Principal Urban Area?	Yes	Yes
	Is the site within or adjacent Blaby?	No	No
	Is the site for smaller scale development and within or adjoining 'Larger' and 'Medium' Central Villages and Rural Centre?	No	No
CS6 Assessment criteria:	Without significant harm to amenity	Yes	Yes
	Commercially attractive for the market	Yes	Yes
	Can be satisfactorily accessed by commercial vehicles	Yes	Yes
	Accessible by sustainable modes of transport	Yes	Yes
	Not out of scale with host community in terms of additional employment land and scale of new buildings	Yes	Yes
CS7 Affordable Housing	Does the site have the potential to deliver affordable housing?, i.e. sites of 15 dwellings or more.	N/A	N/A
CS16 Green Wedges	Where there are not sufficient options within the existing boundary of the settlements, the preference for sites will need to be balanced against the sustainability of the site options and the need to maintain the integrity of the designation	No	No
CS17 Areas of Separation		No	No
CS18 Countryside		No	No

Both sites are located within Meridian Business Park which is identified as a Key Employment Site in the Blaby District: Assessment of Key Employment Sites report (2016). Meridian Business Park is located in Braunstone Town which is within the Principal Urban Area of Leicester. Both sites score well against the criteria in Core Strategy Policy CS6 Employment. Development of these sites would have no adverse impact on Green Wedges, Areas of Separation, or Countryside.

Sustainability Appraisal

The site scores for the social objectives for both sites are generally neutral, with the exception of the access to services objective where site EBRA001 scores negatively and EBRA002 scores positively. Site EBRA001 is greenfield and site EBRA002 is previously developed land, and there is the potential for adverse environmental effects on both sites. A number of measures are proposed to mitigate the potential effects. Development of site EBRA002 is likely to have major adverse effects on the flooding and climate change impacts objective because part of the site is in Flood Zone 2. Further assessment is needed to assess whether mitigation can reduce these major adverse effects.

Both sites score positively against the enterprise, innovation and employment and public transport, cycling and walking objectives.

Conclusions and Recommendations for Braunstone Town

Do not consider further both sites for new employment land site allocations

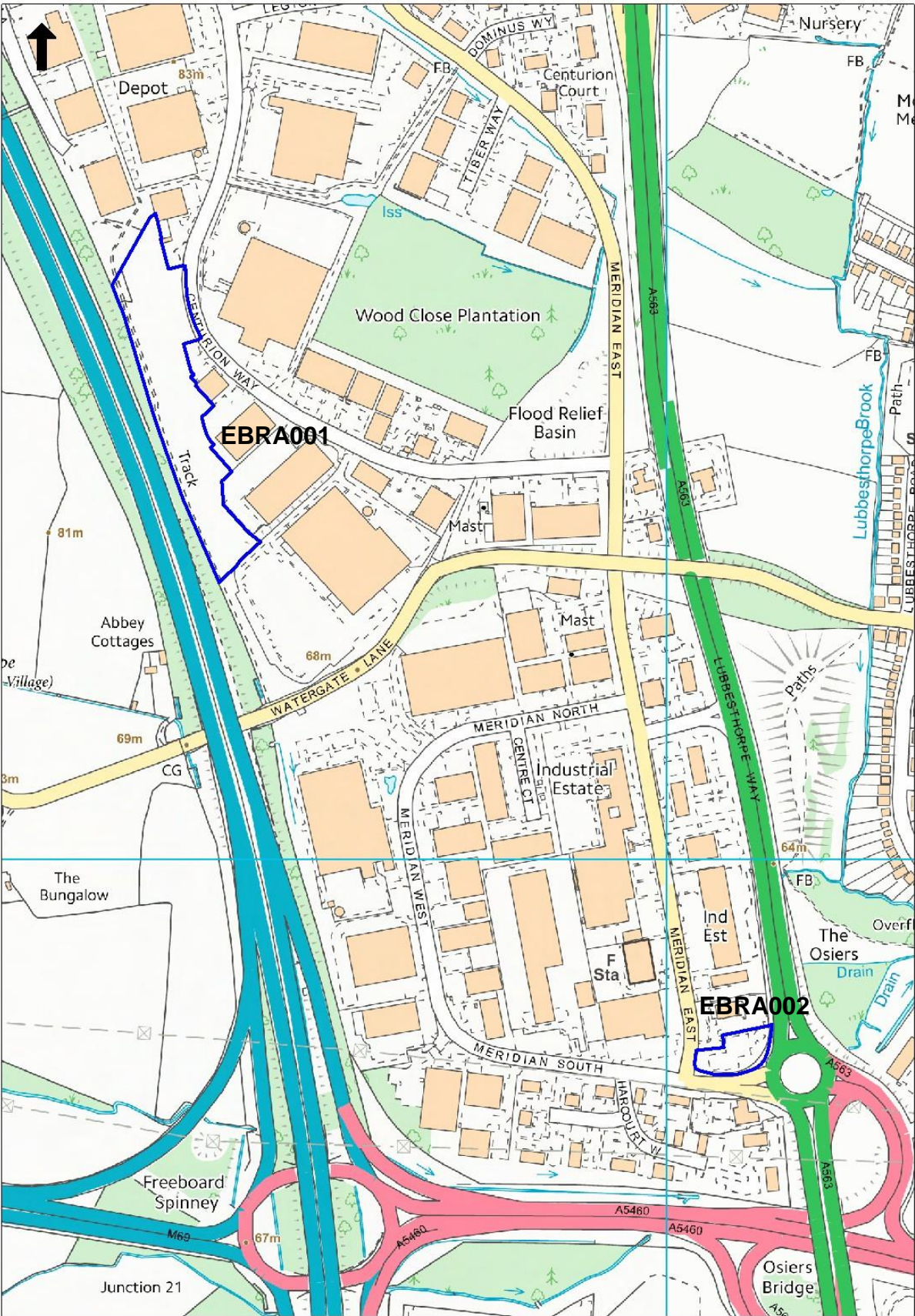
There is uncertainty about the availability of both sites, but for different reasons. EBRA001 is vacant and has been an allocated site since 1999. Whereas EBRA002 is currently in use as an informal car park and so the landowner may not be seeking to develop the site for employment development. Nevertheless, both sites are located within a Key Employment Site and are protected for employment uses and would be considered favourably for employment use development. In this instance, it is not necessary to allocate either of the two sites for new employment land.

Site Map and Assessments for Braunstone Town – Employment

Includes map and assessments for:

- EBRA001 Land off Centurion Way, Meridian Business Park
- EBRA002 Land adjacent to McDonalds, Meridian Business Park

Map for Braunstone Town



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Site Assessment Forms for Braunstone Town – Employment

SITE		
Site Ref	Site Name	Settlement as per CS5
EBRA001	Land off Centurion Way, Meridian Business Park	Braunstone Town
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)
2.09	2.09	8,497m ² (mix of B uses)

EBRA001 Land off Centurion Way, Meridian Business Park		
Stage 2 Sustainability Criteria		
Factors	Notes	Colour Coding Rules
SOCIAL		
1. Housing provision	The site is submitted for employment use.	The site will not provide housing
2. Proximity to local services	The site is within 1450m of the Motorways Retail Area (Grove Farm Triangle and Fosse Park), within 1570m to Kingsway Medical Centre, and within 1245m to the nearest Post Office (Watergate Lane, Braunstone Town).	The site is more than 1200m from local services
3. Proximity to primary school	Not applicable.	
4. Proximity to secondary school	Not applicable.	
5. Proximity to local employment	Not applicable.	
6. Access to public transport	The site is within 131m of a low frequency bus route (hourly service). The site is within 4173m of a train station (Narborough train station).	The site is within 400m of a low frequency bus route
7. Healthy lifestyles	The site is within 535m of a source of open space (Priestman Road open space, Thorpe Astley).	The site is within 800m walking distance of open space
8. Rights of Way	Public footpath W4a runs through the site, parallel to the M1 motorway. Public footpath W4 runs across the northern-most point of the site for approximately 9 metres.	The site contains rights of way but it is possible that the route can be diverted or incorporated
9. Community safety, anti social behaviour and crime	The site is not located in a crime hotspot.	The site is located in an area where crime is not an issue
ENVIRONMENTAL		
10. Biodiversity and geodiversity	Possible species-rich grassland. Potential for protected species. Surveys needed.	The site may have the potential to affect biodiversity or geodiversity as it is within 400m of a SSSI or within 100m of a Local Wildlife Site, priority species or habitat.
11. Green Infrastructure	Public footpaths run through the site which could be diverted or enhanced and improve connectivity through the Green Infrastructure network.	It is uncertain whether the site will provide the opportunity to improve the Green Infrastructure network
12. Townscape and landscape	The site is in Meridian Business Park and would be seen in its context.	The site has limited impact on townscape or landscape character
13. Historic and cultural assets	No designated heritage assets on the site, however Lubbethorpe deserted medieval village is approximately 170m to the south-west.	The site may have the potential to affect a heritage asset but it is possible that it can be mitigated to an acceptable level
14. Soil resources	The site is Grade 3 agricultural land with a moderate likelihood of being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.	The majority of the site is Grade 3 agricultural land
15. Previously developed land	The site is greenfield.	The majority of the site is greenfield
16. Flood risk	The whole site is located in Flood Zone 1.	The site is located in Flood Zone 1 and there are no other forms of flood risk
17. Land and water contamination	The site is unlikely to be affected by land contamination or landfill and the site is unlikely to cause groundwater pollution.	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution
18. Environmental quality	The site is not close to sources of pollution or other environmental quality issues.	The site is not close to sources of pollution or other environmental quality issues
19. Mineral and waste	The site is not located in a Mineral Consultation Zone or site protected for waste facility.	The site is not located in a Mineral Consultation Zone or site protected for waste facility
20. Renewable energy	There is the potential for development on the site to include small-scale renewable energy technologies.	It is uncertain whether the site will provide opportunities for renewable energy
ECONOMIC		
21. Available, deliverable and viable	The site has not been promoted through the Call for Sites exercise and is a site that was allocated for employment development in the 1999 Local Plan. The site's true availability needs to be confirmed. The site is considered achievable.	The site is considered to be potentially available and/or potentially achievable
22. Provision of employment growth and jobs	The site may provide employment land.	The site will provide employment land

EBRA001 Land off Centurion Way, Meridian Business Park Stage 2 Sustainability Criteria		
Factors	Notes	Colour Coding Rules
23. Efficient and sustainable transport infrastructure	A single point of access would be suitable for a site of this size and the site is acceptable in principle to the Highways Authority. As the site is currently vacant, a Transport Assessment may be required.	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
24. Utility infrastructure availability	The site is currently greenfield and so would require the construction of access to utility infrastructure in the area.	Access to utility infrastructure is unknown

EBRA001 Land off Centurion Way, Meridian Business Park			
Stage 3 Compliance with Core Strategy Locational Policies			
Policy	Criteria		Yes/No
CS1 Strategy for Locating new development	Is the site previously developed land?		No
	Is the site within or adjoining a settlement identified in the settlement hierarchy?		Yes
CS5 Housing Distribution	Is the site within or adjoining a settlement where there is a shortfall in supply against the requirement as set out in CS5? (Principal Urban Area or Narborough)		N/A
CS6 Employment	Is the site within or adjoining the Principal Urban Area?		Yes
	Is the site within or adjacent to the settlement of Blaby?		No
	Is the site for smaller scale development and within or adjoining 'Larger' and 'Medium' Central Villages and Rural Centre?		No
CS6 Assessment criteria:	Without significant harm to amenity	Give reasons (for employment sites only)	Yes, no neighbouring uses which would be adversely affected by development of the site for employment use, as the site is located within a Key Employment Site.
	Commercially attractive for the market		Yes, greenfield site within a Key Employment Site with good access to M69 and M1.
	Can be satisfactorily accessed by commercial vehicles		Yes, the site is acceptable in principle to the Highways Authority.
	Accessible by sustainable modes of transport		Yes, the site is within 131m of a low frequency bus route.
	Not out of scale with host community in terms of additional employment land and scale of new buildings		Yes, the site is not out of scale with its host community.
CS7 Affordable Housing	Does the site have the potential to deliver affordable housing?, i.e. sites of 15 dwellings or more.		N/A
CS16 Green Wedges	Where there are not sufficient options within the existing boundary of the settlements, the preference for sites will need to be balanced against the sustainability of the site options and the need to maintain the integrity of the designation		No
CS17 Areas of Separation			No
CS18 Countryside			No

EBRA001 Land off Centurion Way, Meridian Business Park Stage 4 Sustainability Appraisal Summary	
<p>The site scores neutrally in terms of the social objectives.</p> <p>The site is greenfield and development of the site may have adverse effects on the natural species and habitats and green infrastructure; soil resources; historic environment; water environment; and air quality. A number of measures are proposed to mitigate some of the potential effects.</p> <p>The site scores positively in terms of enterprise, innovation and employment and public transport, cycling and walking.</p>	

EBRA001 Land off Centurion Way, Meridian Business Park Stage 5 Conclusions and Recommendation	
<p>Overall, the site scores positively in terms of the economic and social objectives of the site selection criteria and the sustainability appraisal objectives. There are some likely adverse issues in terms of the environmental objectives but it is likely that some of these can be mitigated.</p> <p>In policy terms, the site is located within the settlement of Braunstone Town which forms part of the Principal Urban Area. The site may provide employment land. The site is not located on land identified as Green Wedge, Area of Separation or Countryside. When assessed against the site suitability criteria identified in Policy CS6, the site scores well against all five criteria which demonstrates that the site is suitable for employment development.</p> <p>However, there is uncertainty about the site's availability as the plot has remained vacant and further investigation is required to assess whether the site is available for development.</p> <p>The site should not be considered as a Local Plan allocation due to the uncertainty about its availability. However, the site is located in a Key Employment Site and would be considered favourably if it was to become available for development.</p>	

SITE		
Site Ref	Site Name	Settlement as per CS5
EBRA002	Land adjacent to McDonalds, Meridian Business Park	Braunstone Town
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)
0.29	0.29	1,179m²

EBRA002 Land adjacent to McDonalds, Meridian Business Park		
Stage 2 Sustainability Criteria		
Factors	Notes	Colour Coding Rules
SOCIAL		
1. Housing provision	The site is submitted for employment use.	The site will not provide housing
2. Proximity to local services	The site is within 411m of the Motorways Retail Area (Grove Farm Triangle and Fosse Park), within 986m of Kingsway Medical Centre, and within 565m of a Post Office (Watergate Lane, Braunstone Town).	The site is within 800m walking distance of local services
3. Proximity to primary school	Not applicable.	
4. Proximity to secondary school	Not applicable.	
5. Proximity to local employment	Not applicable.	
6. Access to public transport	The site is within 55m of a low frequency bus route. The site is within 3,570m of a train station (Narborough train station).	The site is within 400m of a low frequency bus route
7. Healthy lifestyles	The site is within 110m of a source of open space (The Osiers Nature Reserve, Braunstone Town).	The site is within 800m walking distance of open space
8. Rights of Way	The site does not contain any rights of way.	The site does not contain any rights of way
9. Community safety, anti social behaviour and crime	The site is not located in a crime hotspot.	The site is located in an area where crime is not an issue
ENVIRONMENTAL		
10. Biodiversity and geodiversity	The site is unlikely to affect biodiversity or geodiversity as it is over 400m from a SSSI and over 100m from a Local Wildlife Site.	The site is unlikely to affect biodiversity or geodiversity as it is over 400m from a SSSI and over 100m from a Local Wildlife Site
11. Green Infrastructure	It is unlikely that the site will provide the opportunity to improve the Green Infrastructure network because of its location and because it is bound on all sides by grey infrastructure (roads and buildings).	The site will not provide the opportunity to improve the Green Infrastructure network
12. Townscape and landscape	The site is within Meridian Business Park and is understood in its context.	The site has limited impact on townscape or landscape character
13. Historic and cultural assets	The site is unlikely to affect a heritage asset.	The site is unlikely to affect a heritage asset
14. Soil resources	The site is urban / industrial land.	The majority of the site is not Grade 1, 2 or 3a agricultural land
15. Previously developed land	The site is currently in use as an informal car park.	The majority of the site is previously developed land
16. Flood risk	23% of the site is in Flood Zone 2 (the majority of which is on the eastern boundary of the site, and a small portion of which is on the western boundary of the site adjacent to Meridian East), so a sequential test will be required.	Some of the site is located in Flood Zones 2 or 3 and/or there are other forms of flood risk.
17. Land and water contamination	The site is unlikely to be affected by land contamination or landfill and the site is unlikely to cause groundwater pollution.	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution
18. Environmental quality	The site is not close to sources of pollution or other environmental quality issues.	The site is not close to sources of pollution or other environmental quality issues
19. Mineral and waste	The site is not located in a Mineral Consultation Zone or site protected for waste facility.	The site is not located in a Mineral Consultation Zone or site protected for waste facility
20. Renewable energy	There is the potential for development on the site to include small-scale renewable energy technologies.	It is uncertain whether the site will provide opportunities for renewable energy
ECONOMIC		
21. Available, deliverable and viable	The site is achievable, however it is currently in use as an informal car park and the site's true availability will need to be confirmed.	The site is considered to be potentially available and/or potentially achievable
22. Provision of employment growth and jobs	The site may provide employment land.	The site will provide employment land
23. Efficient and sustainable transport infrastructure	The site is acceptable in principle to the Highways Authority subject to the creation of a suitable site access.	The site has access to the road network and will not materially impact on the road network
24. Utility infrastructure availability	The site has not had built development on it previously and so the access to utility infrastructure is unknown, but considered achievable.	Access to utility infrastructure is unknown

EBRA002 Land adjacent to McDonalds, Meridian Business Park			
Stage 3 Compliance with Core Strategy Locational Policies			
Policy	Criteria		Yes/No
CS1 Strategy for Locating new development	Is the site previously developed land?		Yes
	Is the site within or adjoining a settlement identified in the settlement hierarchy?		Yes
CS5 Housing Distribution	Is the site within or adjoining a settlement where there is a shortfall in supply against the requirement as set out in CS5? (Principal Urban Area or Narborough)		N/A
CS6 Employment	Is the site within or adjoining the Principal Urban Area?		Yes
	Is the site for smaller scale development and within or adjoining 'Larger' and 'Medium' Central Villages and Rural Centre?		No
CS6 Assessment criteria:	Without significant harm to amenity	Give reasons (for employment sites only)	Yes, no neighbouring uses which would be adversely affected by development of the site for employment use.
	Commercially attractive for the market		Yes, the site is located within a Key Employment Site with good access to M69 and M1.
	Can be satisfactorily accessed by commercial vehicles		Yes, the site is acceptable in principle to the Highways Authority.
	Accessible by sustainable modes of transport		Yes, the site is within 55m of a low frequency bus route.
	Not out of scale with host community in terms of additional employment land and scale of new buildings		Yes, the site is not out of scale with its host community.
CS7 Affordable Housing	Does the site have the potential to deliver affordable housing?, i.e. sites of 15 dwellings or more.		N/A
CS16 Green Wedges	Where there are not sufficient options within the existing boundary of the settlements, the preference for sites will need to be balanced against the sustainability of the site options and the need to maintain the integrity of the designation		No
CS17 Areas of Separation			No
CS18 Countryside			No

EBRA002 Land adjacent to McDonalds, Meridian Business Park	
Stage 4 Sustainability Appraisal Summary	
<p>The site scores positively in terms of access to services.</p> <p>The site is previously developed land and scores positively against the use of previously developed land, buildings and infrastructure objective. Development of the site may have adverse effects on the water environment and air quality. A number of measures are proposed to mitigate some of the potential effects. However, there are potential major adverse effects for flooding and climate change impacts, as 23% of the site is within Flood Zone 2 and this will need to be investigated.</p> <p>The site scores positively in terms of enterprise, innovation and employment and public transport, cycling and walking.</p>	

EBRA002 Land adjacent to McDonalds, Meridian Business Park	
Stage 5 Conclusions and Recommendation	
<p>Overall, the site scores positively in terms of the economic and social objectives of the site selection criteria and the sustainability appraisal objectives. There are some likely adverse issues in terms of the environmental objectives but it is likely that some of these can be mitigated.</p> <p>In policy terms, the site is located within the settlement of Braunstone Town which forms part of the Principal Urban Area. The site may provide employment land. The site is not located on land identified as Green Wedge, Area of Separation or Countryside. When assessed against the site suitability criteria identified in Policy CS6, the site scores well against all five criteria. This demonstrates that the site is suitable for employment development.</p> <p>The site should not be considered as a Local Plan allocation due to the uncertainty about its availability. However, the site is located in a Key Employment Site and would be considered favourably if it was to become available for development.</p>	

Site Selection Elmeſthorpe Summary – Employment

Sustainability Criteria

EDLAA Sites	EELM001
Floorspace	1.45ha (5,895m²)
Sustainability Criteria	
SOCIAL	
1. Housing provision	
2. Proximity to local services	
3. Proximity to primary school	
4. Proximity to secondary school	
5. Proximity to local employment	
6. Access to public transport	
7. Healthy lifestyles	
8. Rights of Way	
9. Community safety, anti-social behaviour and crime	
ENVIRONMENTAL	
10. Biodiversity and geodiversity	
11. Green infrastructure	
12. Townscape and landscape	
13. Historic and cultural assets	
14. Soil resources	
15. Previously developed land	
16. Flood risk	
17. Land and water contamination	
18. Environmental quality	
19. Minerals and waste	
20. Renewable energy	
ECONOMIC	
21. Available, deliverable and viable	
22. Provision of employment growth and jobs	
23. Efficient and sustainable transport infrastructure	
24. Utility infrastructure availability	

The assessment of Sustainability Factors shows one major issue with site EELM001: site access and sustainability in terms of transport.

Other issues with the site include:

- Potential presence of protected species;
- Impact on the landscape;
- The site is within close proximity of a Grade 2 listed heritage asset;
- Potentially high utility infrastructure costs because of the location of the site.

Further investigation is needed for:

- Ecology survey;
- The creation of a suitable access to the site;
- Archaeology and heritage assessment for the site, particularly impact of the site on the designated heritage asset.

Compliance with Core Strategy Locational Policies

Policy	Criteria	EELM001
CS1 Strategy for Locating new development	Is the site previously developed land?	No
	Is the site within or adjoining a settlement identified in the settlement hierarchy?	No
CS5 Housing Distribution	Is the site within or adjoining a settlement where there is a shortfall in supply against the requirement as set out in CS5? (Principal Urban Area or Narborough)	N/A
CS6 Employment	Is the site within or adjoining the Principal Urban Area?	No
	Is the site within or adjoining the settlement of Blaby?	No
	Is the site for smaller scale development and within or adjoining 'Larger' and 'Medium' Central Villages and Rural Centre?	No
CS6 Assessment criteria:	Without significant harm to amenity	No
	Commercially attractive for the market	Yes
	Can be satisfactorily accessed by commercial vehicles	No
	Accessible by sustainable modes of transport	Yes
	Not out of scale with host community in terms of additional employment land and scale of new buildings	No
CS7 Affordable Housing	Does the site have the potential to deliver affordable housing?, i.e. sites of 15 dwellings or more.	N/A
CS16 Green Wedges	Where there are not sufficient options within the existing boundary of the settlements, the preference for sites will need to be balanced against the sustainability of the site options and the need to maintain the integrity of the designation	No
CS17 Areas of Separation		No
CS18 Countryside		Yes

The site EELM001 is located in the countryside and is within the Elmeſthorpe Land Settlement Association Area. It is not located in a settlement that Core Strategy Policy CS6 identifies for consideration for new employment land opportunities.

Sustainability Appraisal

The site scores for the social objectives are generally neutral, with the exception of the access to services objective where the site scores negatively.

The site is greenfield and development of the site is likely to have the potential for adverse environmental effects, for which a number of measures are proposed to mitigate such potential effects. Development of the site is likely to have a major adverse effect on the use of previously developed land, buildings and infrastructure objective because the site is greenfield with no suitable form of access to the highways network. Further assessment is required to assess whether mitigation can reduce this major adverse effect.

The site scores positively against the enterprise, innovation and employment and public transport, cycling and walking objectives.

Conclusions and Recommendations for Elvesthorpe

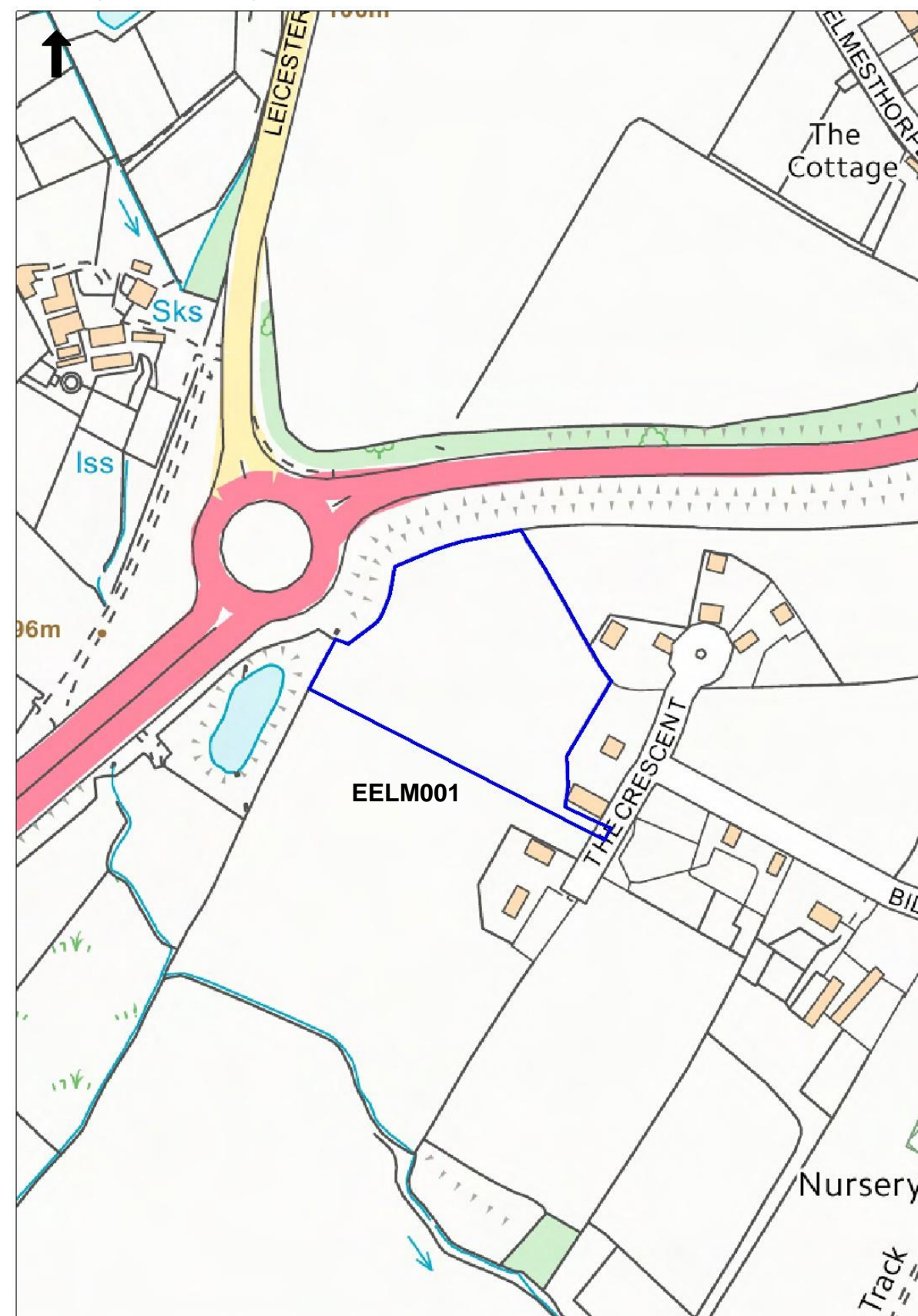
Do not consider further. The site is not in a location identified by policy CS6 to consider for new employment development. In addition, development of the site would have a harmful effect on the landscape character of the area and the Highways Authority has indicated that a suitable access to the site would be difficult to provide.

Site Map and Assessment for Elvesthorpe – Employment

Includes map and site assessment for:

EELM001 Land to the rear of 35 Billington Road West

Map for Elvesthorpe



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Site Assessment Form for Elmessthorpe – Employment

SITE		
Site Ref	Site Name	Settlement as per CS5
EELM001	Land to the rear of 35 Billington Road West	Elmessthorpe
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)
1.45	1.45	5,895m ² (Mix of B uses)

EELM001 Land to the rear of 35 Billington Road West		
Stage 2 Sustainability Criteria		
Factors	Notes	Colour Coding Rules
SOCIAL		
1. Housing provision	The site is submitted for employment use.	The site will not provide housing
2. Proximity to local services	The site is within 1165m of the nearest centre (Barwell), within 1480m of the nearest medical centre (Heath Lane Surgery, Earl Shilton), and within 1165m of the nearest Post Office (Barwell).	The site is within 800-1200m walking distance of local services
3. Proximity to primary school	Not applicable.	
4. Proximity to secondary school	Not applicable.	
5. Proximity to local employment	Not applicable.	
6. Access to public transport	The site is within 591m of a regular frequency bus route (half-hourly bus between Barwell and Hinckley). Hinckley railway station is approximately 4,185m from the site.	The site is within 800m of a regular bus route or rail station.
7. Healthy lifestyles	The site is within 580m of a source of open space (St. Mary's Church yard and cemetery, Elmessthorpe).	The site is within 800m walking distance of open space
8. Rights of Way	The site does not contain any rights of way.	The site does not contain any rights of way
9. Community safety, anti social behaviour and crime	The site is not located in a crime hotspot.	The site is located in an area where crime is not an issue
ENVIRONMENTAL		
10. Biodiversity and geodiversity	Protected species survey required.	The site may have the potential to affect biodiversity or geodiversity as it is within 400m of a SSSI or within 100m of a Local Wildlife Site, priority species or habitat.
11. Green Infrastructure	It is uncertain whether development on the site would provide the opportunity to improve the Green Infrastructure network in the local area.	It is uncertain whether the site will provide the opportunity to improve the Green Infrastructure network
12. Townscape and landscape	The site is within the Elmessthorpe Floodplain Landscape Character Area which comprises mixed farmland and informal open space associated with wetlands, ponds and woodland. The site abuts the Earl Shilton Bypass and may have a detrimental impact on the rural and open character of the landscape.	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
13. Historic and cultural assets	No designated heritage assets on site, however a Grade 2 listed asset (St. Mary's church, Elmessthorpe) is 510m south-east of the site.	The site may have the potential to affect a heritage asset but it is possible that it can be mitigated to an acceptable level
14. Soil resources	The site is Grade 3 agricultural land with a moderate likelihood of being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.	The majority of the site is Grade 3 agricultural land.
15. Previously developed land	The site is greenfield.	The majority of the site is greenfield
16. Flood risk	The whole site is within Flood Zone 1 and there are no other known forms of flood risk.	The site is located in Flood Zone 1 and there are no other forms of flood risk
17. Land and water contamination	The site is unlikely to be affected by land contamination or landfill and the site is unlikely to cause groundwater pollution.	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution
18. Environmental quality	The site is not close to sources of pollution or other environmental quality issues.	The site is not close to sources of pollution or other environmental quality issues
19. Mineral and waste	The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.	The site is not located in a Mineral Consultation Zone or site protected for waste facility
20. Renewable energy	There is the potential for development on the site to include small-scale renewable energy technologies.	It is uncertain whether the site will provide opportunities for renewable energy
ECONOMIC		
21. Available, deliverable and viable	The site is adjacent to the A47 Earl Shilton Bypass which provides transport links to the A5 and the M69. However, it may be difficult to create a suitable access to the site and therefore the site is potentially not achievable.	The site is considered to be potentially available and/or potentially achievable
22. Provision of employment growth	The site may provide employment land.	The site will provide employment land

EELM001 Land to the rear of 35 Billington Road West Stage 2 Sustainability Criteria		
Factors	Notes	Colour Coding Rules
and jobs		
23. Efficient and sustainable transport infrastructure	The Highways Authority states that Billington Road West would not be suitable to cater for additional development traffic. The Highways Authority would also not look favourably at an additional access off the roundabout. This site is therefore unlikely to be acceptable to the Highway Authority.	The site does not have access to the road network and/or impacts on the road network cannot be mitigated to an acceptable level
24. Utility infrastructure availability	Access to utility infrastructure is unknown.	Access to utility infrastructure is unknown.

EELM001 Land to the rear of 35 Billington Road West			
Stage 3 Compliance with Core Strategy Locational Policies			
Policy	Criteria		Yes/No
CS1 Strategy for Locating new development	Is the site previously developed land?		No
	Is the site within or adjoining a settlement identified in the settlement hierarchy?		No
CS5 Housing Distribution	Is the site within or adjoining a settlement where there is a shortfall in supply against the requirement as set out in CS5? (Principal Urban Area or Narborough)		N/A
CS6 Employment	Is the site within or adjoining the Principal Urban Area?		No
	Is the site within or adjoining the settlement of Blaby?		No
	Is the site for smaller scale development and within or adjoining 'Larger' and 'Medium' Central Villages and Rural Centre?		No
CS6 Assessment criteria:	Without significant harm to amenity	Give reasons (for employment sites only)	No, the site is in a quiet, rural location whereby any 'bad neighbour' uses may harm the amenity of residents to the south of the site.
	Commercially attractive for the market		Yes, the site is located off the A47 Earl Shilton Bypass which has linkages to the A5 and M69, and it is a greenfield site. Subject to the creation of a suitable access, the site is considered commercially attractive to the market.
	Can be satisfactorily accessed by commercial vehicles		No, initial Highways Authority comments suggest that the site cannot be satisfactorily accessed by vehicles and this may be difficult to overcome.
	Accessible by sustainable modes of transport		Yes, a 30-minute frequency bus service is within 591m distance of the site.
	Not out of scale with host community in terms of additional employment land and scale of new buildings		No, the site would be out of scale with the host community.
CS7 Affordable Housing	Does the site have the potential to deliver affordable housing?, i.e. sites of 15 dwellings or more.		N/A
CS16 Green Wedges	Where there are not sufficient options within the existing boundary of the settlements, the preference for sites will need to be balanced against the sustainability of the site options and the need to maintain the integrity of the designation		No
CS17 Areas of Separation			No
CS18 Countryside			Yes, the site is located in Countryside.

EELM001 Land to the rear of 35 Billington Road West Stage 4 Sustainability Appraisal Summary	
The site scores neutrally in terms of the social objectives. The site is greenfield and development of the site may have adverse effects on the natural species and habitats and green infrastructure; rural landscape; water environment; air quality; soil resources; and, involving people in reducing environmental impacts objectives. A number of measures are proposed to mitigate some of the potential effects. However, there is a potential major adverse effect for the use of previously developed land, buildings and infrastructure objective (the creation of a suitable site access). The site scores positively in terms of enterprise, innovation and employment and public transport, cycling and walking.	

EELM001 Land to the rear of 35 Billington Road West Stage 5 Conclusions and Recommendation	
Overall, the site scores positively in terms of the economic and social objectives of the site selection criteria and the sustainability appraisal objectives. There are some likely adverse issues in terms of the environmental objectives but it is likely that some of these can be mitigated. However, the Highways Authority has indicated that the creation of a suitable access to the site would be difficult to achieve. In policy terms, the site is located within the Countryside and may provide employment land. When assessed against the site suitability criteria identified in Policy CS6, the potential harm caused by development to the amenity of neighbouring uses, the lack of a suitable access (the Highways Authority has indicated that Billington Road West is not suitable to accommodate additional traffic and it would be unfavourable to create another exit point on the roundabout to the north of the site) and the site being out of scale with the host community all make the site unsuitable for employment development. The site should not be considered for further inclusion as a Local Plan allocation because the site is located within the Countryside in a settlement which is not listed as being suitable for smaller scale employment proposals in accordance with Policy CS6 of the adopted Core Strategy. In addition, Elmesthorpe does not have the facilities to support such a scale of development.	