

Blaby District Council

Strategic Housing and Economic Land Availability Assessment (SHELAA)

2019

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Important Information

The SHELAA is not a decision-making document and does not allocate land for development. It forms part of the evidence base for the Local Plan and is the starting point for considering sites for potential housing and employment allocations in the new Local Plan.

In accordance with national guidance there is a requirement to assign a timeframe to every site capable of being developed at some point in the future. The inclusion of a site in a particular timeframe is indicative and new information may become available in the future that could change the development timeframe for a site.

Due to the strategic and broad nature of this assessment, the inclusion of a site within any of the timeframes does not guarantee the grant of planning permission should an application be made.

1. Introduction

- 1.1 This Strategic Housing and Economic Land Availability Assessment (SHELAA) report provides evidence on the potential supply of both housing and economic development land in the District of Blaby and forms part of the evidence base that will inform / underpin the Local Plan.
- 1.2 This document updates and combines the previous Blaby District Strategic Housing Land Availability Assessment (SHLAA) and Economic Development Land Availability Assessment (EDLAA) which were published in 2017, into one document. It builds on the information in the previous SHLAA and EDLAA and has updated site information where circumstances have changed.
- 1.3 The Blaby District Council SHELAA has been undertaken in accordance with the Leicester and Leicestershire Housing Market Area Strategic Housing and Economic Land Availability Assessment Joint Methodology Paper 2019 and follows the requirements set out in the NPPF and Planning Practice Guidance.
- 1.4 This document will form part of the evidence base for the Local Plan. **It is NOT a decision making document and does NOT allocate land for housing.**
- 1.5 In accordance with national guidance there is a requirement to assign a timeframe to every site capable of being developed at some point in the future. **Due to the strategic and broad nature of this assessment, the inclusion of a site within any of the timeframes does NOT guarantee the grant of planning permission.** Developers wishing to pursue planning permission will need to do so through the normal development management procedures.

2. Policy Context

National Policy Context

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

Planning Practice Guidance (2019)

- 2.2 The Planning Practice Guidance is an online resource and the relevant section in relation to undertaking assessments of land availability is called 'Housing and economic land availability assessment'. It provides practical advice on how to carry out the assessment including how to identify housing land (i.e. what sources of information should be used) and how to assess the deliverability and developability of sites (including how to assess suitability, availability and achievability).

- 2.3 Planning Practice Guidance says that the assessment of housing and economic land should be undertaken together to identify which sites or broad locations are the most suitable and deliverable for a particular use.

Local Policy Context

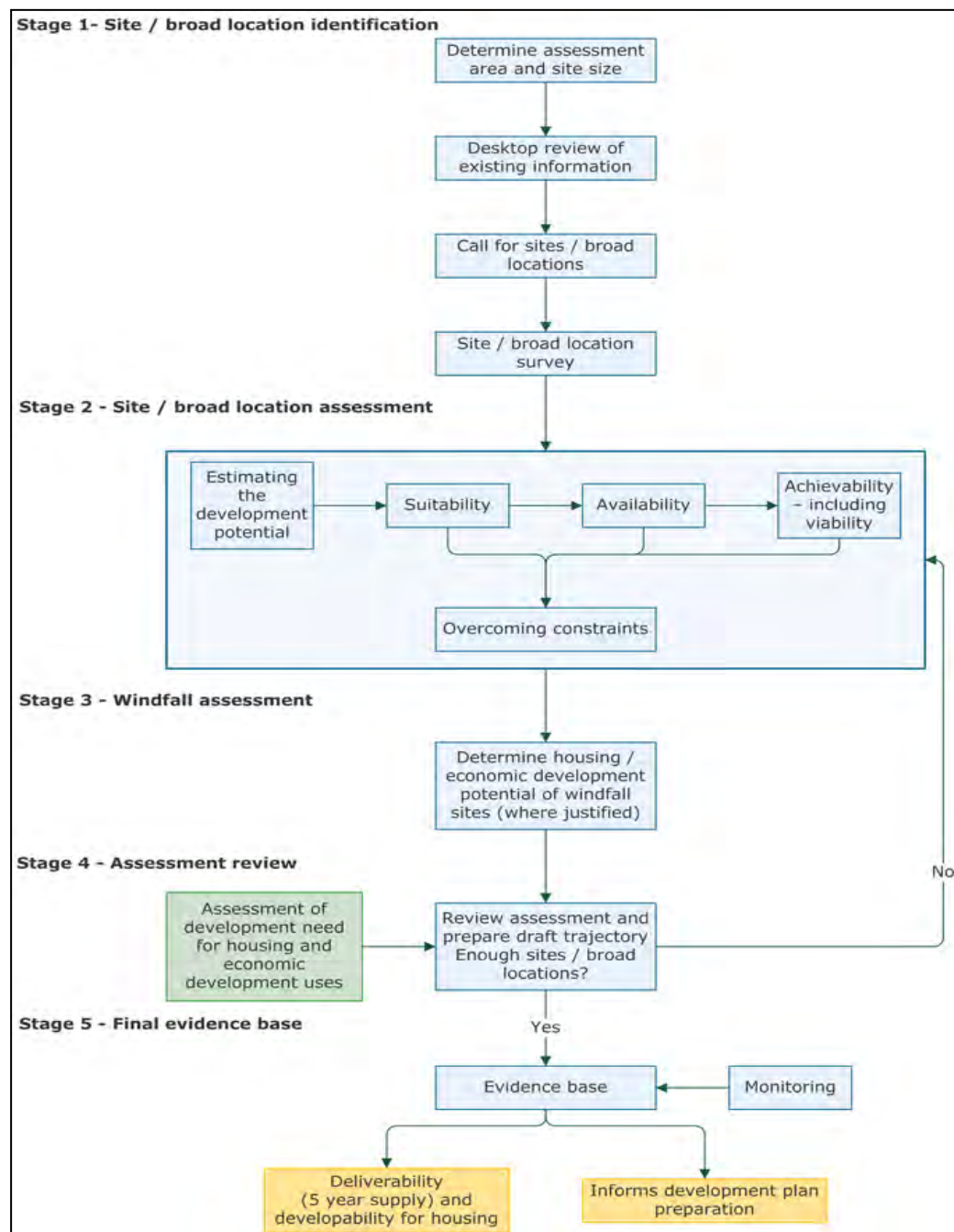
- 2.4 The development plan for the District consists of:
- The Blaby District Local Plan (Core Strategy) Development Plan Document (2013);
 - The Blaby District Local Plan (Delivery) Development Plan Document (2019); and
 - The Blaby Neighbourhood Plan (2018).
- 2.5 A number of the policies in the development plan have been used to identify current planning policy constraints in the SHELAA. Planning policy constraints have not caused any sites to be considered non-developable.

3. Methodology

Background

3.1 The Ministry for Housing, Communities and Local Government (MHCLG) produced a standard methodology within the 'Housing and economic land availability assessment' section of the National Planning Practice Guidance (NPPG) (2014), with five main stages, which can be seen in Figure 1 below.

Figure 1: Land Availability Assessment Methodology



Source: Ministry for Housing, Communities and Local Government (MHCLG) Housing and economic land availability assessment section, National Planning Practice Guidance (2019)

- 3.2 The methodology used for the Blaby District Council SHELAA is contained within the Leicester and Leicestershire Housing Market Area Housing and Economic Land Availability Assessment Joint Methodology Paper which is guided by the standard methodology produced by the MHCLG. This was produced in partnership with all participating authorities and agreed by stakeholders. The Leicester and Leicestershire HELAA Steering Group meets as appropriate to ensure the HELAA methodology is kept up-to-date with the latest changes in national policy and guidance.
- 3.3 There are some deviations between Local Planning Authorities with regard to the methodology to take local circumstances into account. Further details regarding how sites are appraised are explained in this covering SHELAA report.

Site / Broad Location Identification

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

Site Sources

- 3.6 Sites for inclusion in the SHELAA have come forward in a variety of different ways, including:
- Sites carried forward from previous SHLAA document where there is still demonstrable development interest
 - Call for sites exercise – site submissions
 - Formal SHLAA and EDLAA submissions
 - Existing housing and economic development allocations not yet with planning permission
 - Planning applications that have been refused or withdrawn
 - Expressions of Interest (for consideration in the Local Plan)
 - Sites with outstanding planning permissions (outline and detail)
 - Sites currently under construction
- 3.7 Sites with planning permission (outline and detailed), and those sites that are currently under construction as at 1st April 2019 are included within the SHELAA and are listed at Appendix 1. However, sites that were completed by 31st March 2019 are not included.
- 3.8 The ‘expression of interest’ sites have been submitted by landowners, developers and agents over a number of years inquiring about the possibility of pursuing residential or employment development on specific sites.
- 3.9 It is important to note that the complete site that was submitted is what has been appraised to its full size and extent. No smaller parts of larger individual

sites have been appraised separately unless they have been submitted separately.

- 3.10 Sites have been assessed on an individual basis on their own merits. Where a number of sites have been submitted for land relating to one particular settlement, the SHELAA appraisal does not take into account the cumulative effects of all the potential development sites around the settlement, only the potential impacts of the specific site referred to in the site appraisal form.
- 3.11 After a sieving process, duplicates were removed along with those sites that did not meet the minimum threshold of 5 dwellings or 500m² of economic floorspace (or 0.25ha) or were considered to be non-developable due to the presence of significant constraints ('red constraints'). A final number of 105 sites have been taken forward for inclusion in the SHELAA.

Carrying out the Survey

- 3.12 The assessment of sites involved: a desktop review; a site visit (where necessary); and, receipt of specialist comments on archaeology, ecology and highways matters.
- 3.13 Each submitted site was mapped on to the Council's GIS (Geographical Information System) software. This allowed a desktop review which recorded general site characteristics and an examination of the constraints affecting each site, including planning policy constraints.
- 3.14 The SHELAA will be reviewed and updated on a regular basis. If evidence can be provided demonstrating that a constraint can be overcome, this will be taken into account at the review stage. This may mean changes in how a site is viewed in terms of suitability, availability and achievability and its overall assessment, as well as possibly moving a site into a different development timeframe.
- 3.15 A template of the pro forma is illustrated below with a description of each factor:

Site Reference	Site Name	Parish	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
Site size in hectares	The developable area of the site in hectares. This takes into account the quantity of any land that is affected by a red constraint.	Number of dwellings (density) or amount of floorspace in m ²	
Grid Ref	Current Use	Previously Developed	Yes / No
E The site's eastings	A description of the site's current use	Proposed Use	
N The site's northings		A description of the proposed use, e.g. housing or employment or mixed use	
SOCIAL Factors			
Proximity to large convenience store	The distance to these services and amenities has been measured as if someone was walking from the centre of the proposed site to the service or amenity.		
Proximity to GP surgery			
Proximity to primary school	In some instances, the services or amenities are in different villages or towns, or may be located outside of the District.		
Proximity to secondary school	The local employment locations are the Key Employment Sites identified in the Local Plan Delivery DPD (2019) and the Motorways Retail Area at junction 21 of the M1 that includes Fosse Park and the Grove Farm Triangle.		
Proximity to local employment			
Access to public transport	The open spaces are over 1 hectare in size and include: parks and recreation grounds, outdoor sports space, children and young people's play space, informal open space, and natural green space.		
Proximity to open space			
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	All sites have been assessed by Leicestershire County Council to establish if they have ecological value. Each site has been screened against the County Council's Local Validation criteria triggers for likely presence of protected species and comments have been made accordingly.		
Townscape and landscape	The Blaby District Council Landscape and Settlement Character Assessment (2008) is used to identify the character area in which submitted sites are located.		
Heritage assets	The heritage potential of each site has been assessed by Leicestershire County Council. This has included the identification of designated heritage assets and how far they are from the site (i.e. listed buildings / Scheduled Monuments and whether they are onsite / in the vicinity, etc.). Broader heritage comments are also made, and a final conclusion on the heritage potential of the site, i.e. whether it is high, medium or low.		

Soil resources	<i>All sites have been assessed in terms of their soil quality. The Blaby District Council Landscape and Settlement Character Assessment (2008) looked at the soil quality in the District via the Agricultural Land Classification (ALC), and found there is no Grade 1 agricultural land in the District (the highest quality soil), and there are only a couple of pockets of Grade 2. Most of the soil in the District is Grade 3 and Grade 4.</i>
Previously developed land	<i>It is assessed whether the site is previously developed land (brownfield) or greenfield, or a mix of both.</i>
Flood risk	<i>Each site is checked against the latest flood risk maps from the Environment Agency and the Council's Strategic Flood Risk Assessments (2014 and 2017). The percentage of the total site area at risk is recorded. To reflect the importance of Flood Zone 3b as a constraint, where necessary, the developable area of a site has been reduced to reflect the area of a site at flood risk.</i>
Land contamination, pollution and hazards	<i>For all contaminated or unstable land, an area radiating out up to 250m from the source has been identified as potentially at risk. This information has been supplied by the Environmental Health department of Blaby District Council. Sites have been checked whether they are located within the 'cordon sanitaire' of sewage treatment works, are close to known sources of air and noise pollution, contain electricity pylons / overhead power lines, or are within hazard consultation zones.</i>
Minerals and waste	<i>Sites have been checked to establish whether they are located in a minerals consultation zone or are protected for a waste facility.</i>
ECONOMIC Factors	
Available and achievable	<p><i>In accordance with Planning Practice Guidance, a site can be considered available for development, when, on the best information available, there is confidence that there are no legal or ownership impediments to development. Legal / ownership problems can include unresolved multiple ownerships, ransom strip tenancies and operational requirements of landowners.</i></p> <p><i>A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the particular site at a particular point in time.</i></p> <p><i>Sites in multiple ownership or currently occupied by an alternative land-use (e.g. industrial land) may affect the availability of the site and this will be recorded.</i></p>

Site access and impact on road network		<i>The accessibility constraints have been assessed by Leicestershire County Council. The accessibility constraints are concerned with problems or limitations relating to access on to the site, the potential infringement of public rights of way, and the impacts on adjacent highways. The highways comments are based on a strategic-level assessment and do not prejudice any further comments and considerations to be made by the highway authority should a planning application for development be forthcoming. No sites have been excluded from the assessment on the basis of the highways comments provided.</i>		
Overall Assessment				
Identified Red Constraints		<i>Constraints that are considered ‘red’ are constraints that render a site undevelopable and unworthy of further consideration and assessment. In some instances, only part of a site is affected by a red constraint. Where this is the case, this will be clearly stated and the developable area of the site reduced accordingly. Sites will only be excluded where the whole of the site is affected by the red constraint.</i> <i>The red constraints are:</i> <i>The functional flood plain (Flood Zone 3b) (as set out in the relevant Strategic Flood Risk Assessment);</i> <i>Scheduled Monuments (nationally important sites as listed by Historic England);</i> <i>Internationally and Nationally Designated Sites of Biodiversity and Geological Interest (SSSI, SPA) as designated by Natural England or the European Commission;</i> <i>Major hazardous facilities (as defined by the Health and Safety Executive).</i>		
Policy Designations		<i>Identification of any relevant Local Plan or Neighbourhood Plan policy designations, for example Countryside or Green Wedge.</i>		
Suitable	Yes / No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes / No	Developable	Number of dwellings (density) or amount of floorspace in m ²	Either: 6 – 10 or 11 – 15
Achievable	Yes / No			
Additional information		<i>Any additional information that may be of relevance.</i>		

4. Estimating the Development Potential

Housing Sites

- 4.1 Throughout the Leicester and Leicestershire housing market area, the following gross to net development ratios have been agreed based on site size. This allows for items such as roads, green infrastructure and sustainable drainage systems to be taken into account when identifying the developable land available on a site. These ratios have been drawn up in discussion with stakeholders at Developer Panels and applied to past SHELAA's. Specific site information may result in a deviation from the ratios below and it will be clearly stated in the pro forma where this has occurred.

Table 1: Housing Site Development Ratios

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

- 4.2 Density is also used to calculate the housing potential of a site. Sites within and adjoining the Principal Urban Area will generally be 40 dwellings per hectare, and all other sites will generally be 30 dwellings per hectare.

Table 2: Housing densities to be used in the SHELAA

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

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

Economic Development Sites

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

Plot ratios for Employment uses

- 4.5 The potential amount of development an employment site can deliver is dependent on the likely density of development. Calculations of employment potential are based upon plot ratios of gross floorspace to site area for different classes of employment use as outlined in the Housing and Economic Development Needs Assessment (HEDNA 2017) and Strategic Distribution Study (SDS 2014) and for Blaby District are as follows:

- 0.35 for B1(a) / B1(b) offices;
- 0.42 for B1(c) and B2 industrial uses; and
- 0.40 for B8 storage and distribution uses.

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

$$\text{Developable site area} \times \text{plot ratio} = \text{employment potential (m}^2\text{)}$$

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

Plot ratios for other Economic Development uses

- 4.8 There is no national policy that sets out a national indicative minimum floorspace density for other economic development uses. Guidance on floorspace densities for use class B development is used to assess the development potential of a site, but no guidance exists on floorspace density for non-employment uses, for example retail and leisure floorspace.
- 4.9 In this SHELAA, one site is assessed for a range of economic development uses (B1, B2 and B8 employment floorspace and A1 – A5 retail uses) and the site promoter has provided an estimated yield which will be used for this SHELAA. Therefore, the plot ratios for other Economic Development uses will not be set out in this report as they are not required.

5. Assessing a Site's Developability

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

Assessing Suitability

- 5.3 A site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated.
- 5.4 When considering constraints, the PPG indicates that plan-makers may wish to consider the information collected as part of the initial site survey, as well as other relevant information, such as:
- National policy;
 - Appropriateness and likely market attractiveness for the type of development proposed;
 - Contribution to regeneration priority areas; and
 - Potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation.
- 5.5 As part of the initial site survey, information is collected on whether any sites are affected by current Local Plan policies. Sites may be considered to be not suitable for development when assessed against the current Local Plan policies. The suitability of a site may change in the future when the Local Plan policies are reviewed.
- 5.6 In addition to the above, if a site has planning permission or is allocated in an existing development plan it will be considered suitable for development.

Assessing Availability

- 5.7 The Planning Practice Guidance considers a site to be available for development; when, on the best information available (confirmed by the 'call for sites' and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership problems. For the purposes of the above, legal / ownership problems can include unresolved multiple ownerships, ransom strip tenancies and operational requirements of landowners.
- 5.8 As stated above, a number of sites are carried forward from the previous SHLAA and EDLAA documents. In some instances, no site information has recently been submitted to the Council proposing the site for development and, where this is the case, the sites are not assessed as they are considered to be no longer actively promoted for development and so not available. These sites are listed in Appendix 6.

- 5.9 The sites may be reconsidered in future SHELAAs if they are re-promoted for development.

Assessing Achievability

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

Identifying Deliverable and Developable Sites

- 5.12 Paragraph 67 of the NPPF notes that planning policies should identify a supply of:
- a) specific, deliverable sites for years one to five of the plan period; and
 - b) specific, developable sites or broad locations for growth, for years 6 – 10 and, where possible, for years 11 – 15 of the plan.
- 5.13 The definition of ‘deliverable’ is set out in the Glossary of the NPPF. To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:
- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans);
 - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
- 5.14 To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.
- 5.15 Where a site is subject to a severe constraint to development in its entirety, i.e. a red constraint, then it will be classed as non-developable. Where a site is partially subject to a red constraint, the developable area will be proportionately adjusted and the yield calculated accordingly.

Timeframe for Development

- 5.16 Each site will be classified based on their ability to come forward:
- Within 0 – 5 years (2019 – 2024) : Deliverable
 - Within 6 – 10 years (2024 – 2029) : Developable
 - Within 11 – 15 years (2029 – 2034) : Developable
- 5.17 The development timeframes are not definitive and reflect the individual characteristics of a site. Sites will be assessed in more detail when site selection work commences on the New Local Plan.
- 5.18 Every assessed site has been assigned one of the three timeframes for development as illustrated above. This has been based on a set of assumptions which have been applied consistently to all sites. These assumptions are:

Deliverable Sites

- 5.19 For sites to be placed in the 0 – 5 years timeframe they must be deliverable sites. In accordance with the NPPF definition of deliverable, only sites with planning permission, allocated in a development plan, with a grant of permission in principle, or identified on a brownfield register, will be considered deliverable where it is considered that housing completions will begin on site within five years.
- 5.20 For the purposes of this SHELAA, the Council will be placing the majority of sites of five or more dwellings that are either under construction or with planning permission in the 0 – 5 year timeframe for development. These sites are listed at Appendix 1 of the document.
- 5.21 In some instances, sites with planning permission or allocated for development will take many years for the site to be completed and so the whole site will not be included in the 0 – 5 year timeframe as this is unrealistic. Instead, the site's development trajectory will be taken from the Local Plan Delivery DPD (2019) Housing Trajectory and Five Year Housing Land Supply calculations to more accurately reflect the anticipated level of development on the site within years 0 – 5. The remaining yield of these sites will then be assessed as developable.

Developable Sites

- 5.22 All of the sites assessed in Appendix 2 are developable sites because they do not have any form of planning permission or planning status and so cannot be defined as deliverable and placed in a development timeframe of 0 – 5 years. These sites will have a development timeframe of either 6 – 10 years or 11 – 15 years, depending on the following factors:
- Whether the site adjoins the nearest settlement;
 - Whether the site is under option to a developer, or is promoted by a house-builder or land agent;
 - The size of the proposed development and whether significant infrastructure is likely to be required to support the development of the site;
 - Whether the site is in multiple ownership;

- Whether the site is occupied by one or more businesses that would need time to relocate;
- The presence of a red constraint that could affect delivery of the site, but not result in the site being non-developable.

5.23 Assigning a timeframe for development to a site does not indicate that the site will be built out in its entirety within that time period. Planning Practice Guidance suggests that allowance should be made for several developers to be involved on the largest sites, however in some instances this information is not known or could change from that indicated by a site promoter.

6. Summary of Findings

- A total of 106 sites were assessed in the SHELAA.
- One site was found to be non-developable due to the presence of red constraints.
- 91 sites were assessed for housing development.
- 7 sites were assessed for a mix of housing and employment development.
- 7 sites were assessed for employment and retail development.
- The dwelling yield of 9 sites is removed to avoid double-counting with other sites that overlap.

Housing Development Potential

Deliverable (0 – 5 years)	Developable (6 – 10 years)	Developable (11 – 15 years)	TOTAL
2,577	6,264	21,047	29,888 dwellings

Employment Development Potential (Use Class B development)

Deliverable (0 – 5 years)	Developable (6 – 10 years)	Developable (11 – 15 years)	TOTAL
41,719m ²	230,660m ²	1,344,659m ²	1,617,038m²

Retail Development Potential (Use Class A development)

Deliverable (0 – 5 years)	Developable (6 – 10 years)	Developable (11 – 15 years)	TOTAL
26,801m ²	9,250m ²	0m ²	36,051m²

6.1 Appendices 2, 3 and 4 provide a completed appraisal pro forma for every site included within the SHELAA with an accompanying map to show the site's location. Appendix 7 shows the estimated housing numbers by each parish.

Appendix 1 - Sites with planning permission, under construction or allocated for development, as at 1 April 2019 (yield of 5 or more dwellings)

			Housing yield (no. of dwellings)			Employment floorspace yield (m²)			Retail floorspace yield (m²)		
Parish	Address	Planning application reference	0 - 5 years	6 - 10 years	11 - 15 years	0 - 5 years	6 - 10 years	11 - 15 years	0 - 5 years	6 - 10 years	11 - 15 years
Housing sites with planning permission, under construction or allocated for development											
Blaby	Leicester Lions Rugby Club, Lutterworth Road	15/1031/RM	44								
Blaby	Land at Keepers Farm, off Saville Road	17/0302/FUL	24								
Blaby	Former Torclad Factory, adj. 85 Park Road	07/1068/1/PX	6								
Blaby	Land at Wykeham Close	18/1706/FUL	6								
Braunstone Town	2 - 4 Westover Road	16/1330/FUL	6								
Cosby	Land south of Cambridge Road	16/0216/OUT	120	60							
Cosby	Land at Croft Road	17/0747/FUL	32								
Countesthorpe	Land to rear of 35-39 Winchester Road	14/0403/1/PX and 16/1117/FUL	6								
Countesthorpe	Countesthorpe Conservative Club	14/0737/1/PX	7								
Countesthorpe	Unit 1, 29 Wigston Street	16/1584/FUL	5								
Croft	Land at Broughton Road	17/0323/FUL	14								
Elmesthorpe	Land at the Depot, Church Farm, Station Road	17/1597/RM	7								
Glenfield	Land rear of 66-106 Station Road	15/1134/FUL	10								
Glenfield	Land off Nursery Rise	17/1253/RM	29								
Glenfield	Land at 17 Poachers Close	14/0943/1/PX	6								
Glen Parva	Land off Cork Lane	15/0176/OUT	60	105							
Glen Parva	Land west of 23 Blue Banks Avenue	18/1383/FUL	10								
Huncote	Land off Denman Lane	16/1334/RM	24								
Kirby Muxloe	Land off Barry Close	18/0635/RM	69								
Kirby Muxloe	Land north of Hinckley Road (A47)	Delivery DPD Allocation	210	300	240						
Kirby Muxloe	Land at Ratby Lane / Desford Road	Delivery DPD Allocation	20	32							
Kirby Muxloe	1-3 Castle Road (former Kirby Footwear)	17/0606/CLASPA	7								
Kirby Muxloe	Land adj. Travelodge, Hinckley Road	17/0906/FUL	6								
Kirby Muxloe	2 Barry Close	19/0049/FUL	7								
Leicester Forest East	Land at Grange Farm	Delivery DPD Allocation		55							
Leicester Forest East	Land at Webb Close	Delivery DPD Allocation		21							
Narborough (Littlethorpe)	Land south and east of 62A and 64 Cosby Road	14/0096/1/MX	8								
Narborough (Littlethorpe)	Land off Warwick Road	18/0466/FUL	46								
Narborough (Littlethorpe)	Land off Cosby Road	13/0884/1/OX	25								
Narborough (Littlethorpe)	The Mechanical Workshop, 45 Station Road	18/0863/FUL	7								
Sapcote	Land west of Stanton Road	13/0795/1/MX	52								
Sapcote	Land south of Hinckley Road	17/0247/OUT	125								
Stoney Stanton	Former Stoney Stanton WMC, Hinckley Road	18/1400/FUL	6								
Whetstone	85 High Street (formerly the Wheatsheaf Inn)	18/0078/FUL	5								
Whetstone	90 High Street	17/0409/FUL	10								
Whetstone	Plot 1, Whittle Estate, Cambridge Road	17/1176/OUT	78								
Whetstone	Plots 4 and 5, Whittle Estate, Cambridge Road	17/1178/OUT	85								
		TOTAL	1,182	573	240						
Mixed use sites with planning permission or under construction											
Lubbesthorpe	Lubbesthorpe SUE	11/0100/1/OX	1,395	1,575	1,009		51,100			3,850	
Employment and retail sites with planning permission, under construction or allocated for development											
Blaby	Rose Business Park, Lutterworth Road	18/0775/RM				2,730					
Blaby	Blaby Hall, Church Street, Blaby	09/0465/1/PX				1,633					
Blaby	Rose Business Park, Lutterworth Road	17/0360/RM				639					
Blaby	Rose Business Park, Lutterworth Road	15/1084/OUT				2,892					
Enderby	Land west of St Johns	Delivery DPD Allocation					120,000				
Enderby	Unit 4, Thorpe Way, Grove Park	16/0348/FUL				600					
Enderby	Land at Enderby substation, Desford Road, Enderby	13/0030/1/PX and 17/0393/NMAT				4,751					
Enderby	Land at junction of Soar Valley Way and Narborough Road South	18/1125/RM				2,440			600		
Enderby	Leicestershire Police HQ	17/1284/FUL				2,463					
Enderby	Castle Acres, Everard Way	15/0577/FUL							26,201		
Glenfield	Glenfield Park Land at Kirby Road / Ratby Lane Glenfield	12/0457/1/VY				5,866					
Glenfield	Unit B, Plot 40B, Devana Avenue, Optimus Point	18/0679/RM				2,418					
Glen Parva	Land at Wharf Way	17/0856/FUL				815					
Kirby Muxloe	Land at junction of Ratby Lane and Oak Spinney Park	07/0600/1/PX				1,586					
Kirby Muxloe	Land at junction of Ratby Lane and Oak Spinney Park	18/0683/FUL				1,180					
Narborough	Land at junction of Soar Valley Way and Narborough Road South	15/0888/VAR				4,050					
Narborough	Land at Regent Street Industrial Estate	17/0097/OUT				1,480					
Sharnford	John Brindley Ltd, The Farm, Aston Lane	18/0792/FUL				836					
Stoney Stanton	Cobley Transport, Coventry Road	13/0335/1/PX				1,964					
Stoney Stanton	Land adj Highfields Farm Enterprise Centre, Huncote Road	16/1654/OUT					8,460				
Stoney Stanton	Unit 18, Highfields Farm Enterprise Centre, Huncote Road	14/1029/1/PX				821					
Thurlaston	Manor Farm, Enderby Road	17/1646/FUL				1,605					
Whetstone	Imperial, Whiteacres, Cambridge Road	18/0355/FUL				950					
		TOTALS	2,577	2,148	1,249	41,719	179,560	-	26,801	3,850	-
			5,974 dwellings			221,279m²			30,651m²		

Appendix 2 – SHELAA sites assessed for housing development

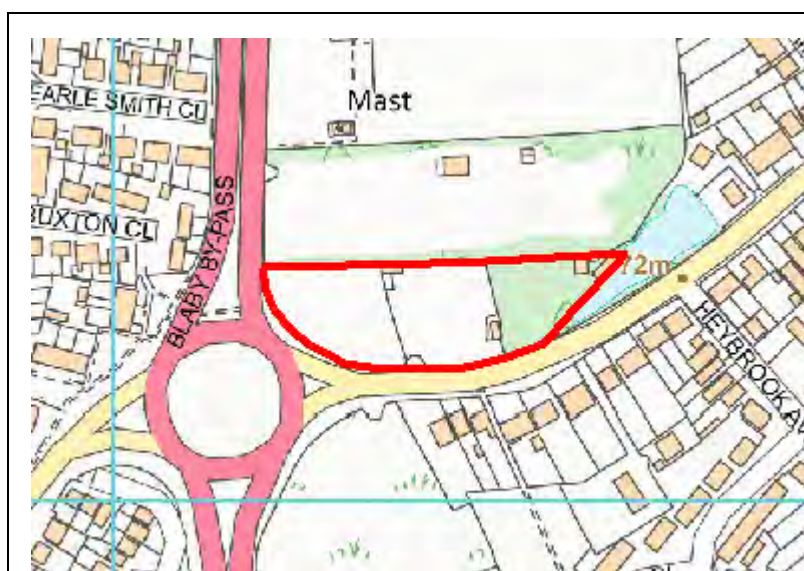
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Parish: Blaby

Site Reference	Site Name	Parish	
BLA007	Land north of Grove Road	Blaby	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
0.84	0.84	20 (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 456163	Grazing land / woodland	Proposed Use	
N 297102		Housing	
SOCIAL Factors			
Proximity to Local Centre with convenience store		The site is within 570m of a Co-op at Whetstone.	
Proximity to GP surgery		The site is within 690m of Hazelmere Medical Centre.	
Proximity to primary school		The site is within 680m of Blaby Stokes Church of England Primary School.	
Proximity to secondary school		The site is within 2330m of Countesthorpe Leysland Community College, Countesthorpe.	
Proximity to local employment		The site is within 890m of the Whittle Estate, Cambridge Road, Whetstone.	
Access to public transport		The site is within 700m of a bus stop with a regular frequency service.	
Proximity to open space		The site is within 150m of open space over 1 hectare at Cranmer Close and 1130m Bouskell Park, Blaby.	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		Potential protected species; surveys needed.	
Townscape and landscape		The site is within the Blaby, Countesthorpe and Whetstone Fringe Landscape Character Area. The western part of the site is used for the grazing of horses and the field is bound by tall hedgerows. The eastern part of the site is overgrown woodland which provides a strong edge to the settlement. Settlement expansion into the character area is a key pressure which may reduce the individual character of the settlements of Blaby and Whetstone.	
Heritage assets		No designated heritage assets on site but LCC Archaeology indicate that site is adjacent to a fishpond (MLE16566) and heritage potential for this site is medium.	
Soil resources		The site is Grade 3 agricultural land but despite the site being greenfield, records indicate that the site is unlikely to be best and most versatile due to its location between Whetstone and Blaby.	
Previously developed land		Part of the site is currently grazing land for horses with some small outbuildings / stables and the eastern part of the site is woodland. It is greenfield.	
Flood risk		The site is located in Flood Zone 1 and part of the site is at 1 in 1,000 year risk of surface water flooding.	
Land contamination, pollution and hazards		The site is unlikely to be affected by land contamination, landfill or to cause groundwater pollution. The site is not close to sources of pollution or other environmental quality issues.	
Minerals and waste		The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.	

ECONOMIC Factors				
Available and achievable		No recent site information aside from recent planning history.		
Site access and impact on road network		LCC Highways comments that there are no apparent fundamental reasons for this site to be excluded providing access is taken from Grove Road. The site does not currently have a suitable access, and is in close proximity to the roundabout. Further investigation is required		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Green Wedge (Policy CS16 and defined on Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	20 (30dph)	6 – 10 years
Achievable	Yes			
Additional information		Planning application for 22 dwellings refused in 2017 (application reference: 17/0732/FUL)		

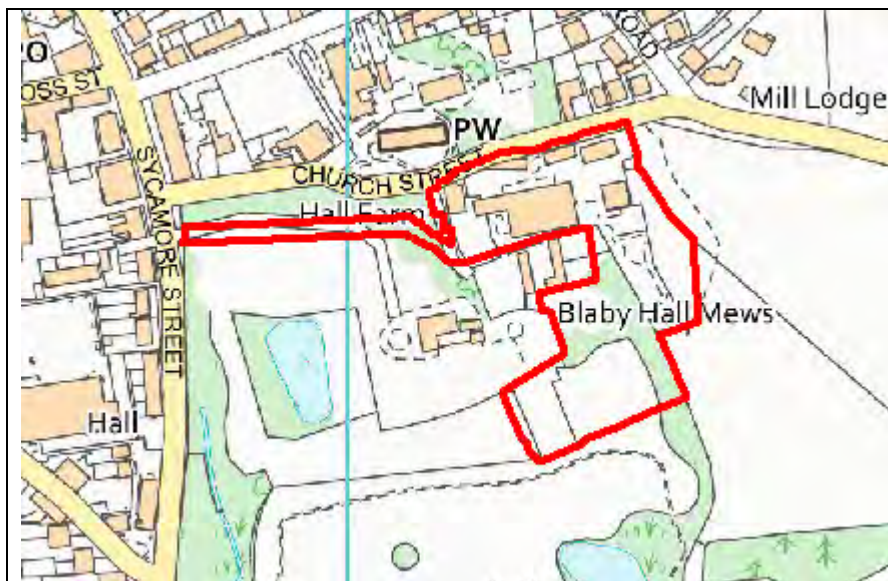


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Site Reference	Site Name	Parish	
BLA025	Land south of Church Street and rear of Blaby Hall	Blaby	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
1.48	1.43	7 (planning application)	
Grid Ref	Current Use	Previously Developed	N
E 457148	Agricultural buildings	Proposed Use	
N 297780		Housing	
SOCIAL Factors			
Proximity to Local Centre with convenience store		The site is within 490m of Aldi in Blaby town centre.	
Proximity to GP surgery		The site is within 620m of Northfield Medical Centre.	
Proximity to primary school		The site is within 1010m of Thistly Meadow Primary School.	
Proximity to secondary school		The site is within 2028m of Countesthorpe Leysland Community College, Countesthorpe.	
Proximity to local employment		The site is within 460m of Blaby town centre and 900m of Blaby Industrial Estate, Winchester Avenue, Blaby.	
Access to public transport		The site is within 520m of a bus stop with a regular frequency service.	
Proximity to open space		The site is within 600m of a open space over 1 hectare at Bouskell Park, Blaby.	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		Possible protected species; surveys required.	
Townscape and landscape		The site is located in the Blaby Settlement Character Area, and abuts the historic parkland to the east of the character area which is a key feature. Any small scale development would require the replication of the mature woodland edge to ensure that no roofline could be seen within the wider landscape of Blaby. Future changes in development or land management would also need to respect the rural parkland character of Bouskell Park to retain its perceived connection with the wider countryside.	
Heritage assets		The site lies within the grounds of Blaby Hall and associated outbuildings, many of which are Grade 2 listed. All Saints Church to the north of the site is Grade 1 listed. The site is within the Blaby conservation area and Bouskell Park is adjacent. Heritage potential is high.	
Soil resources		The land is Grade 3 and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.	
Previously developed land		The site consists of agricultural buildings and therefore is greenfield.	
Flood risk		According to the SFRA 2014, part of the site is in Flood Zones 2 and 3a and this area is at the site's access. The site access and pockets of land in the centre of the site are at 1 in 1,000 year risk of surface water flooding. Further investigation is required.	
Land contamination, pollution and hazards		The site is unlikely to be affected by land contamination, landfill or to cause groundwater pollution. The site is not close to sources of pollution or other	

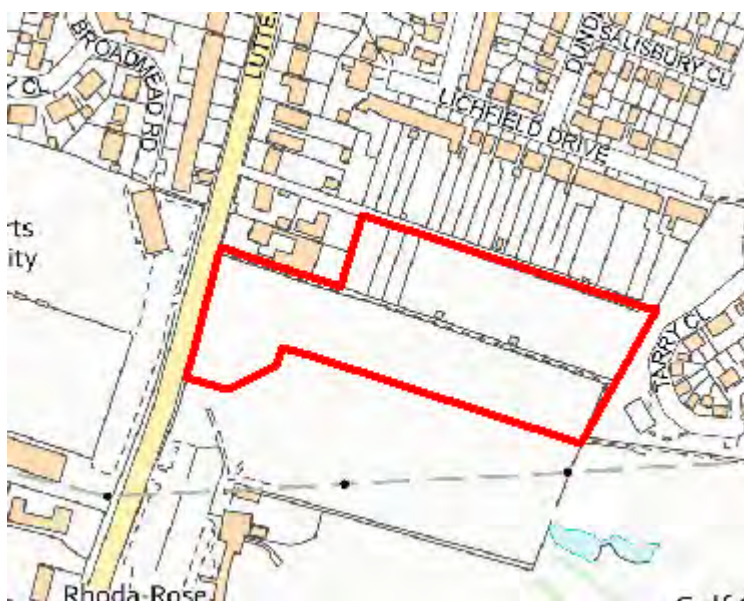
Site Reference	Site Name	Parish		
BLA025	Land south of Church Street and rear of Blaby Hall	Blaby		
		environmental quality issues.		
Minerals and waste		The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.		
ECONOMIC Factors				
Available and achievable		The site is the subject of a planning application.		
Site access and impact on road network		The Highway Authority raised concerns about intensification of traffic on Church Street. There are no apparent fundamental reasons for this site to be excluded from consideration.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Countryside (Policy CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	7 (planning application)	6 – 10 years
Achievable	Yes			
Additional information		There is an outstanding planning application for 7 dwellings (see planning application reference: 16/0238/FUL)		



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Site Reference	Site Name	Parish	
BLA030	Land off Lutterworth Road	Blaby	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
2.02	2.02	51 (Blaby Neighbourhood Plan reserve housing site)	
Grid Ref	Current Use	Previously Developed	No
E 456593	Former allotments and golf course land	Proposed Use	
N 296613		Housing	
SOCIAL Factors			
Proximity to Local Centre with convenience store		The site is within 1060m of Co-op at Whetstone (Dog and Gun).	
Proximity to GP surgery		The site is within 990m of Hazelmere Medical Centre.	
Proximity to primary school		The site is within 796m of Badgerbrook Primary School.	
Proximity to secondary school		The site is within 1170m of Countesthorpe Leysland Community College.	
Proximity to local employment		The site is within 550m of the Rose Business Park, Blaby.	
Access to public transport		The site is within 730m of a bus stop with a regular frequency service.	
Proximity to open space		The site is within 700m of a open space over 1 hectare at Cranmer Close, Blaby.	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		Potential protected species; surveys needed.	
Townscape and landscape		The site is located in the Blaby, Countesthorpe and Whetstone Fringe Landscape Character Area. The site has strong urban fringe characteristics with tall hedgerows typical of the character of the area. Any change in land management or development at the urban edge which increases the prominence of development in the landscape could have a detrimental effect on landscape character.	
Heritage assets		LCC archaeology comments that heritage potential on the site is high. There are no designated heritage assets on site.	
Soil resources		The site is Grade 3 agricultural land and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile.	
Previously developed land		The site was formerly used as allotments and so is greenfield.	
Flood risk		The site is located in Flood Zone 1 and a small part of the site is at 1 in 1,000 year risk of surface water flooding.	
Land contamination, pollution and hazards		The site is unlikely to be affected by land contamination, landfill or to cause groundwater pollution. The site is not close to sources of pollution or other environmental quality issues.	
Minerals and waste		The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.	
ECONOMIC Factors			
Available and achievable		Site promoted by a housebuilder.	
Site access and impact on road network		The Highways Authority indicates that there are no apparent fundamental reasons to exclude this site. A suitable access needs to be created on to Lutterworth Road.	

Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Green Wedge (Policy CS16 and Policies Map) Reserve Housing Site BNP6 (b) in the Blaby Neighbourhood Plan		
Suitable	Yes	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	51	6 – 10 years
Achievable	Yes			
Additional information		Blaby Neighbourhood Plan reserve housing site (BNP6) allocated for up to 51 dwellings.		



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Site Reference	Site Name	Parish	
BLA031	Land north of Hospital Lane	Blaby	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
5.58	5.58	104 (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 457472	Agricultural land	Proposed Use	
N 297203		Housing	
SOCIAL Factors			
Proximity to large convenience store		The site is within 1130m of Aldi in Blaby town centre.	
Proximity to GP surgery		The site is within 1400m of Hazelmere Medical Centre.	
Proximity to primary school		The site is within 490m of Thistly Meadow Community Primary School.	
Proximity to secondary school		The site is within 2390m of Countesthorpe Leysland Community College.	
Proximity to local employment		The site is within 1300m of Blaby town centre..	
Access to public transport		The site is within 1000m of a bus stop with a regular frequency service.	
Proximity to open space		The site is within 100m of a open space over 1 hectare at Oakfield Park / Blaby Oaks, Blaby.	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC Ecology: Retention of hedges and new plantation woodland with 5m buffer zones natural open space; 5m buffer also to woodland along western edge. OK with mitigation.	
Townscape and landscape		The site is located in the Sence and Soar Floodplain Landscape Character Area. Key pressures include: Expansion of new housing around settlement edges increases urbanising influences in the landscape.	
Heritage assets		There are no designated heritage assets on the site. LCC Archaeology: medium risk. Prehistoric enclosures in the vicinity and ridge and furrow across the area.	
Soil resources		The site is Grade 3 agricultural land and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile.	
Previously developed land		The site is agricultural land and so is greenfield.	
Flood risk		The site is within Flood Zone 1 (EA Maps)	
Land contamination, pollution and hazards		The site is unlikely to be affected by land contamination, landfill, pollution or other environmental quality issues.	
Minerals and waste		The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.	
ECONOMIC Factors			
Available and achievable		Site promoted on behalf of a single landowner who is willing to sell / develop the site. There are no known legal issues.	
Site access and impact on road network		LCC Highways: Access to the site is likely to be from Hospital Lane, which is an unclassified road with a 60mph speed limit. This is contrary to policy IN 5 of the Leicestershire Highway Design Guide (LHDG), which restricts access points to roads where measured vehicle speeds are in excess of 40mph or roads with a speed limit of 40mph or less which are essentially rural in nature.	

Site Reference		Site Name		Parish	
BLA031		Land north of Hospital Lane		Blaby	
Overall Assessment					
Identified Red Constraints		No			
Policy Designations		Countryside (Policy CS18 and Policies Map). Western part of site is designated Local Green Space (BNP4).			
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development	
Available	Yes	Developable	104	6 – 10 years	
Achievable	Yes				
Additional information		The developable area excludes the land designated as Local Green Space. The site promoter indicates that this land would be landscaped for open space.			

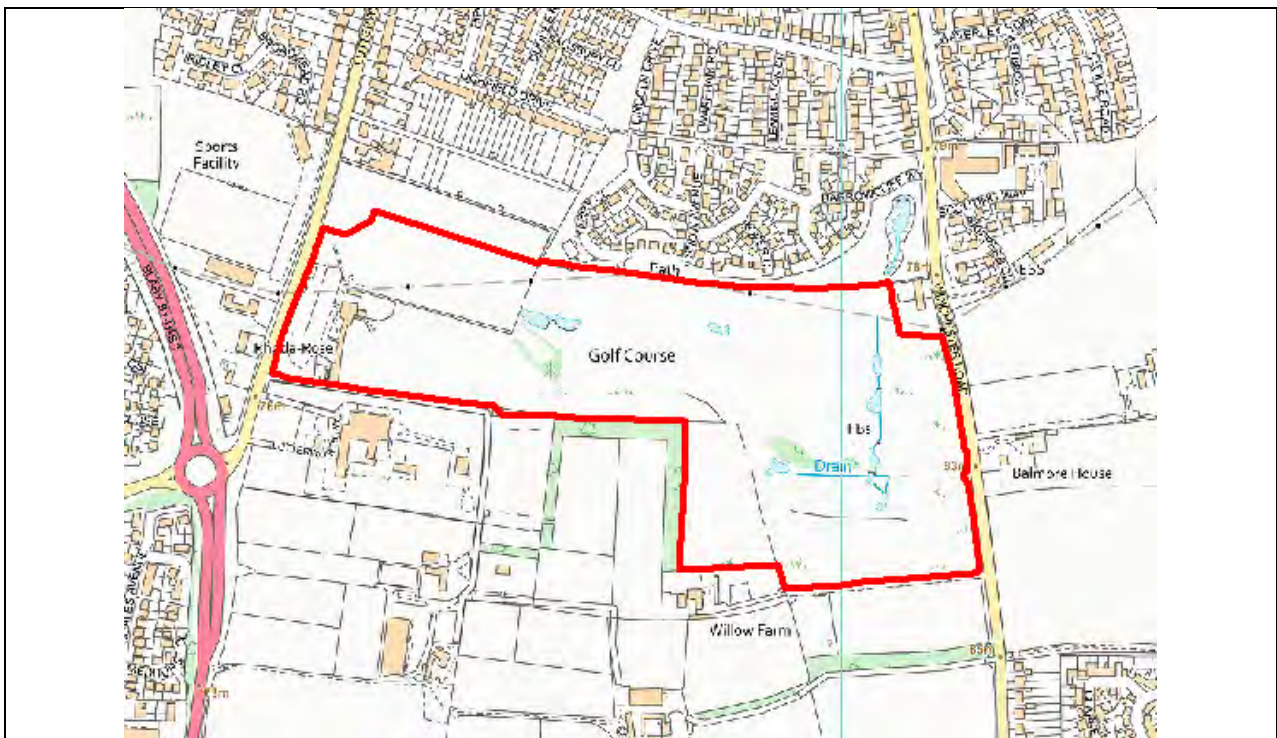


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Site Reference	Site Name	Parish	
BLA032	Land at Glebe Farm	Blaby	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
16.34	16.34	306 (30dph)	
Grid Ref	Current Use	Previously Developed	Mixed (mostly Greenfield)
E 456776	Golf course	Proposed Use	
N 296462		Housing (with community facilities)	
SOCIAL Factors			
Proximity to Local Centre with convenience store		The site is within 1100m of Co-op at Whetstone (Dog and Gun).	
Proximity to GP surgery		The site is within 1360m of Hazelmere Medical Centre.	
Proximity to primary school		The site is within 1320m of Thistly Meadow Community Primary School.	
Proximity to secondary school		The site is within 1280m of Countesthorpe Leysland Community College.	
Proximity to local employment		The site is within 590m of Rose Business Park and 1810m to Blaby town centre.	
Access to public transport		The site is within 450m of a bus stop with a regular frequency service.	
Proximity to open space		The site is within 1510m of a open space over 1 hectare at Oakfield Park / Blaby Oaks, Blaby and a similar distance to Bouskell Park	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC Ecology: golf-course may have species-rich grassland and further ponds may meet LWS criteria. Ponds need to be retained and Phase 1 habitat survey needed. Includes 5 locations that meet the criteria for Local Wildlife Sites. Further surveys needed before making a decision on the site.	
Townscape and landscape		The site is located in the Blaby, Countesthorpe and Whetstone Fringe Landscape Character. Key pressures include: Expansion of new housing around settlement edges increases urbanising influences in the landscape and affect on settlement identity of Blaby, Countesthorpe and Whetstone.	
Heritage assets		There are no designated heritage assets on site. LCC archaeology: medium risk. No known archaeological remains on site but Iron Age roundhouse (MLE22906), early Bronze Age burial (MLE22907) 130m to NW, Roman Road (MLE1902) and possible palaeochannel at west end of site (MLE21823) in the vicinity.	
Soil resources		The site is Grade 3 agricultural land and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile.	
Previously developed land		The majority of the site is a golf course and so greenfield but includes a number of buildings to the western part of the site.	
Flood risk		The site is within Flood Zone 1 (EA Maps).	
Land contamination, pollution and hazards		The site is unlikely to be affected by land contamination, landfill or pollution. Electricity pylons cross the site east to west across the northern part of the site.	

Site Reference	Site Name	Parish		
BLA032	Land at Glebe Farm	Blaby		
Minerals and waste		The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.		
ECONOMIC Factors				
Available and achievable		Site promoted on behalf of single landowner who intends to sell / develop the land. There are no known legal constraints.		
Site access and impact on road network		LCC Highways: Access could be either via Lutterworth Road, which is a C class road with a 40mph speed limit or Winchester Road which is a C class Road with a 40mph speed limit. There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained within the LHDG. It is important to note that a maximum of 150 dwellings can be served from a single access point.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Green Wedge (Policy CS16 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	306 (30dph)	11 – 15 years
Achievable	Yes			
Additional information		Site promoter indicates potential for between 377 dwellings (at 38dph and with community facilities) and 420 dwellings for a residential only development.		

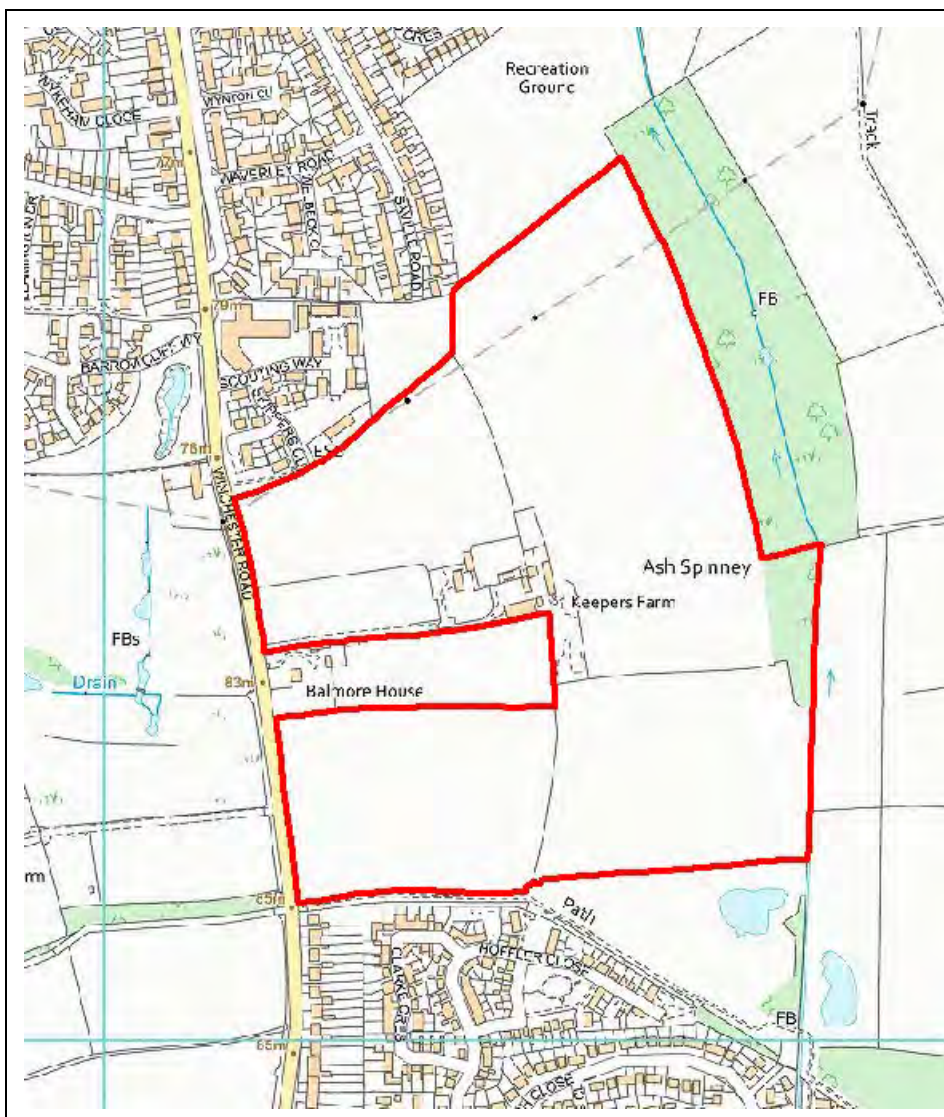


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Site Reference	Site Name	Parish	
BLA033	Land at Keepers Farm	Blaby	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
22.63	22.63	300 dwellings (based on site promoter information)	
Grid Ref	Current Use	Previously Developed	No
E 457452	Agricultural land and related farm buildings	Proposed Use	
N 296443		Housing (and Country Park)	
SOCIAL Factors			
Proximity to Local Centre with convenience store		The site is within 1660m of Aldi at Blaby Town Centre.	
Proximity to GP surgery		The site is within 1770m of Hazelmere Medical Centre.	
Proximity to primary school		The site is within 1280m of Thistly Meadow Community Primary School.	
Proximity to secondary school		The site is within 1190m of Countesthorpe Leysland Community College.	
Proximity to local employment		The site is within 1770m of Rose Business Park and 1850m to Blaby town centre.	
Access to public transport		The site is within 350m of a bus stop with a regular frequency service.	
Proximity to open space		The site is within 1490m of open space over 1 hectare at Oakfield Park / Blaby Oaks, Blaby and a similar distance to Bouskell Park by road (but the site adjoins Oakfield Park).	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC Ecology: Mostly arable, but some woodland, wetland; also hedges, trees, and possibly some spp-rich grassland. Avoidance of these habitats needed; retention hedges with 5m buffer; 10m buffer to off-site woodland plantation along E edge and 10m buffer to watercourse; buffer zones to be natural open space. Presence of GCN to south would affect layout. OK with mitigation.	
Townscape and landscape		The site is located in the Blaby, Countesthorpe and Whetstone Fringe Landscape Character Area. Key pressures include: Expansion of new housing around settlement edges increases urbanising influences in the landscape and affect on settlement identity of Blaby and Countesthorpe.	
Heritage assets		There are no designated heritage assets on site. LCC Archaeology: medium risk. No known archaeological remains on site, ridge and furrow to the south.	
Soil resources		The site is Grade 3 agricultural land and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile.	
Previously developed land		The site is agricultural land and so is greenfield. It includes some farm buildings and farm house.	
Flood risk		Approx. 3% of the site is within Flood Zones 2 and 3 (including 1.9% in 3b) along the eastern edge of the site. Similarly, surface water flooding along the east and northern boundaries.	

Land contamination, pollution and hazards	The site is unlikely to be affected by land contamination, landfill or pollution. Electricity pylons cross the site east to west across the northern part of the site.			
Minerals and waste	The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.			
ECONOMIC Factors				
Available and achievable	Site promoted on behalf of a single landowner who intends to sell / develop the land. There are no known legal issues.			
Site access and impact on road network	LCC Highways: Access is likely to be via Winchester Road which is a C class Road with a 40mph speed limit. There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained within the LHDG.			
Overall Assessment				
Identified Red Constraints	Yes. A small part of the site is within Flood Zone 3b.			
Policy Designations	Green Wedge (Policy CS16 and Policies Map) and part of the site is a reserve housing site in the Blaby Neighbourhood Plan 2018.			
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	300	11 – 15 years
Achievable	Yes			
Additional information	The site promoter indicates that 11.9 hectares of the 22.1 hectare site will be a Country Park and that the remainder of the site will accommodate 300 dwellings.			



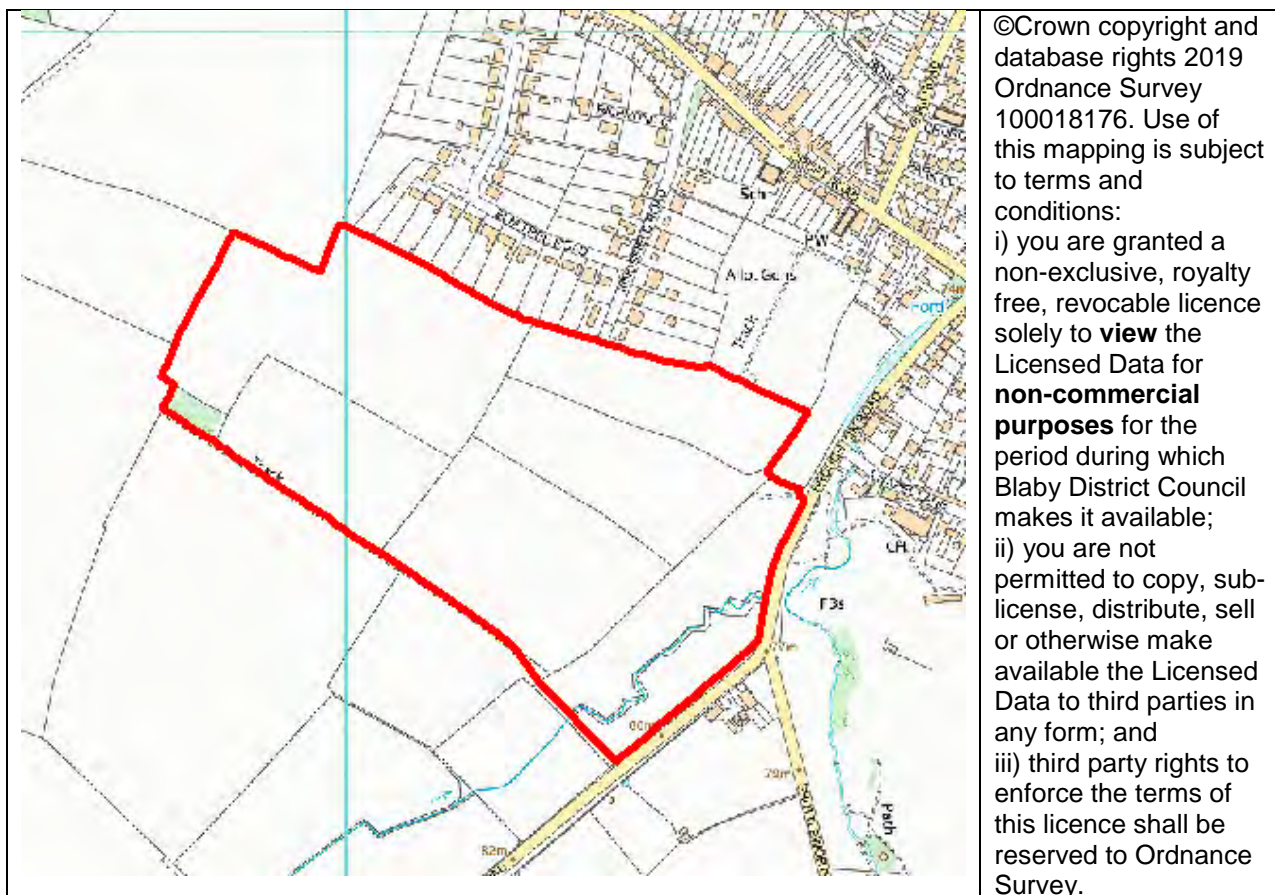
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Parish: Cosby

Site Reference	Site Name	Parish	
COS009	Land west of Broughton Road	Cosby	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
19.85	19.56	366 (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 454164	Agricultural land	Proposed Use	
N 294549		Housing	
SOCIAL Factors			
Proximity to Local Centre with convenience store		The site is within 800m of Co-op and local centre, Cosby	
Proximity to GP surgery		The site is within 3200m of the Orchard Medical Practice, Broughton Astley.	
Proximity to primary school		The site is within 1770m of Cosby Primary School.	
Proximity to secondary school		The site is within 3680m of Countesthorpe Leysland Community College.	
Proximity to local employment		The site is within 2620m of employment opportunities at Cambridge Road Industrial Estates, Whetstone.	
Access to public transport		The site is within 690m of a bus stop with a regular frequency service.	
Proximity to open space		The site is within 1210m of open space over 1 hectare at Victory Park, Cosby.	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC Ecology: Site appears to be grassland; that to SE along watercourse appears potentially species-rich. Further survey needed before decision.	
Townscape and landscape		The site is within Cosby Agricultural Parkland Landscape Character Area. Key pressures include: Expansion beyond robust and mature landscape boundaries would increase the visual prominence in the landscape.	
Heritage assets		There are no designated heritage assets on site but the Conservation Area and Listed Buildings are within 150m of the northern boundary of the site. LCC Archaeology: medium risk. Both probably and certain ridge and furrow on the site. Northern boundary of the site adjoins the Cosby Land Settlement estate (MLE24344).	
Soil resources		The site is Grade 3 agricultural land and there is a high and moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile.	
Previously developed land		The site is agricultural land and so greenfield.	
Flood risk		A small part of the site on the eastern boundary is within Flood Zones 2 and 3 (EA maps).	
Land contamination, pollution and hazards		The site is within 250m of former landfill and so further investigation is required. There are no other known pollution, hazards or other environmental quality issues affecting the site.	
Minerals and waste		The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.	

ECONOMIC Factors				
Available and achievable		The site is promoted by a housebuilder who intends to develop the site. There are no known legal issues.		
Site access and impact on road network		LCC Highways: Access to the site is likely to be from Broughton Road, which is an unclassified road with a 60mph speed limit. This is contrary to policy IN 5 of the LHDG, which restricts access points to roads where measured vehicle speeds are in excess of 40mph or roads with a speed limit of 40mph or less which are essentially rural in nature.		
Overall Assessment				
Identified Red Constraints		Yes, a small part of the site is in Flood Zone 3.		
Policy Designations		Countryside (Policy CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	366 (30dph)	11 - 15 years
Achievable	Yes			
Additional information		The site promoter indicates a scheme of 200 dwellings with public open space and other green infrastructure. A small part of the site is Flood Zone 3 which may affect the developable area.		



Site Reference	Site Name	Parish	
COS010	Land at Cosby Hill	Cosby	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
2.59	2.59	48 (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 455615	Agricultural land and related farm buildings	Proposed Use	
N 292846		1 st choice: Housing 2 nd choice: Employment	
SOCIAL Factors			
Proximity to Local Centre with convenience store		The site is within 800m of Co-op and local centre, Cosby	
Proximity to GP surgery		The site is within 3050m of the Orchard Medical Practice, Broughton Astley.	
Proximity to primary school		The site is within 3300m of Old Mill Primary School, Broughton Astley and 3600m of Cosby Primary School.	
Proximity to secondary school		The site is within 3300m of Thomas Estley Community College, Broughton Astley and 4000m of Countesthorpe Leysland Community College.	
Proximity to local employment		The site is within 4200m of employment opportunities at Cambridge Road Industrial Estates, Whetstone.	
Access to public transport		The site is within 1500m of a bus stop with a regular frequency service (route 84).	
Proximity to open space		The site is within 3.1km of open space over 1 hectare at Victory Park, Cosby.	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC Ecology: Site appears to be grassland; potentially species-rich. Further survey needed before decision.	
Townscape and landscape		The site is located in the Blaby, Countesthorpe and Whetstone Fringe Landscape Character Area.	
Heritage assets		There are no designated heritage assets on site. LCC Archaeology: medium risk. Earthwork mound (MLE45) seen from aerial photograph. Farm complex (MLE23478) on north-east corner of site.	
Soil resources		The site is Grade 3 agricultural land and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile.	
Previously developed land		The site is agricultural land and so greenfield.	
Flood risk		The site is within Flood Zone 1 (EA Maps)	
Land contamination, pollution and hazards		The site is close to the M1 and so there is potential for noise and air pollution. There is no known land contamination or hazards.	
Minerals and waste		The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.	
ECONOMIC Factors			
Available and achievable		The site is promoted by a single landowner who intends to sell / develop the site. There are no known legal issues.	
Site access and impact on road network		LCC Highways: Access to the site would be from either Lutterworth Road, which is an A Class road with a 60 mph speed limit, or Cosby Lane, which is an unclassified road with a 60mph speed limit. This is contrary to policy IN 5 of the LHDG, which restricts access points to roads where measured vehicle speeds are in excess of 40mph or roads with a speed	

Site Reference	Site Name	Parish		
COS010	Land at Cosby Hill	Cosby		
		limit of 40mph or less which are essentially rural in nature.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Countryside (Policy CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	48 (30dph)	11 – 15 years
Achievable	Yes			
Additional information		The site alone is not a sustainable location and so is not suitable for development. The site could accommodate 10,101sqm employment floorspace (mix of B uses). Overlaps with WHE027 and potential to develop alongside. Do not count towards final housing numbers to avoid double-counting with WHE027.		

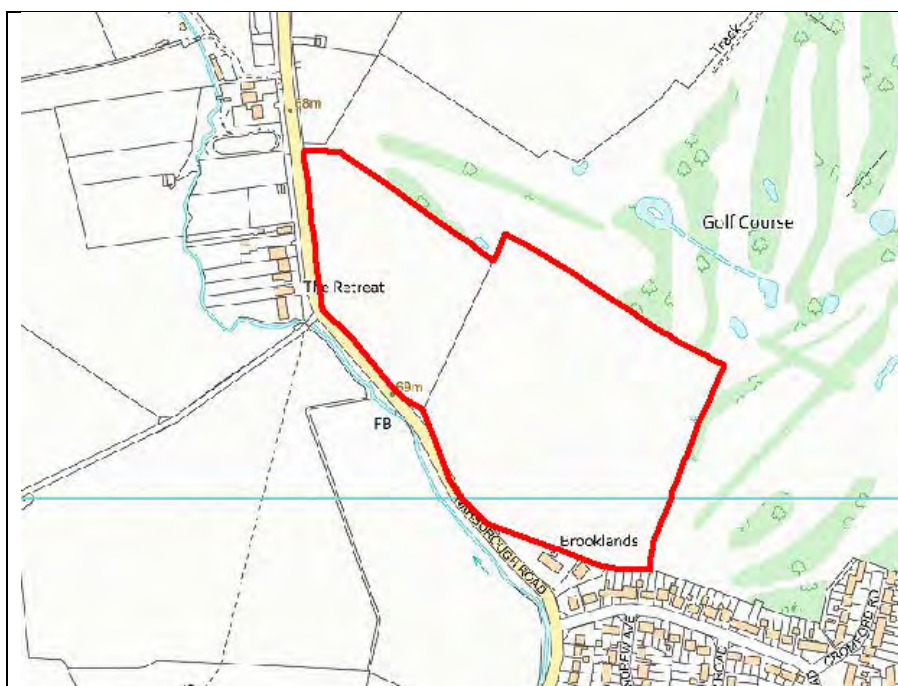


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Site Reference	Site Name	Parish	
COS011	Land off Narborough Road	Cosby	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
9.45	9.45	177 (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 454572	Agricultural land	Proposed Use	
N 296107		Housing	
SOCIAL Factors			
Proximity to Local Centre with convenience store		The site is within 1450m of a Co-op and local centre, Cosby	
Proximity to GP surgery		The site is within 2000m of the Limes Medical Centre, Narborough.	
Proximity to primary school		The site is within 760m of Cosby Primary School.	
Proximity to secondary school		The site is within 4520m of Countesthorpe Leysland Community College.	
Proximity to local employment		The site is within 2270 of employment opportunities at Coventry Road, Narborough and 2390m Cambridge Road Industrial Estates, Whetstone.	
Access to public transport		The site is within 1340m of a bus stop with a regular frequency service and 1500m of Narborough railway station	
Proximity to open space		The site is within 1150m of open space over 1 hectare at Victory Park, Cosby.	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC Ecology: Previously identified as arable (although eastern field now looks like hay meadow). OK with mitigation and retention hedges with 5m buffer natural open space - but presence of GCNs in off-site ponds to north might affect layout.	
Townscape and landscape		The site is located in the Blaby, Countesthorpe and Whetstone Fringe Landscape Character Area. Key pressures include: Expansion of new housing around settlement edges increases urbanising influences in the landscape and affect on settlement identity of Cosby and Littlethorpe.	
Heritage assets		There are no designated heritage assets on site. LCC Archaeology: medium risk. Ring ditch crop mark within possible barrow cemetery. Continuation of barrow cemetery to the south west.	
Soil resources		The site is Grade 3 agricultural land and there is a high and moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile.	
Previously developed land		The site is agricultural land and so greenfield.	
Flood risk		The site is within Flood Zone 1 (EA Maps) but the site adjoins areas of Flood Zone 2 and 3.	
Land contamination, pollution and hazards		A small part of the site to the south is within 250m of a source of potentially contaminated land / former landfill site. There is no known pollution or hazards.	
Minerals and waste		The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.	
ECONOMIC Factors			
Available and achievable		The site is promoted on behalf of a developer who intends to sell / develop the site. It is in single ownership and there are	

Site Reference	Site Name	Parish		
COS011	Land off Narborough Road	Cosby		
		no known legal issues.		
Site access and impact on road network		LCC Highways: Access is likely to be via Narborough Road, which is an unclassified road with a 40mph speed limit. There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained within the LHDG.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Green Wedge (Policy CS16 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	177 (30dph)	6 – 10 years
Achievable	Yes			
Additional information				

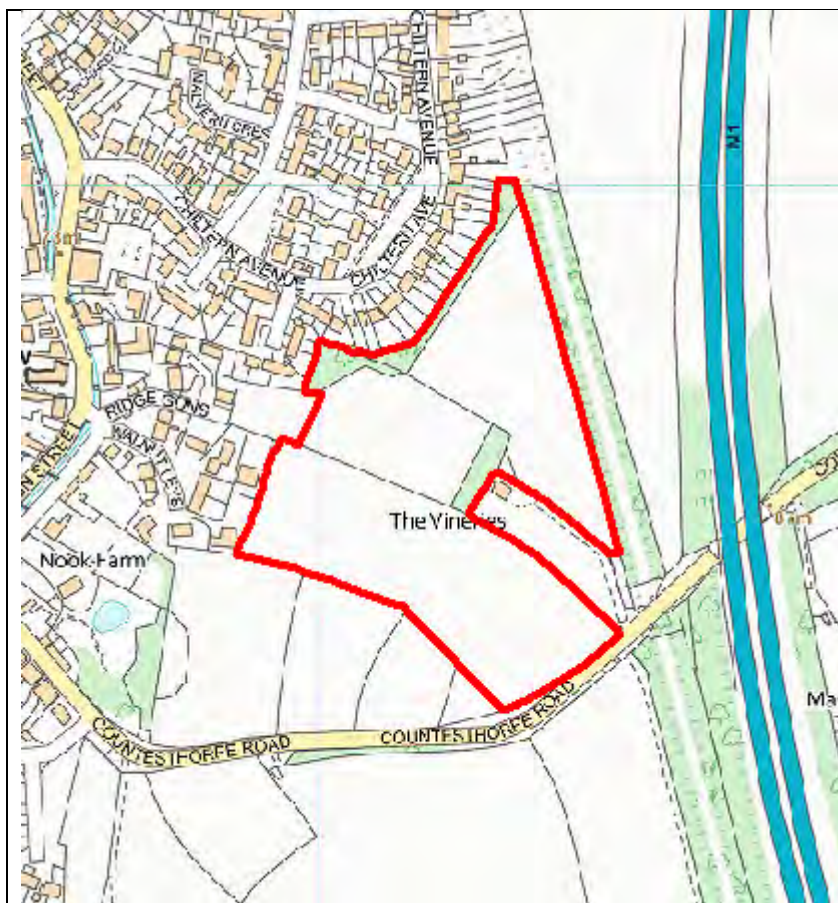


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Site Reference	Site Name	Parish	
COS012	Land north of Countesthorpe Road	Cosby	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
5.3	5.3	99 (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 455058	Agricultural land	Proposed Use	
N 294792		Housing	
SOCIAL Factors			
Proximity to Local Centre with convenience store		The site is within 430m of Co-op and local centre, Cosby.	
Proximity to GP surgery		The site is within 3400m of the Limes Medical Centre, Narborough.	
Proximity to primary school		The site is within 1150m of Cosby Primary School.	
Proximity to secondary school		The site is within 3660m of Countesthorpe Leysland Community College.	
Proximity to local employment		The site is within 1900 of employment opportunities at Cambridge Road Industrial Estates, Whetstone.	
Access to public transport		The site is within 760m of a bus stop with an hourly bus service (no. 84 bus).	
Proximity to open space		The site is within 560m of open space over 1 hectare at Victory Park, Cosby.	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC Ecology: Possibly reject, subject to survey results. Grassland appears to be old (ridge and furrow) and therefore may be species-rich. Good hedges and wooded belt to NW and eastern edge (railway); needs 10m buffer. Retention of hedge to south with buffer.	
Townscape and landscape		The site is located in the Blaby, Countesthorpe and Whetstone Fringe Landscape Character Area. Key pressures include: Expansion of new housing around settlement edges increases urbanising influences in the landscape.	
Heritage assets		There are no designated heritage assets on site but Cosby Conservation Area and Listed Buildings are within 150m of the eastern boundary of the site. LCC Archaeology: medium risk. Ridge and furrow over southern half of area. Western edge bounded by Cosby Historic Settlement Core.	
Soil resources		The site is Grade 3 agricultural land and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile.	
Previously developed land		The site is agricultural land and so greenfield.	
Flood risk		The site is within Flood Zone 1 (EA Maps).	
Land contamination, pollution and hazards		The site is close to the M1 and so there is potential for noise and air pollution. There is no known land contamination or hazards.	
Minerals and waste		The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.	
ECONOMIC Factors			
Available and achievable		The site is promoted on behalf of a single landowner who intends to sell / develop the site. There are no known legal issues.	
Site access and impact on		LCC Highways: Countesthorpe Road is a C class road with a	

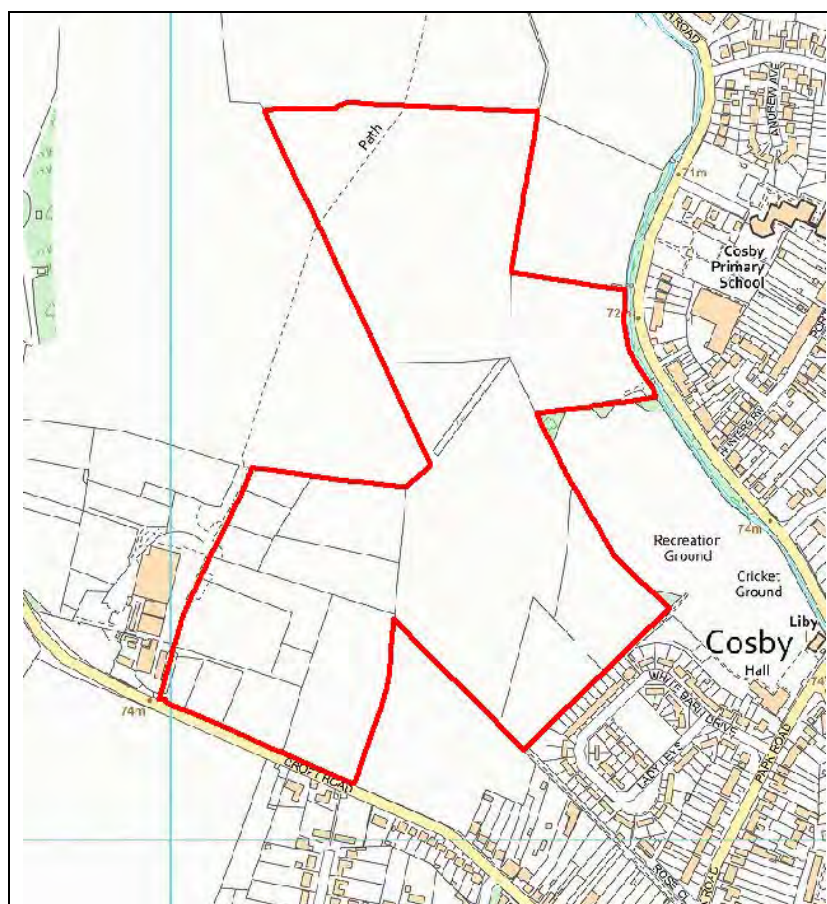
Site Reference	Site Name		Parish		
COS012	Land north of Countesthorpe Road		Cosby		
road network		60mph Speed Limit. Access from this road is contrary to policy IN 5 of the LHDG, which restricts access points to roads where measured vehicle speeds are in excess of 40mph or roads with a speed limit of 40mph or less which are essentially rural in nature.			
Overall Assessment					
Identified Red Constraints		No			
Policy Designations		Countryside (Policy CS18 and Policies Map)			
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development	
Available	Yes	Developable	99 (30dph)	6 – 10 years	
Achievable	Yes				
Additional information		The site promoter suggests an estimated yield of 125 dwellings including self build plots.			



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Site Reference	Site Name	Parish	
COS013	Land west of Cosby	Cosby	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
23.20	20.58	385 (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 454357	Agricultural land	Proposed Use	
N 295482		Housing	
SOCIAL Factors			
Proximity to Local Centre with convenience store		The site is within 640m of Co-op and local centre, Cosby	
Proximity to GP surgery		The site is within 3950m of the Limes Medical Centre, Narborough.	
Proximity to primary school		The site is within 560m of Cosby Primary School.	
Proximity to secondary school		The site is within 3990m of Countesthorpe Leysland Community College.	
Proximity to local employment		The site is within 1930 of employment opportunities at Cambridge Road Industrial Estates, Whetstone.	
Access to public transport		The site is within 610m of a bus stop with a regular frequency service	
Proximity to open space		The site is within 800m of open space over 1 hectare at Victory Park, Cosby (and adjoins the site).	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC Ecology: OK with mitigation. Mostly arable; part to SW is small paddocks, and may be spp-rich - but overall this is OK with mitigation. Retention hedges and any other features, with buffer zones; 10m buffer zone to short section of watercourse.	
Townscape and landscape		The site is within both the Cosby Parkland and Blaby, Countesthorpe and Whetstone Fringe Landscape Character Areas. Key pressures include: continuing pressures to expand the urban edges increasing the urban influence and expanding urban fringe issues.	
Heritage assets		There are no designated heritage assets on site. LCC Archaeology: medium risk. Possible Bronze Age barrow cemetery (MLE20931), Iron Age site (MLE22358), cropmarks (MLE36 & 16365), linear feature (MLE32), ring ditch (MLE40) and enclosure MLE34. Continuation of barrow cemetery to the east and north. High archaeological potential.	
Soil resources		The site is Grade 3 agricultural land and there is a high likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile.	
Previously developed land		The site is agricultural land and so greenfield.	
Flood risk		Eastern parts of the site are within Flood Zones 2 and 3 (EA Maps)	
Land contamination, pollution and hazards		Part of the site to the north is within 250m of a source of potentially contaminated land / former landfill site. There is no known pollution or hazards on the site.	
Minerals and waste		The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.	
ECONOMIC Factors			
Available and achievable		The site is promoted on behalf of a developer. There is a single landowner and no known legal constraints.	

Site Reference	Site Name	Parish		
COS013	Land west of Cosby	Cosby		
Site access and impact on road network		LCC Highways: Croft Road is a class C road with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph. There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained within the LHDG.		
Overall Assessment				
Identified Red Constraints		Yes, part of the site is in Flood Zone 3.		
Policy Designations		Countryside (Policy CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	385	11 – 15 years
Achievable	Yes			
Additional information		The site promoter estimates a site yield of about 200 dwellings on a reduced area of the submitted site. A planning application (16/0639/OUT) for residential development (200 dwellings) and associated infrastructure on part of the site was refused (2016) and dismissed at appeal (2017).		



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Parish: Countesthorpe

Site Reference	Site Name	Parish	
COU022	Land to the west of Leicester Road	Countesthorpe	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
9.67	9.67	181 (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 457914	Agricultural land	Proposed Use	
N 295479		Housing	
SOCIAL Factors			
Proximity to large convenience store	The site is within 1070m of Tesco Express in Countesthorpe local centre		
Proximity to GP surgery	The site is 1070m from Countesthorpe Health Centre		
Proximity to primary school	The site is within 1200m of Greenfield Primary School		
Proximity to secondary school	The site is within 2100m of Countesthorpe Leysland Community college		
Proximity to local employment	The site is within 2.6km of employment opportunities at South Wigston district centre and 3.3km of employment opportunities at Blaby Town Centre		
Access to public transport	The site is within 610m of a bus stop for a regular bus service		
Proximity to open space	The site is within 500m of open space of a least 1 hectare at Countesthorpe Country Park		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC ecology: Good tree belt with potential mature trees, good boundary features. The site has the potential for protected species. Surveys will be required. Mitigation measures would be required.		
Townscape and landscape	The site is within the Blaby, Countesthorpe and Whetstone Fringe landscape character area. It sits on the fringes of Countesthorpe.		
Heritage assets	The site has no designated heritage asset on site but is near an Iron Age / Roman settlement (MLE19061). LCC Archaeology indicate that heritage potential is high.		
Soil resources	The land is identified as Grade 3 and there is a moderate likelihood of some land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.		
Previously developed land	Agricultural land and so is greenfield.		
Flood risk	The site is Flood Zone 1 and no surface water flooding issues have been identified.		
Land contamination, pollution and hazards	The northern boundary of the site is within 250m of a landfill site and so further investigation is needed. It has no known pollution or other environmental quality issues.		
Minerals and waste	The site is not within a mineral consultation zone or a safeguarded waste site.		
ECONOMIC Factors			
Available and achievable	The site is in single ownership and there are no known legal issues.		
Site access and impact on road network	LCC Highways: The site will be a considerable distance from the local public transport network. There are no apparent fundamental reasons for this site to be excluded from consideration. More detailed consideration is required as part of the usual Development Control process.		

Site Reference	Site Name		Parish	
COU022	Land to the west of Leicester Road		Countesthorpe	
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Countryside (Policy CS18 and Policies Map) Adjoins route of important recreation resources/valuable wildlife habitats (Policy CS14)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	181 (30dph)	6 – 10 years
Achievable	Yes			
Additional information				

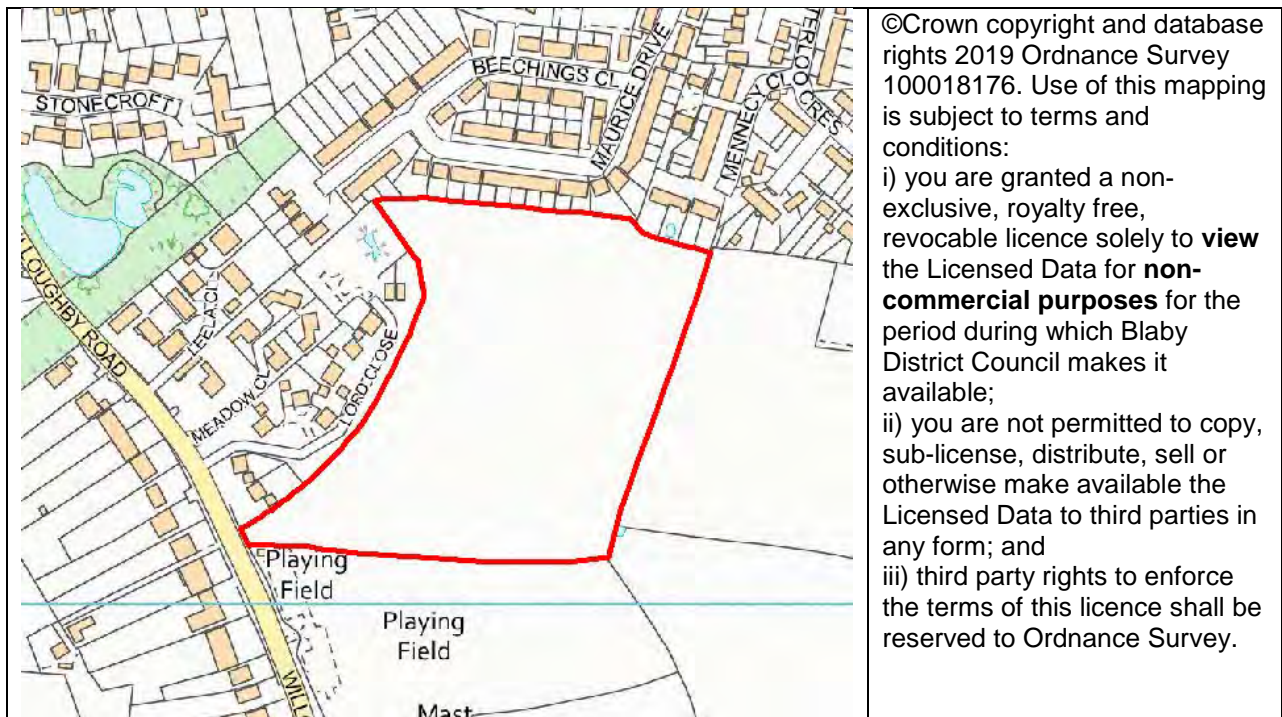


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Site Reference	Site Name	Parish	
COU024	Land to the east of Willoughby Road	Countesthorpe	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
4.16	4.16	78 (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 457586	Agricultural land	Proposed Use	
N 295148		Housing	
SOCIAL Factors			
Proximity to Local Centre with convenience store		The site is 1840 from Co-op in Countesthorpe local centre	
Proximity to GP surgery		The site is 1900m from Countesthorpe Health Centre	
Proximity to primary school		The site is within 1730m of Greenfield Primary School	
Proximity to secondary school		The site is within 680m of Countesthorpe Leysland Community College	
Proximity to local employment		The site is within 2.8km of employment opportunities at Rose Business Park, Blaby	
Access to public transport		The site is within 810m of a bus stop with a regular bus service	
Proximity to open space		The site is within 1490m of open space over 1 hectare at Countesthorpe Country Park	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		There are ponds nearby. The site has the potential for protected species Potential for species-rich grassland. A survey will be required. Mitigation measures may be required to protect species and habitats.	
Townscape and landscape		The site is within the Blaby, Countesthorpe and Whetstone Fringe landscape character area. It sits on the fringes of Countesthorpe.	
Heritage assets		No designated heritage assets. Iron Age / Roman settlement on site (MLE19061). LCC indicate that the heritage potential is high.	
Soil resources		The land is identified as Grade 3 and there is a moderate likelihood of some land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.	
Previously developed land		Agricultural land and so greenfield.	
Flood risk		The site is located in Flood Zone 1 and some parts of the site may be at risk of 1 in 30 year chance of surface water flooding (SFRA 2014).	
Land contamination, pollution and hazards		The site has no known contamination, pollution or other environmental quality issues.	
Minerals and waste		The site is not within a mineral consultation zone or a safeguarded waste site.	
ECONOMIC Factors			
Available and achievable		The site is under option to a housebuilder who intends to develop the site. No known legal issues.	
Site access and impact on road network		The walking distance to bus stops may exceed recommended distances set out in the LHDG. If this can be addressed there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. Further assessment is required as part of the DC process.	

Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Countryside (Policy CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	78 (30dph)	6 – 10 years
Achievable	Yes			
Additional information		The site promoter estimates a yield of 75 dwellings. The site overlaps with COU042; do not count towards final housing numbers to avoid double-counting.		



Site Reference	Site Name	Parish	
COU025	Land to the south of Hospital Lane and east of Leicester Road	Countesthorpe	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
1.03	1.03	25 (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 458646	Agriculture and grazing	Proposed Use	
N 296594		Housing	
SOCIAL Factors			
Proximity to large convenience store	The site is within 1360m from Tesco Express at Countesthorpe local centre		
Proximity to GP surgery	The site is 1390m from Countesthorpe Health Centre		
Proximity to primary school	The site is within 1520m of Greenfield Primary School		
Proximity to secondary school	The site is within 2850m of Countesthorpe Leysland Community College		
Proximity to local employment	The site is within 2.5km of employment opportunities in Blaby town centre and South Wigston district centre		
Access to public transport	The site is within 200m of a bus stop for a regular bus service		
Proximity to open space	The site is within 1330m of open space over 1 hectare at Countesthorpe Country Park		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	There are ponds nearby. The site has the potential for protected species. Potential for species-rich grassland. Surveys will be required. Mitigation measures may be required to protect species and habitats.		
Townscape and landscape	The site is within the Blaby, Countesthorpe and Whetstone Fringe landscape character area. It sits on the fringes of Countesthorpe. The site is isolated and development has the potential for adverse impacts on the landscape.		
Heritage assets	LCC Archaeology advise that the heritage potential is high.		
Soil resources	The land is identified as Grade 3 and there is a moderate likelihood of some land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.		
Previously developed land	The site is agricultural land and grazing and so greenfield.		
Flood risk	The site is located in Flood Zone 1 and some parts of the site may be at risk of 1 in 30 year chance of surface water flooding (SFRA 2014).		
Land contamination, pollution and hazards	The site is within 250m of former landfill sites. Part of the site previously used as disposal for building materials. Further site investigation is required. No other pollution or other environmental quality issues have been identified.		
Minerals and waste	The site is not within a mineral consultation zone or a safeguarded waste site.		
ECONOMIC Factors			
Available and achievable	Multiple landowners willing to sell / develop the land.		
Site access and impact on road network	The site is not acceptable as a stand- alone site in terms of highway sustainability (LHDG IN6 policy). Therefore, the Highway Authority is likely to seek to resist a planning application for this location.		

Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Countryside (Policy CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	25 (30dph)	11 – 15 years
Achievable	Yes			
Additional information		The site is isolated from the settlement and so is not suitable for development.		



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Site Reference	Site Name	Parish	
COU037	Land rear of 33 Willoughby Road	Countesthorpe	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
1.62	1.62	40 (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 457255	Agricultural land and residential property	Proposed Use	
N 295022		Housing	
SOCIAL Factors			
Proximity to Local Centre with convenience store	The site is within 1800m of Tesco Express at Countesthorpe local centre		
Proximity to GP surgery	The site is within 1840m from Countesthorpe Health Centre		
Proximity to primary school	The site is within 1670m of Greenfield Primary School		
Proximity to secondary school	The site is within 620m of Countesthorpe Leysland Community College		
Proximity to local employment	The site is within 2.5km of employment opportunities at Rose Business Park, Blaby.		
Access to public transport	The site is within 740m of a bus stop with a regular service		
Proximity to open space	The site is within 1430m of the nearest open space over 1 hectare at Countesthorpe Country Park		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	The site abuts a candidate Local Wildlife Site along the disused rail line. It has the potential for protected species. Surveys will be required. Mitigation required.		
Townscape and landscape	The site is located in the Blaby, Countesthorpe and Whetstone Fringe landscape character area and is characteristic of that. Key pressures include settlement expansion and the landscape is important in protecting the separate identities of each settlement and continuing pressures to expand urban edges increase the urban influence and expand the urban fringe issues.		
Heritage assets	There are no designated assets within the vicinity. LCC Archaeology indicate that there is evidence of an Iron Age settlement and Prehistoric, Roman, Medieval and Post-Medieval activity in the immediate vicinity of the site. The former Midlands County Railway forms the northern boundary of the site and the former Countesthorpe Brick and Tile Works lay to the north-east. More detailed archaeological investigation may be required.		
Soil resources	The site is Grade 3 and has a moderate likelihood of being best and most versatile land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.		
Previously developed land	The site is agricultural land and a house.		
Flood risk	The site is Flood Zone 1 (EA maps)		
Land contamination, pollution and hazards	The site's southern boundary adjoins the Hazard Consultation Zone for the high pressure gas pipeline. The site has no known land contamination, pollution or other environmental quality issues.		
Minerals and waste	The site is not located in a Mineral Consultation Zone or affected by a safeguarded waste facility.		
ECONOMIC Factors			
Available and achievable	The site is in single ownership and there are no known legal issues.		

Site Reference	Site Name		Parish	
COU037	Land rear of 33 Willoughby Road		Countesthorpe	
Site access and impact on road network		The Highway Authority consider the residual cumulative impacts of development can be mitigated and are not considered severe in accordance with the NPPF, subject to conditions and contributions.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Countryside (Policy CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	40 (30dph)	6 – 10 years
Achievable	Yes			
Additional information		The site has been subject to a number of planning applications and appeals (see planning applications 14/1097/1/OX, 15/0575/OUT and 16/1005/OUT) which were either withdrawn or dismissed at appeal.		

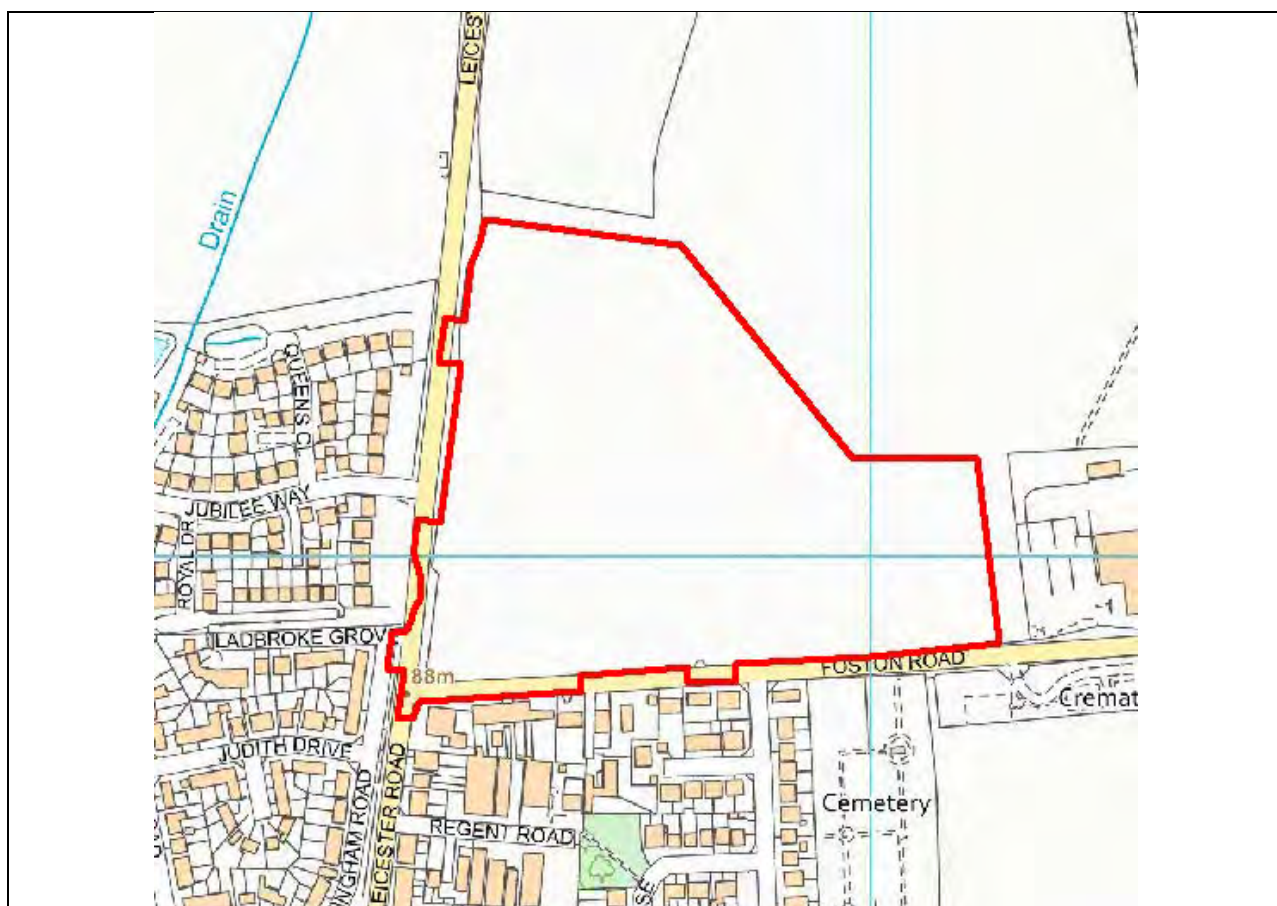


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Site Reference	Site Name	Parish	
COU038	Land north of Foston Road	Countesthorpe	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
7.8	7.8	146 (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 458869	Agricultural land	Proposed Use	
N 296041		Housing	
SOCIAL Factors			
Proximity to Local Centre with convenience store		The site is within 810m of Tesco Express at Countesthorpe local centre	
Proximity to GP surgery		The site is within 810m from Countesthorpe Health Centre	
Proximity to primary school		The site is within 1030m of Greenfield Primary School	
Proximity to secondary school		The site is within 2290m of Countesthorpe Leysland Community College	
Proximity to local employment		The site is within 3km of employment opportunities at South Wigston district centre and other nearby employment areas.	
Access to public transport		The site is within 380m of a bus stop with a regular service	
Proximity to open space		The site is within 1100m of the nearest open space over 1 hectare at Countesthorpe Country Park	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		The site has some potential for protected species.	
Townscape and landscape		The site is within the Blaby, Countesthorpe and Whetstone Fringe landscape character area. It sits on the fringes of Countesthorpe. Key pressures include: settlement expansion encroaching into the character area; and continuing pressures to expand the urban edges in the district increasing the urban influence and expanding the urban fringe issues.	
Heritage assets		The site has no designated heritage assets on site. LCC Archaeology advise that heritage potential is high. Roman and Medieval finds have been recorded within the site. Prehistoric remains, including Mesolithic- Early Neolithic remains and Early Bronze Age cremations, are recorded to the immediate west of the site.	
Soil resources		The site is Grade 3. Approx. 95% of the site has a moderate likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.	
Previously developed land		The site is agricultural land and so is greenfield.	
Flood risk		The site is Flood Zone 1. Small parts of the site are affected by the 1000 year surface water extent.	
Land contamination, pollution and hazards		The site is close to a former sewage works and within 250m of a former landfill site. There may be some potential for contaminated land. The site has no other known pollution or environmental quality issues.	
Minerals and waste		The site is not within a mineral consultation zone. It is close to the safeguarded waste facility at Countesthorpe Sewage Treatment Works.	
ECONOMIC Factors			
Available and achievable		The site is promoted on behalf of a developer. There is a single owner who intends to sell / develop the site. There are no known legal issues.	
Site access and impact on road network		There are no apparent fundamental reasons for this site to be excluded from consideration. More detailed consideration is	

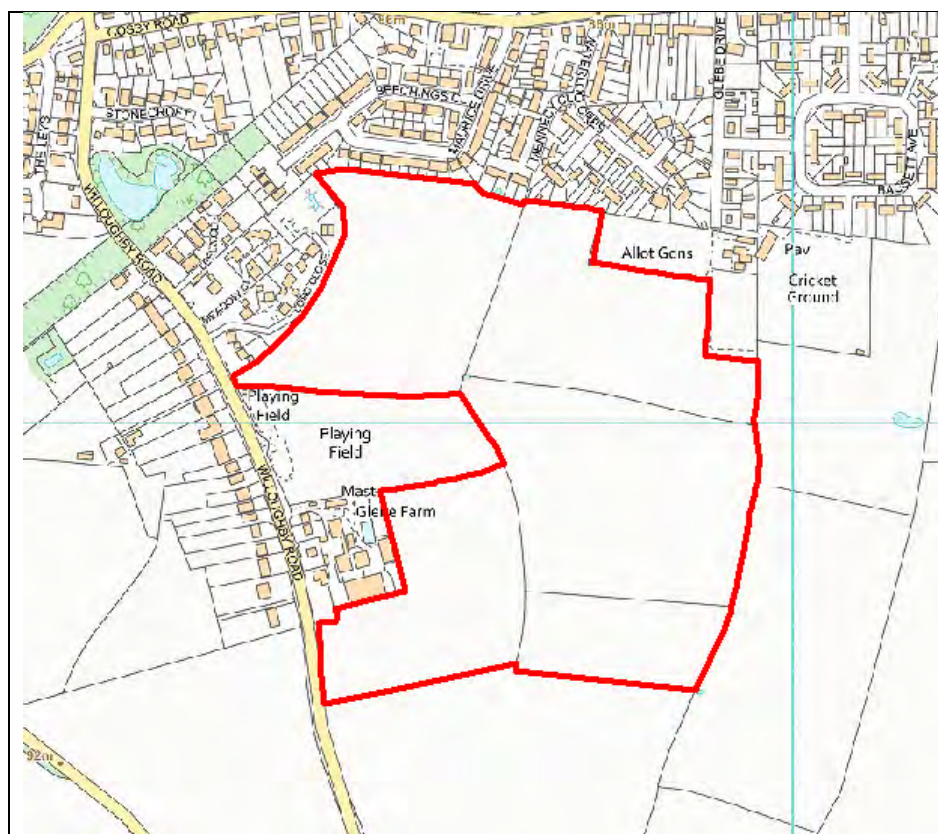
Site Reference	Site Name	Parish		
COU038	Land north of Foston Road	Countesthorpe		
		required through the Development Control process.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Countryside (Policy CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	146 (30dph)	6 – 10 years
Achievable	Yes			
Additional information		The site promoter estimates a yield of 170 dwellings. The site has been the subject of a recent planning application and appeal for 170 dwellings. The appeal was dismissed.		



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Site Reference	Site Name	Parish	
COU042	Land east of Willoughby Road (large site)	Countesthorpe	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
18.13	12.5	234 (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 457762	Agricultural land	Proposed Use	
N 294987		Housing	
SOCIAL Factors			
Proximity to Local Centre with convenience store		The site is within 1970m of Tesco Express at Countesthorpe local centre	
Proximity to GP surgery		The site is within 1980m from Countesthorpe Health Centre	
Proximity to primary school		The site is within 1850m of Greenfield Primary School	
Proximity to secondary school		The site is within 800m of Countesthorpe Leysland Community College	
Proximity to local employment		The site is within 2.8km of employment opportunities at Rose Business Park, Blaby.	
Access to public transport		The site is within 920m of a bus stop with a regular service	
Proximity to open space		The site is within 1590m of the nearest open space over 1 hectare at Countesthorpe Country Park	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC Ecology: needs further surveys before a decision. Mostly grassland, with evident ridge and furrow, so may be old / species-rich. Several ponds off-site, but close, and one on boundary. Retain hedges with 5m buffers. Presence of spp-rich grassland and or GCNs would affect possible layout, but on a large site it should be possible to avoid some impacts.	
Townscape and landscape		The site is within the Blaby, Countesthorpe and Whetstone Fringe landscape character area. It sits on the fringes of Countesthorpe. Key pressures include continuing pressures to expand urban edges increase the urban influence.	
Heritage assets		There are no designated heritage assets on site. LCC Archaeology: medium risk. Iron Age site on-site (MLE19061); medieval pottery found 260m west of site, brick and tile works 140m west.	
Soil resources		The site is Grade 3 and has a moderate likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.	
Previously developed land		The site is agricultural land and so greenfield.	
Flood risk		The site is within Flood Zone 1 (EA Maps)	
Land contamination, pollution and hazards		Approx. 30% of the site is within the consultation zone for the high pressure gas pipeline. The site has no known contamination or pollution issues.	
Minerals and waste		The site is not located in a Mineral Consultation Zone or site protected for a waste facility.	
ECONOMIC Factors			
Available and achievable		The site is under option to a housebuilder who intends to develop the land. There are no known legal issues.	
Site access and impact on road network		LCC Highways: Access is likely to be via Willoughby Road which is a C class Road with a 40mph speed limit. There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in	

Site Reference	Site Name		Parish	
COU042	Land east of Willoughby Road (large site)		Countesthorpe	
		more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained within the LHDG.		
Overall Assessment				
Identified Red Constraints		Yes. Approx. 30% of site is within the consultation zone for high pressure gas pipeline.		
Policy Designations		Countryside (Policy CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	234 (30dph)	6 – 10 years
Achievable	Yes			
Additional information		The site promoter estimates a yield of 485 dwellings but site yield is constrained by the high pressure gas pipeline consultation zone.		

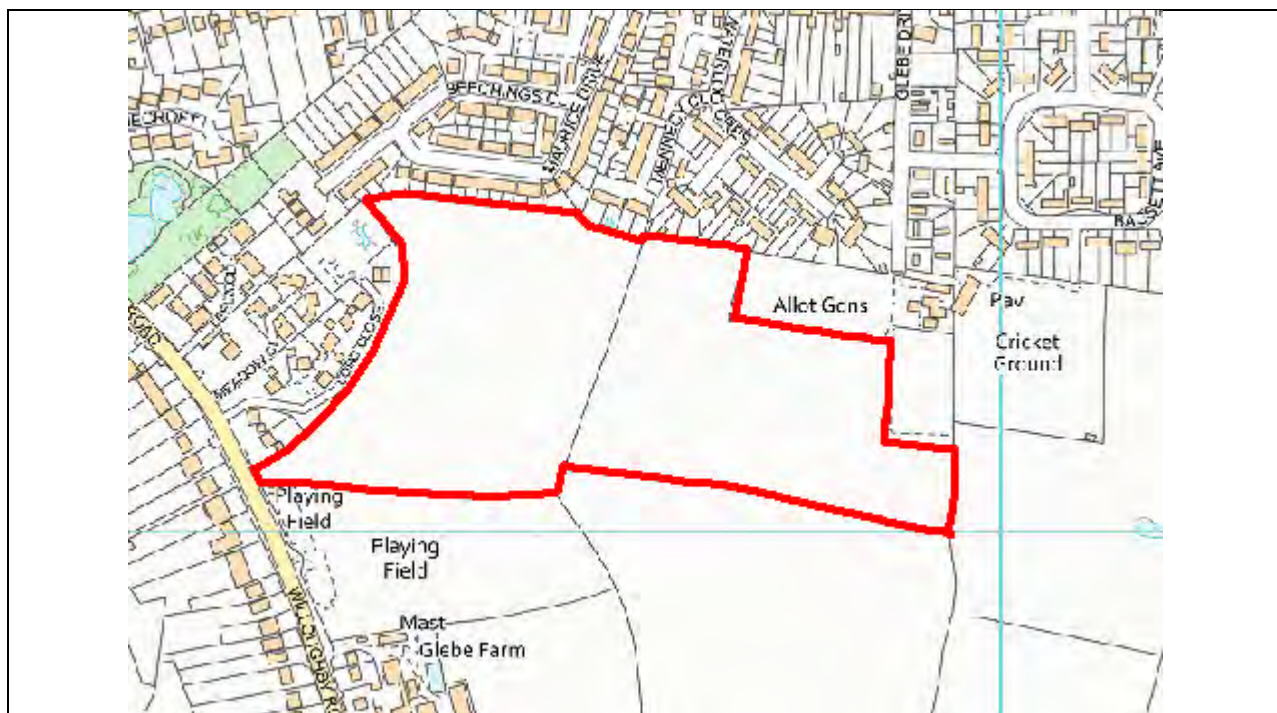


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Site Reference	Site Name	Parish	
COU043	Land to the east of Willoughby Road (smaller site)	Countesthorpe	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
7.94	7.94	148 (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 457692	Agricultural land	Proposed Use	
N 295138		Housing	
SOCIAL Factors			
Proximity to Local Centre with convenience store		The site is within 2030m of Tesco Express at Countesthorpe local centre	
Proximity to GP surgery		The site is within 2040m from Countesthorpe Health Centre	
Proximity to primary school		The site is within 1910m of Greenfield Primary School	
Proximity to secondary school		The site is within 860m of Countesthorpe Leysland Community College	
Proximity to local employment		The site is within 2.7km of employment opportunities at Rose Business Park, Blaby.	
Access to public transport		The site is within 970m of a bus stop with a regular service	
Proximity to open space		The site is within 1660m of the nearest open space over 1 hectare at Countesthorpe Country Park	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC Ecology: needs further surveys before a decision. Mostly grassland, with evident ridge and furrow, so may be old / species-rich. Several ponds off-site, but close, and one on boundary. Retain hedges with 5m buffers. Presence of spp-rich grassland and or GCNs would affect possible layout, but on a large site it should be possible to avoid some impacts.	
Townscape and landscape		The site is within the Blaby, Countesthorpe and Whetstone Fringe landscape character area. It sits on the fringes of Countesthorpe. Key pressures include continuing pressures to expand urban edges increase the urban influence.	
Heritage assets		There are no designated heritage assets on site. LCC Archaeology: medium risk. Iron Age site (MLE19061), both probably and certain ridge and furrow over southern half of the area. Medieval pottery found 260m west of site. Brick and tile works (MLE21571) 140m west.	
Soil resources		The site is Grade 3 and has a moderate likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.	
Previously developed land		The site is agricultural land and so greenfield.	
Flood risk		The site is within Flood Zone 1 (EA Maps).	
Land contamination, pollution and hazards		The site has no known contamination, pollution or hazard issues.	
Minerals and waste		The site is not located in a Mineral Consultation Zone or site protected for a waste facility.	
ECONOMIC Factors			
Available and achievable		The site is under option to a housebuilder who intends to develop the site. There are no known legal issues.	
Site access and impact on road network		LCC Highways: Access is likely to be via Willoughby Road which is a C class Road with a 40mph speed limit. There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in	

Site Reference	Site Name	Parish		
COU043	Land to the east of Willoughby Road (smaller site)	Countesthorpe		
		more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained within the LHDG.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Countryside (Policy CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	148 (30dph)	6 – 10 years
Achievable	Yes			
Additional information		The site promoter estimates a yield of 190 dwellings. The site overlaps with COU042. Do not count towards final housing numbers to avoid double-counting with COU042.		

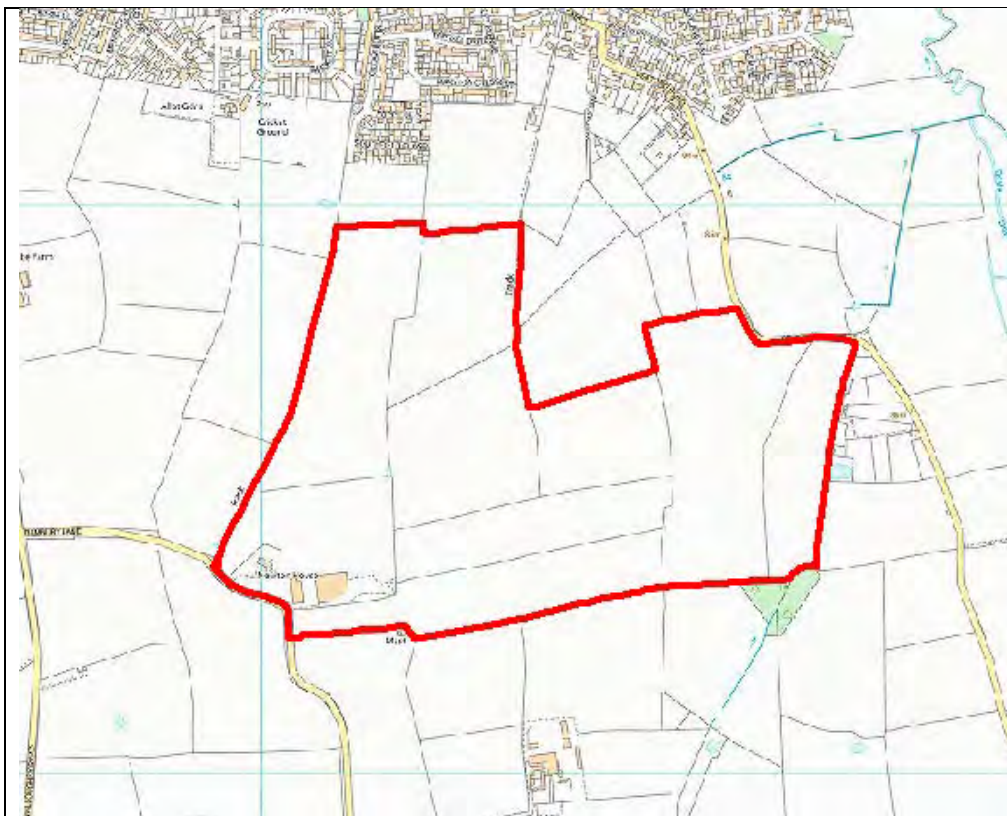


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Site Reference	Site Name	Parish	
COU044	Land at Newton House, Banbury Lane	Countesthorpe	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
52.4	6.88	129 (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 458472	Agricultural land	Proposed Use	
N 294517		Housing	
SOCIAL Factors			
Proximity to Local Centre with convenience store		The site is within 1140m of Co-op at Countesthorpe local centre	
Proximity to GP surgery		The site is within 1280m from Countesthorpe Health Centre	
Proximity to primary school		The site is within 1700m of Greenfield Primary School	
Proximity to secondary school		The site is within 2710m of Countesthorpe Leysland Community College	
Proximity to local employment		The site is within 3.8km of employment opportunities at Rose Business Park, Blaby and 4.5km from South Wigston district centre and other nearby employment areas.	
Access to public transport		The site is within 1240m of a bus stop with a regular service	
Proximity to open space		The site is within 2140m of the nearest open space over 1 hectare at Countesthorpe Country Park	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC Ecology: OK with mitigation and avoidance. Large area, mainly arable, but central field has excellent ridge and furrow, and may be old / spp-rich. OK with retention of this field, and depending on results of GCN surveys (a lot of ponds, including off-site). Retention of hedges with buffers of 5m natural open space, protective 10m buffer to off-site woodland to SE; layout will depend heavily on results of GCN surveys as this could affect layout, requiring retention of ponds, buffer zones and corridors.	
Townscape and landscape		The site is within the Blaby, Countesthorpe and Whetstone Fringe landscape character area. The site is isolated from the existing built area of Countesthorpe. Key pressures include continuing pressures to expand urban edges increase the urban influence.	
Heritage assets		There are no designated heritage assets on site. LCC Archaeology: medium risk. Ridge and furrow over central and northern portion of the area. Countesthorpe historic settlement core lies at the northern boundary of the area.	
Soil resources		The site is Grade 3 and has a moderate likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.	
Previously developed land		The site is agricultural land and so greenfield.	
Flood risk		The site is within Flood Zone 1 (EA Maps)	
Land contamination, pollution and hazards		Approx. 87% of the site is within the consultation zone for the high pressure gas pipeline which cuts across the centre of the site leaving the rest of the site bisected.	
Minerals and waste		The site is not located in a Mineral Consultation Zone or site protected for a waste facility.	

ECONOMIC Factors				
Available and achievable		The site is in single ownership and there are no known legal issues.		
Site access and impact on road network		LCC Highways: Access to the site is likely to be via either Bambury Lane, which is an unclassified road with a 60mph Speed Limit, or Peatling Road, a class C road with a 60mph speed limit. Access from these roads is contrary to policy IN 5 of the LHDG, which restricts access points to roads where measured vehicle speeds are in excess of 40mph or roads with a speed limit of 40mph or less which are essentially rural in nature.		
Overall Assessment				
Identified Red Constraints		Yes. Approximately 87% of the site is within the consultation zone for the high pressure gas pipeline which cuts across the centre of the site.		
Policy Designations		Countryside (Policy CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	129 (30dph)	11 – 15 years
Achievable	No			
Additional information		A significant part of the site is affected by the high pressure gas pipeline consultation zone.		



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Site Reference	Site Name	Parish	
COU045	Land off Cosby Road	Countesthorpe	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
5.32	5.32	99 (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 456745	Agricultural land	Proposed Use	
N 295225		Housing	
SOCIAL Factors			
Proximity to Local Centre with convenience store		The site is within 2050m of Tesco Express at Countesthorpe local centre	
Proximity to GP surgery		The site is within 2090m from Countesthorpe Health Centre	
Proximity to primary school		The site is within 1920m of Greenfield Primary School	
Proximity to secondary school		The site is within 780m of Countesthorpe Leysland Community College	
Proximity to local employment		The site is within 1.7km of employment opportunities at the key employment site (Rose Business Park).	
Access to public transport		The site is within 990m of a bus stop with a regular service	
Proximity to open space		The site is within 1670m of the nearest open space over 1 hectare at Countesthorpe Country Park	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC Ecology: OK with mitigation. Grassland appears improved from aerial photos. Retain hedges with 5m buffers of open space.	
Townscape and landscape		The site is within the Blaby, Countesthorpe and Whetstone Fringe landscape character area. It sits on the fringes of Countesthorpe. Key pressures include continuing pressures to expand urban edges increase the urban influence.	
Heritage assets		The site is approx. 150m from a number of listed buildings to the north of Cosby Road at 'The Drive'. LCC Archaeology: medium risk. Probable ridge and furrow covers the eastern half of the area. Three mounds immediately north of area but no longer visible, Hill Farm farmstead 100m south of the site, medieval pottery scatter south-east of the site, with some prehistoric and Roman findspots.	
Soil resources		The site is Grade 3 and has a moderate likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.	
Previously developed land		The site is agricultural land and so greenfield.	
Flood risk		The site is within Flood Zone 1.	
Land contamination, pollution and hazards		The site has no known contamination or pollution or hazard issues.	
Minerals and waste		The site is not located in a Mineral Consultation Zone or site protected for waste facility.	
ECONOMIC Factors			
Available and achievable		The site is promoted on behalf of a landowner trust who intends to sell the land to a developer. There are no known legal issues.	
Site access and impact on road network		LCC Highways: Cosby Road is a class C road with a 60mph speed limit and Hill Lane is an unclassified road with a 60mph speed limit. Access from these roads is contrary to policy IN 5 of the LHDG, which restricts access points to roads where measured vehicle speeds are in excess of 40mph or roads	

Site Reference	Site Name		Parish		
COU045	Land off Cosby Road		Countesthorpe		
		with a speed limit of 40mph or less which are essentially rural in nature.			
Overall Assessment					
Identified Red Constraints		No			
Policy Designations		Countryside (Policy CS18 and Policies Map)			
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development	
Available	Yes	Developable	99 (30dph)	6 – 10 years	
Achievable	Yes				
Additional information		The site promoter estimates a yield of about 100 dwellings. A larger version of the site has been the subject of a planning application (14/0211/1/OX) for 150 dwellings but was refused and dismissed at appeal.			

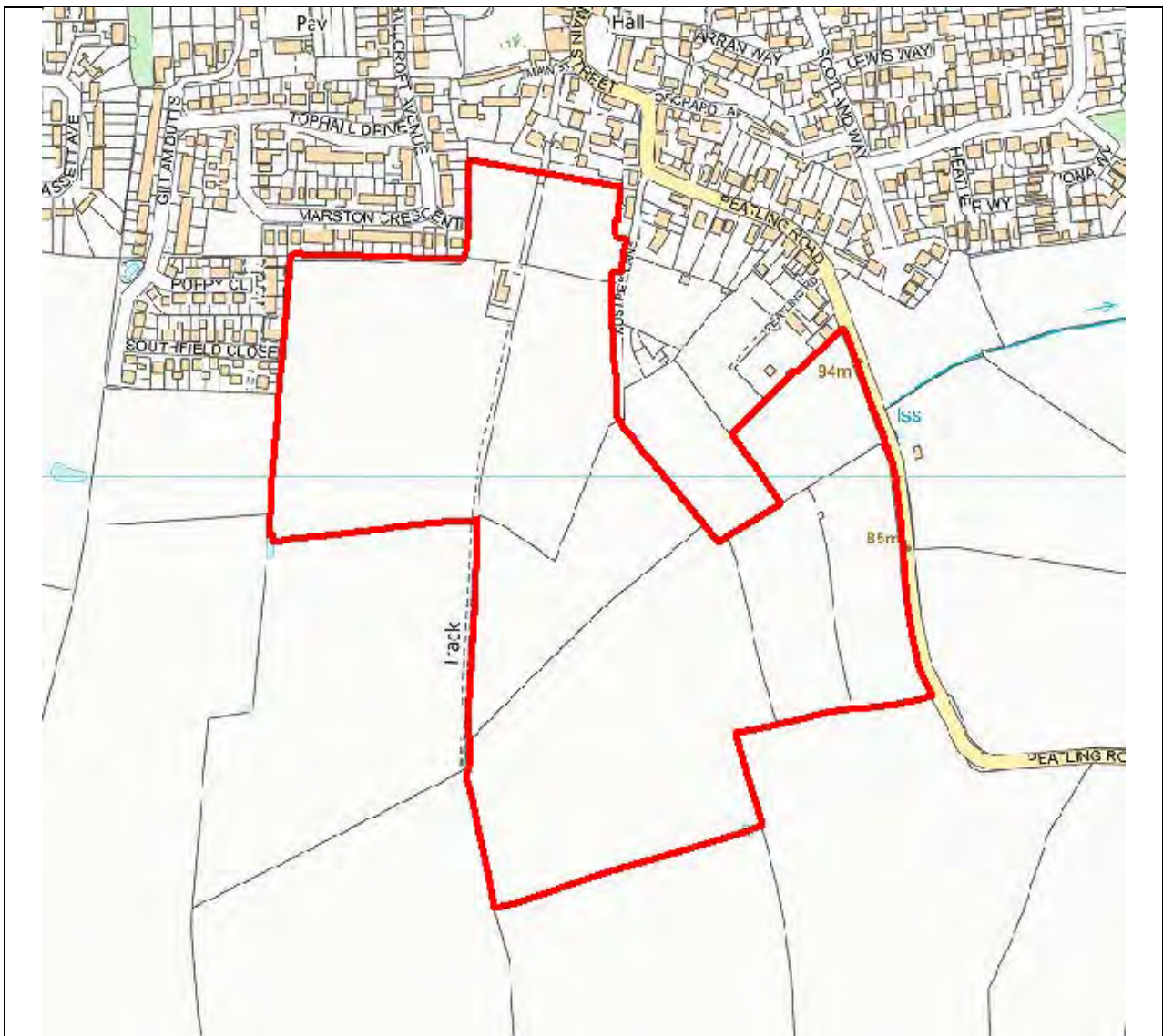


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Site Reference	Site Name	Parish	
COU046	Land off Peatling Road	Countesthorpe	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
17.56	12.8	240 (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 458567	Agricultural land	Proposed Use	
N 294929		Housing	
SOCIAL Factors			
Proximity to Local Centre with convenience store		The site is within 880m of Co-op at Countesthorpe local centre	
Proximity to GP surgery		The site is within 1040m from Countesthorpe Health Centre	
Proximity to primary school		The site is within 1440m of Greenfield Primary School	
Proximity to secondary school		The site is within 2450m of Countesthorpe Leysland Community College	
Proximity to local employment		The site is within 4.3 km of employment opportunities from South Wigston district centre and other nearby employment areas.	
Access to public transport		The site is within 980m of a bus stop with a regular service	
Proximity to open space		The site is within 1880m of the nearest open space over 1 hectare at Countesthorpe Country Park	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC Ecology: Needs further surveys before making a decision. This is a large area of grassland, some of which may be spp-rich - some is marked by Ridge and Furrow and is therefore old. Depending on the results of a habitat survey, some may need to be conserved; it may be possible to do this within a layout. Veteran trees and hedges should be retained with 5m buffer of natural open space; in the case of veteran trees, there should not be any private / public open space other than informal under the crowns.	
Townscape and landscape		The site is within the Blaby, Countesthorpe and Whetstone Fringe landscape character area. It sits on the fringes of Countesthorpe. Key pressures include continuing pressures to expand urban edges increase the urban influence.	
Heritage assets		There are no designated heritage assets on site but the northern part of the site adjoins the Countesthorpe Conservation Area. There are Listed Buildings within 100m of the site at Main Street. LCC Archaeology: ridge and furrow across the entirety of the area. Historic settlement core of Countesthorpe to the immediate north.	
Soil resources		The site is Grade 3 and has a moderate likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.	
Previously developed land		The site is agricultural land and so greenfield.	
Flood risk		The site is within Flood Zone 1.	
Land contamination, pollution and hazards		Approx. 27% of the site is with the consultation zone for the high pressure gas pipeline which cuts across the southern part of the site. The site has no known contamination or pollution issues.	
Minerals and waste		The site is not in a Minerals Consultation Zone and the site is not protected for a waste facility.	

ECONOMIC Factors				
Available and achievable		The site promoter states that the site has multiple landowners who intend to sell / develop the site. There are no known legal issues.		
Site access and impact on road network		LCC Highways: Peatling Road is a class C road with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph. Access from Peatling Road is contrary to policy IN 5 of the LHDG, which restricts access points to roads where measured vehicle speeds are in excess of 40mph. Due consideration should be given to the requirement to alter the speed limit to cover the development as well as the village and site access proposals to ensure it conforms with appropriate standards set out within the relevant guidance.		
Overall Assessment				
Identified Red Constraints		Yes. Approx. 27% of the site is with the consultation zone for the high pressure gas pipeline.		
Policy Designations		Countryside (Policies CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	240	11 – 15 years
Achievable	Yes			
Additional information		The site promoter indicates that the site yield is 250 dwellings and could include affordable housing, homes for older people and self build plots. The site is in a longer timeframe because there are seven landowners involved in the site. Parts of the site were subject to planning applications (17/0405/OUT and 17/0403/OUT) for housing but these were refused.		



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Parish: Croft

Site Reference	Site Name	Parish	
CRO003	Land to the north of Hill Street and Station Road and east of Huncote Road	Croft	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
3	3	56 (30dph)	
Grid Ref	Current Use	Previously Developed	Partly
E 451089	Offices, car park, informal open space	Proposed Use	
N 296054		Housing	
SOCIAL Factors			
Proximity to Local Centre with convenience store		The site is within 710m of the nearest convenience store (CO-OP at Croft).	
Proximity to GP surgery		The site is within 3,800m of Orchard Medical Practice (Broughton Astley by road).	
Proximity to primary school		The site is within 860m of Croft C of E Primary School	
Proximity to secondary school		The site is within 5,250m of Thomas Estley Community College	
Proximity to local employment		The site is some 500m from employment opportunities at Aggregate Industries, Croft. The nearest key employment site is some 3,400m away at Coventry Road Industrial Estate, Narborough.	
Access to public transport		The site is within 192m of a bus stop with an infrequent service.	
Proximity to open space		The site is within 600m of Croft Fun Park 175m of the nearest small area of open space.	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		A designated Site of Special Scientific Interest (SSSI), Croft quarry, lies directly north of this site, and immediately abuts the northern boundary of this site. Consideration would need to be given to the impact of any development on this. The site is in a sensitive location in terms of potential for protected species and habitats. A habitat survey is required. Possible species-rich grassland adj. to quarry. A LWS verge adjacent, on Hill St / Huncote Rd. Impacts would be limited if development is just on the car park / footprint of existing built form.	
Townscape and landscape		The site is within the Croft Hill landscape character area. It sits in an elevated and exposed location to the north of Croft and has potential implications for the character of the townscape.	
Heritage assets		St Michael and All Angels church (a grade 2 listed building) is adjacent to the site. LCC have indicated that heritage potential is high. The site forms part of the old centre of the village of Croft in an area of heritage importance. The site is within a Conservation Area. Any development would need to be sympathetic in this regard.	
Soil resources		The site is partly within an area which contains previously developed land and there is limited potential for impact on BMV. The remainder of the site is Grade 3 with a moderate likelihood of being best and most versatile agricultural land.	
Previously developed land		The site is partly previously developed land.	
Flood risk		The site is within Flood Zone 1 and there are no other known	

Site Reference	Site Name	Parish		
CRO003	Land to the north of Hill Street and Station Road and east of Huncote Road	Croft		
		sources of flood risk (source: SFRA 2014).		
Land contamination, pollution and hazards		The site has no known contamination issues. The site lies close to Croft quarry where noise pollution and vibrations may result from blasting activity. This is potentially harmful to the amenities of residents. Residential development may not be appropriate on this site until such time as quarrying operations cease.		
Minerals and waste		The site is located in a Mineral Consultation Zone and is not protected for a waste facility.		
ECONOMIC Factors				
Available and achievable		The site is not currently available as it is in use as offices in association with the adjacent quarry. The site promoter has indicated that the site may be available over the longer term (10+ years), subject to restoration works taking place at the quarry once mineral extraction has finished.		
Site access and impact on road network		Access to the site will be difficult to achieve as visibility on Huncote Road is restricted and the unnamed road to the south of the site is not suitable for access (single lane). If this can be addressed, there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.		
Overall Assessment				
Identified Red Constraints		The site is adjacent to two SSSIs.		
Policy Designations		The site is mostly located within the settlement boundary of Croft. The northern part of the site is located in Countryside (see policy CS18).		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	No	Developable	56 (30dph)	11 – 15 years
Achievable	Yes			
Additional information		Site not currently available, but developable in the longer term when the quarrying activities end.		

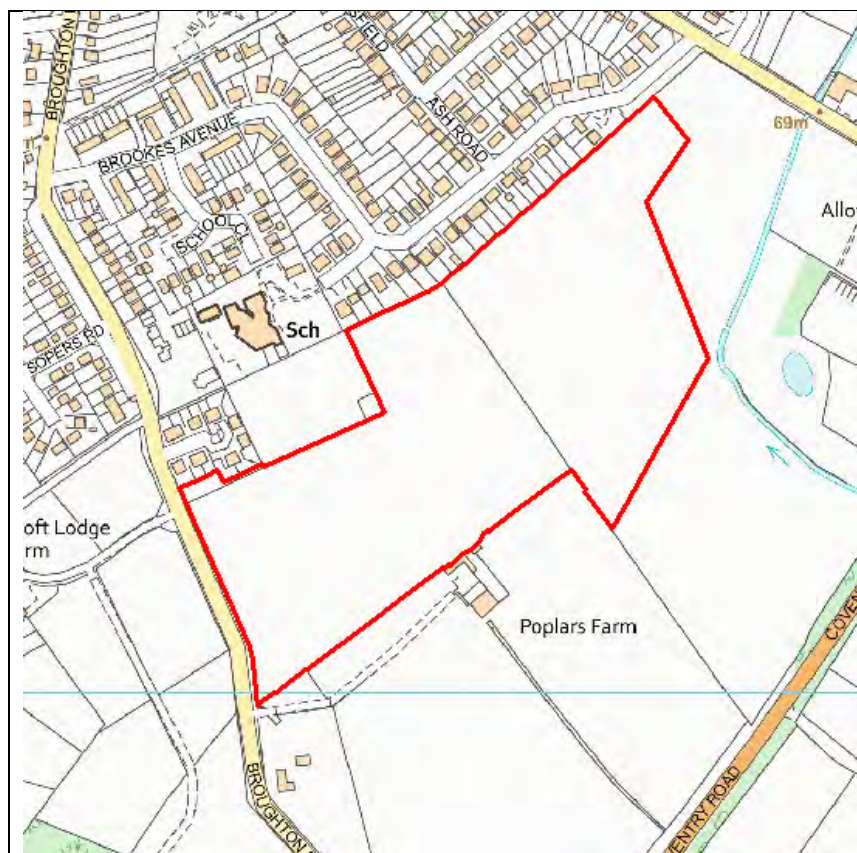


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Site Reference	Site Name	Parish	
CRO006	Land at Poplars Farm	Croft	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
8.11	6.57	123 (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 451546	Agriculture	Proposed Use	
N 295240		Housing	
SOCIAL Factors			
Proximity to Local Centre with convenience store		The site is within 580m of the nearest convenience store (CO-OP at Croft).	
Proximity to GP surgery		The site is within 3,800m of Orchard Medical Practice (Broughton Astley by road).	
Proximity to primary school		The site is within 860m of Croft C of E Primary School	
Proximity to secondary school		The site is within 4,000m of Thomas Estley Community College	
Proximity to local employment		The site is some 500m from Leicestershire County Council highways depot providing some local employment opportunities. The nearest key employment site is some 2,700m away at Coventry Road Industrial Estate, Narborough.	
Access to public transport		The site is within 500m of a bus stop with an infrequent service.	
Proximity to open space		The site is within 600m of Croft Fun Park.	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC ecology: need further surveys before a decision. Grassland, some with ridge and furrow and therefore old. Survey is needed to confirm whether it is species-rich. Retain hedges with buffer zones 5m natural open space.	
Townscape and landscape		The site is within the Croft Hill landscape character area. It sits on the fringes of Croft.	
Heritage assets		There are no listed buildings or Scheduled Monuments in or adjacent to the site. Probable ridge and furrow covers north-east half of the area; more ridge and furrow to south and east. Heritage potential is medium risk.	
Soil resources		The site is Grade 3 with a moderate likelihood of being best and most versatile agricultural land. No detailed evidence has been identified that identifies whether any of the land is grade 3a - Best and Most Versatile (BMV).	
Previously developed land		The site is mostly greenfield	
Flood risk		Part of the site (some 20%) is within flood zones 2 and 3.	
Land contamination, pollution and hazards		The site has no known contamination issues. A small part of the south-west of the site lies within a hazard consultation zone (Gas pipeline).	
Minerals and waste		The site is not located in a Mineral Consultation Zone or site protected for waste facility.	
ECONOMIC Factors			
Available and achievable		The site is in single ownership and there are no known legal issues.	
Site access and impact on road network		LCC Highways: Access is likely to be from Broughton Road which is a C class road with a 60mph speed limit, Access from this road is contrary to policy IN 5 of the LHDG, which restricts access points to roads where measured vehicle speeds are in excess of 40mph or roads with a speed limit of 40mph or less which are essentially rural in nature.	

Site Reference		Site Name		Parish	
CRO006		Land at Poplars Farm		Croft	
Overall Assessment					
Identified Red Constraints			Yes, part of the site in the southern corner is in the high pressure gas pipeline consultation zone.		
Policy Designations			Countryside (Core Strategy policy CS18)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development	
Available	Yes	Developable	123 (30dph)	6 – 10 years	
Achievable	Yes				
Additional information					



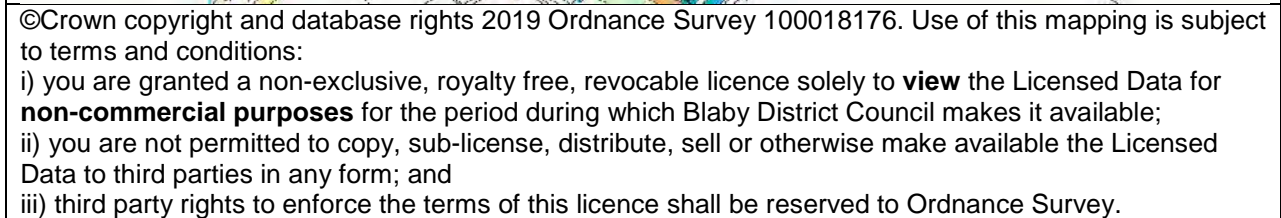
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Parish: Elmeſthorpe

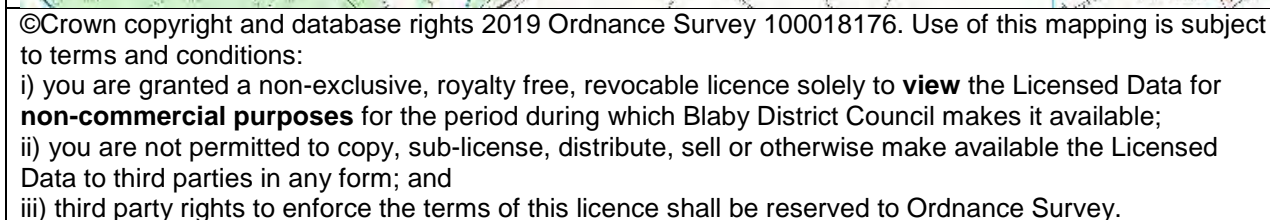
Site Reference	Site Name	Parish	
ELM001	Land north of The Home Farm	Elmesthorpe	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
26.25	19.12	358 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 447335	Agricultural land	Proposed Use	
N 296062		1 st choice: Housing 2 nd choice: Retail, leisure, mixed use, other	
SOCIAL Factors			
Proximity to large convenience store		The site is within 2660m of the Co-operative at New Road, Stoney Stanton.	
Proximity to GP surgery		The site is within 2670m of The Old School Surgery, Stoney Stanton.	
Proximity to primary school		The site is within 2380m of Manorfield C of E Primary School, Stoney Stanton.	
Proximity to secondary school		The site is within 3230m of Heath Lane Academy, Earl Shilton	
Proximity to local employment		The site is within 1980m of employment opportunities at Foxbank Industrial Estate, Stoney Stanton	
Access to public transport		The site is within 1380m of a bus stop with a low frequency bus service (X55, Leicester to Hinckley)	
Proximity to open space		The site is within 2750m of open space over 1 hectare at Memorial Playing Fields, Stoney Stanton	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		There are 5 Local Wildlife Sites within the site. Protected species and habitat surveys needed.	
Townscape and landscape		The site is located within the Elmesthorpe Floodplain LCA. Key pressures include: the edges of Elmesthorpe are well vegetated reducing its effects on the wider landscape, and are sensitive to change that would increase the prominence of Elmesthorpe in the landscape and reduce its linear pattern. Site is of a considerable size in relation to the settlement of Elmesthorpe.	
Heritage assets		The site contains a listed building, Home farmhouse (and adjacent outbuildings), towards the south of the site.	
Soil resources		Majority of the land is Grade 3 and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.	
Previously developed land		The majority of site is greenfield agricultural land	
Flood risk		25.9% of the site is covered by Flood Zones 2 and 3 (16.1% of site is within Flood Zone 3b) which runs across the centre of the site (source: SFRA 2014). There is also some surface water flood risk at a 30 year event.	
Land contamination, pollution and hazards		The site has no known land contamination or landfill constraints. There is potential for noise pollution due to railway line along the eastern boundary and cuts through the centre of the southern end of the site. The M69 motorway is also adjacent to part of the eastern boundary of the site.	
Minerals and waste		A relatively small part of the site in the northwest corner overlaps slightly with a Minerals Consultation Zone.	

Site Reference	Site Name	Parish		
ELM001	Land north of The Home Farm	Elmesthorpe		
ECONOMIC Factors				
Available and achievable		The site is promoted by a single landowner but they have not indicated an intention to sell / develop or whether there are any legal issues.		
Site access and impact on road network		The Highway Authority indicate that the walking distance to bus stops may exceed recommended distances set out in the LHDG. There may also be a viability issue when connecting the two parcels of land via a bridge over the rail line and parts of the site experience flooding. The Highway Authority would need the site promoter to demonstrate these issues can be addressed		
Overall Assessment				
Identified Red Constraints		Yes, 16% of the site is within Flood Zone 3b.		
Policy Designations		The site is in Countryside (Policy CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	No	Developable	358 (30dph)	11 – 15 years
Achievable	No			
Additional information		Inadequate infrastructure to support the scale of development proposed. Ownership / legal constraints are unclear and viability of providing access make the site not available or achievable for development.		



Site Reference	Site Name	Parish	
ELM008	Land north of the railway line	Elmesthorpe	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
Whole site: 68.61ha Area within Blaby District: 63.06ha	Whole site: 65.95ha Area within Blaby District: 60.66ha	1,100 (based on information provided by site promoter)	
Grid Ref	Current Use	Previously Developed	No
E 445419	Agricultural land	Proposed Use	
N 295501		Housing	
SOCIAL Factors			
Proximity to large convenience store	The site is within 2110m of the Co-op in Barwell local centre		
Proximity to GP surgery	The site is within 3180m of Heath Lane Surgery, Earl Shilton		
Proximity to primary school	The site is within 1980m of Barwell C of E Academy. Potential to provide new primary school due to scale of development		
Proximity to secondary school	The site is within 2840m of Heath Lane Academy, Earl Shilton		
Proximity to local employment	The site is within 2270m of employment opportunities at Moat Way, Barwell		
Access to public transport	The site is within 1440m of a bus stop on The Common, Barwell with a regular service (Nos 48 and 158 to Leicester and Hinckley).		
Proximity to open space	The site is within 990m of open space over 1 hectare at Burbage Common but also adjoins.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC Ecology: OK with mitigation and avoidance. Mainly arable. Retention of hedges and watercourses with buffer zones - 10m to section at north-west. Adequate buffer zones to Burbage Common and Billington Rough; complementary habitat creation in zones adjacent. Presence of protected species on site (in centre) would impact on possible layout; would need to retain dispersal corridors. Burbage Common is special site, and development must avoid impacts through disturbance, lighting, etc.		
Townscape and landscape	The site is within the Elmesthorpe Floodplain LCA which is generally rural and enclosed.		
Heritage assets	There are no designated assets on site or nearby. LCC Archaeology: medieval fish pond (MLE72) lies at the northern extend of the area. Some ridge and furrow within the area but some appears to have been ploughed-out. Elmesthorpe Land Settlement area along northern boundary of the area. Overall, medium risk heritage potential.		
Soil resources	The land is Grade 3 and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.		
Previously developed land	The site is agricultural land and so greenfield.		
Flood risk	The site is affected by Flood Zone 2 and 3 (EA Maps) due to the watercourse crossing the northern portion of the site (and this may affect the site access).		
Land contamination, pollution and hazards	The site may be affected by noise (and air quality) issues from the railway to the south and the A47 Earl Shilton Bypass to the north of the site. Further assessment and potentially		

Site Reference	Site Name	Parish		
ELM008	Land north of the railway line	Elmesthorpe		
		mitigation measures will be required. The site has no known land or water contamination constraints.		
Minerals and waste		The site is not located within a Minerals Consultation Zone or protected as a safeguarded waste facility.		
ECONOMIC Factors				
Available and achievable		Site is promoted on behalf of two landowners who intend to sell / develop the site. No known legal issues. Proposed link road between A47 and M69 J2.		
Site access and impact on road network		LCC Highways: Access is likely to be from Burbage Common Road, which is a C class road with a 60mph speed limit. Access from this road is contrary to policy IN 5 of the LHDG, which restricts access points to roads where measured vehicle speeds are in excess of 40mph or roads with a speed limit of 40mph or less which are essentially rural in nature. Without a link road the site may reduce the capacity of signal junctions on the A47 (Station Road junctions).		
Overall Assessment				
Identified Red Constraints		Yes. A small % of the site is affected by Flood Zone 3.		
Policy Designations		Green Wedge (Policy CS16 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	1,100 (based on site promoter's information)	11 – 15 years
Achievable	Yes			
Additional information		Isolated development unlikely to provide sufficient on-site facilities to be considered sustainable. Crosses into the administrative boundary of Hinckley and Bosworth Borough Council.		



Parish: Enderby

Site Reference	Site Name	Parish	
END017	Land to the west of the M1 (adjacent the public footpath)	Enderby	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
1.21	1.21	29 (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 454313	Grassland	Proposed Use	
N 298368		Housing	
SOCIAL Factors			
Proximity to Local Centre with convenience store		The site is within 1260m of Co-op, Narborough	
Proximity to GP surgery		The site is within 840m of The Limes Medical Centre, Narborough.	
Proximity to primary school		The site is within 1060m of Enderby Danemill Primary School	
Proximity to secondary school		The site is within 860m of Brockington College, Enderby	
Proximity to local employment		Site is within 810m of employment opportunities at Carlton Park, Narborough	
Access to public transport		The site is within 700m of a bus stop (Carlton Avenue, Narborough) for a low frequency bus routes (Arriva No. X44 Leicester to Rugby). It is also within 1270m of Narborough Railway Station	
Proximity to open space		The site is within 850m of open space over 1 hectare at Leicester Road Recreation Ground and 920m of Narborough Recreation Ground.	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		Possible species rich grasslands present. Protected species surveys needed. Good tree belt. Boundary hedges should be retained.	
Townscape and landscape		The site is within the Lubbesthorpe Agricultural Parkland landscape character area. The strong presence of infrastructure, including the M1 is a key pressure with further expansion along the fringes of adjacent settlements increasing the urban influences of the character area, particularly to the south.	
Heritage assets		There are no designated heritage assets but the site adjoins the route of the Fosse Way. LCC Archaeology advise that the heritage potential is considered to be high.	
Soil resources		The land is Grade 3 and there is a moderate likelihood of 50% of the site being best and most versatile land and the other half is considered urban, however the whole site is greenfield. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land	
Previously developed land		The site is greenfield.	
Flood risk		3.2% of the site along the southern boundary is in Flood Zones 2 and 3 (including 1.3% in Flood Zone 3b) and there is a risk of surface water flooding at a 30 year extent.	
Land contamination, pollution and hazards		The entire site is within 250m of a source of unstable or contaminated land. It is within very close proximity to the M1 motorway, on this stretch declared as an Air Quality Management Area. Further investigation is required in terms of contamination, noise and air quality.	

Site Reference	Site Name	Parish		
END017	Land to the west of the M1 (adjacent the public footpath)	Enderby		
Minerals and waste		Site is not within the Mineral Consultation Zone and is not a site protected for a waste facility		
ECONOMIC Factors				
Available and achievable		The site is promoted. It has 3 landowners and there is possible intention to sell / develop the site. There are no known legal issues.		
Site access and impact on road network		The site appears to be land-locked. Access appears to be via a farm access, which has no footway. Substantial infrastructure work is required to provide a surfaced footway. The Highway Authority is likely to seek to resist (LHDG Policy IN6).		
Overall Assessment				
Identified Red Constraints		Yes, 1.3% of the site is within Flood Zone 3b.		
Policy Designations		The site is in Green Wedge (Policies CS16 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	29 (30dph)	11 – 15 years
Achievable	No			
Additional information		The site is not considered to be achievable as it is land-locked with no suitable access.		



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Site Reference	Site Name	Parish	
END022	Land off Blaby Road	Enderby	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
4.49	4.49	84 (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 454732	Agricultural land	Proposed Use	
N 299014		Housing	
SOCIAL Factors			
Proximity to Local Centre with convenience store		The site is within 1390m of Co-op in Enderby District Centre	
Proximity to GP surgery		The site is within 1490m of Enderby Medical Centre	
Proximity to primary school		The site is within 1130m of Enderby Danemill Primary School	
Proximity to secondary school		The site is within 670m of Brockington College	
Proximity to local employment		The site is within 1280m of employment opportunities at Grove Park but adjoins the allocated employment site to the west of St Johns.	
Access to public transport		The site is within 130m of a bus stop (on Blaby Road) for a regular bus route (Arriva 50 Narborough to Leicester)	
Proximity to open space		The site is within 1070m of open space over 1 hectare at Mill Hill Recreation Ground	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		Protected species known on northern part of site, which is potential Local Wildlife Site. The site is also within a SSSI impact risk zone. LCC Ecology advise that protected species and Phase 1 habitat survey required but refusal is recommended.	
Townscape and landscape		The site is within the Sence and Soar Floodplain character area and is characteristic of that. The role of land as a green buffer between settlements is recognised. There are a number of urban influences nearby, including Grove Park and Fosse Park, as well as residential development etc. Key pressures include expansion of new housing development around the settlement edges increasing urbanising influences in the landscape.	
Heritage assets		No designated heritage assets on site but there is a Scheduled Monument within 600 to the east of the site (St. John's Church, Aldeby). The western boundary of the site is a Roman road and forms an important historic separation between Enderby and Leicester. LCC Archaeology advise that heritage potential is high.	
Soil resources		The land is Grade 3 and for the majority of the site there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.	
Previously developed land		The site is currently in agricultural use and so greenfield.	
Flood risk		The site is in Flood Zone 1 and there are small areas of the site (particularly in the north east part) at risk from surface water flooding at a 30 and 100 year extent.	
Land contamination, pollution and hazards		The site is close to, although not adjacent, Air Quality Management Area 2 (M1 corridor in Enderby and Narborough). It is close to the M1 and the B4114, both busy roads, which can be congested at times. The site has no known land contamination issues.	

Site Reference	Site Name	Parish		
END022	Land off Blaby Road	Enderby		
Minerals and waste		The site is not within a Mineral Consultation Zone and is not protected for a waste facility		
ECONOMIC Factors				
Available and achievable		The site is carried forward from a previous SHLAA. It was previously promoted on behalf of a developer through the Delivery DPD.		
Site access and impact on road network		Blaby Road is a class B road and subject to a 40mph speed limit. There are a high number of accidents at the Foxhunter roundabout (junction of B582 and B4114) which requires further investigation. The existing site access from Blaby Road is unacceptable due to the close proximity with Fosse Close and so an alternative site access is needed. Improvements to the narrow footpath along the site frontage may need to be explored. Trip generation and suitable site access to be agreed.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Within the settlement boundary		
Suitable	Yes	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	84 (30dph)	6 – 10 years
Achievable	Yes			
Additional information				

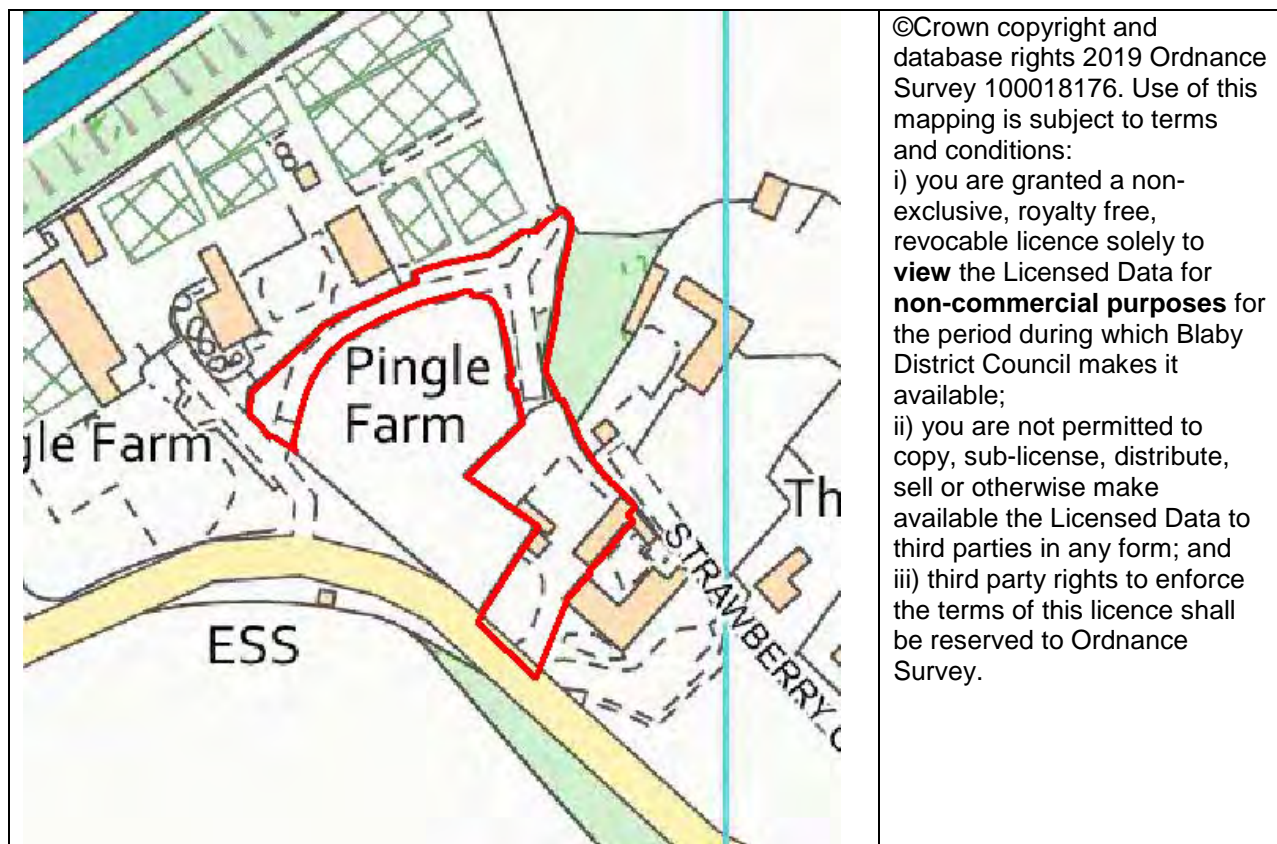


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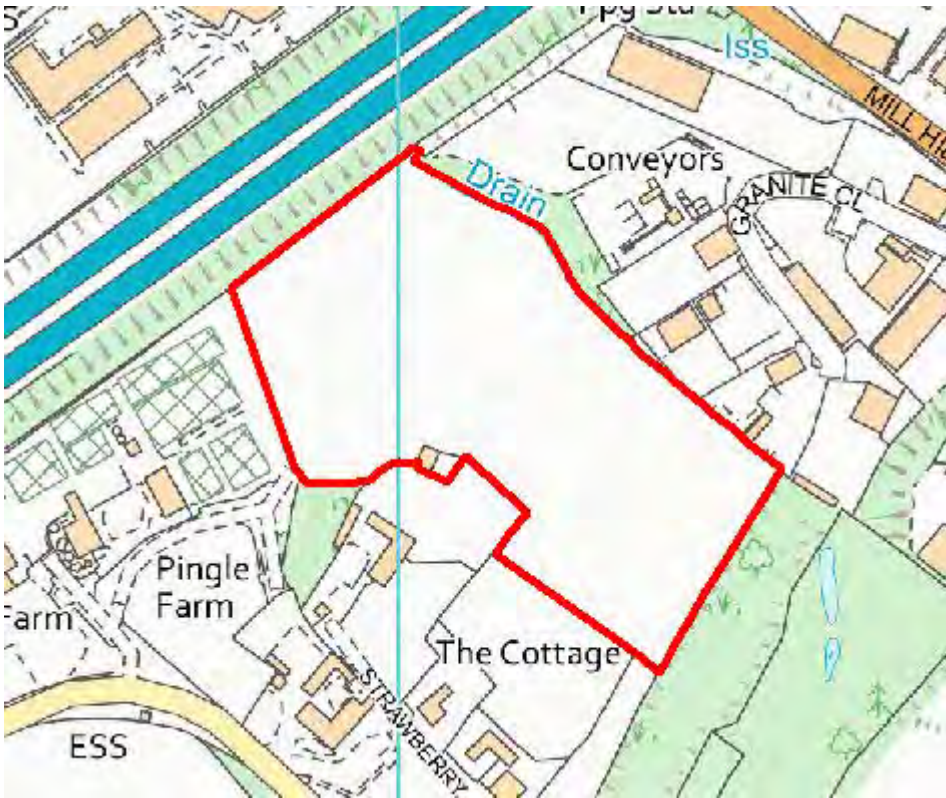
Site Reference	Site Name	Parish	
END023	Enderby Metals	Enderby	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
0.36	0.36	8 (30dph)	
Grid Ref	Current Use	Previously Developed	Yes
E 452943	Former scrapyard	Proposed Use	
N 299679		Housing	
SOCIAL Factors			
Proximity to large convenience store	The site is within 860m of Co-op in Enderby district centre.		
Proximity to GP surgery	The site is within 950m of Enderby Medical Centre		
Proximity to primary school	The site is within 1310m of Enderby Danemill Primary School		
Proximity to secondary school	The site is within 1490m of Brockington College, Enderby		
Proximity to local employment	The site is within 900m of employment opportunities at Enderby district centre and 990m of Mill Hill Industrial Estate		
Access to public transport	The site is within 1010m of a bus stop (on Cross Street) for a regular frequency bus service (Arriva 50 Leicester to Narborough). Also within 850m of a low frequency service (Arriva X55 Leicester to Hinckley)		
Proximity to open space	The site is within 1030m of open space over 1 hectare at Wimpey Park / Southey Close Recreation Ground and within 190m of Whistle Way.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC Ecology advise that the site is OK. No recommendations: currently hardstanding and low-value vegetation.		
Townscape and landscape	The site is within the Thurlaston Rolling Farmland LCA where key pressures include urban pressures along the edges of settlements that could reduce the distinction between urban and rural character.		
Heritage assets	There are no designated heritage assets on site. LCC Archaeology: no known archaeological remains on site; low risk.		
Soil resources	The land is Grade 3 and for the majority of the site there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land but it has been used as a scrapyard.		
Previously developed land	Previously used as a scrapyard and so previously developed land.		
Flood risk	The site is within Flood Zone 1 (EA Maps)		
Land contamination, pollution and hazards	Further investigation required in terms of land contamination due to previous use as scrap yard and being with 250m of former landfill site. Also within close proximity to M69 in terms of potential noise and air pollution.		
Minerals and waste	The site is within the Minerals Consultation Zone for igneous rock and part of the site is safeguarded for waste facilities (B14).		
ECONOMIC Factors			
Available and achievable	The site is promoted on behalf of a property developer. There is a single landowner who intends to sell / develop the site and there are no known legal issues.		
Site access and impact on road network	LCC Highways advise that there are no apparent fundamental reasons for this site to be excluded from consideration at this		

Site Reference	Site Name	Parish		
END023	Enderby Metals	Enderby		
		stage. However, consideration in more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained within the Leicestershire Highway Design guide. Access is proposed off Seine lane, which is an unclassified road with a 30mph speed limit. Due consideration should be given to site access proposals to ensure it conforms with appropriate standards set out within the relevant guidance and careful consideration to whether appropriate visibility can be achieved.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Countryside (Policies CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	No	Developable	8 (30dph)	11 – 15 years
Achievable	Yes			
Additional information		The site is currently occupied by a business and safeguarded as a waste facility, so may not be immediately available for development. The identified constraints mean that the site may not be suitable for development.		



Site Reference	Site Name	Parish	
END024	Land rear of Strawberry Gardens	Enderby	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
2.97	2.97	55 (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 453053	Agricultural land	Proposed Use	
N 299802		Housing	
SOCIAL Factors			
Proximity to large convenience store	The site is within 1100m of the Co-op in Enderby district centre.		
Proximity to GP surgery	The site is within 1170m of Enderby Medical Practice		
Proximity to primary school	The site is within 1530m of Enderby Danemill Primary School		
Proximity to secondary school	The site is within 1730m of Brockington College, Enderby		
Proximity to local employment	The site is within 1100m of Enderby district centre and Mill Hill Industrial Estate		
Access to public transport	The site is within 1200m of a bus stop (on Equity Road) for a regular frequency bus service (Arriva 50 Leicester to Narborough). Also within 960m of a low frequency service (Arriva X55 Leicester to Hinckley)		
Proximity to open space	The site is within 1330m of open space over 1 hectare at Wimpey Park / Southey Close Recreation Ground (and 440m of Whistle Way)		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC Ecology advise that the site needs further surveys before a decision can be made. Grassland appears improved, but survey needed to confirm this. Development to include 10m buffer to adjacent woodland habitats to south east.		
Townscape and landscape	The site is within the Thurlaston Rolling Farmland LCA where key pressures include urban pressures along the edges of settlements that could reduce the distinction between urban and rural.		
Heritage assets	There are no designated heritage assets on site. LCC Archaeology: no known archaeological remains on site. London and NW and Midland Railway (MLE16185) bounds eastern edge of area; Enderby Hill Quarry (MLE21541) to north and east, off-site. Little indication of on-site archaeological remains, but large area. Medium risk heritage potential.		
Soil resources	The land is Grade 3 and for the majority of the site there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.		
Previously developed land	Previously used as a scrapyard and so previously developed land.		
Flood risk	The site is within Flood Zone 1 (EA Maps)		
Land contamination, pollution and hazards	The site is within 250m of former landfill site. Also adjoins the M69 in terms of potential noise and air pollution. Further investigation required.		
Minerals and waste	The site is within the Minerals Consultation Zone for igneous rock and the site is close to a safeguarded site for waste facilities (B14).		

ECONOMIC Factors				
Available and achievable		The site is promoted on behalf of a single landowner who intends to sell / develop the site. There are no known legal issues.		
Site access and impact on road network		LCC Highways advise based on the information provided, this site has no access to the highway network and therefore we are unable to provide more detailed comments at this time from a highway development management perspective.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Countryside (Policies CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	55 (30dph)	11 – 15 years
Achievable	No			
Additional information		No access to the highway. If this can be overcome, the site can be considered achievable.		



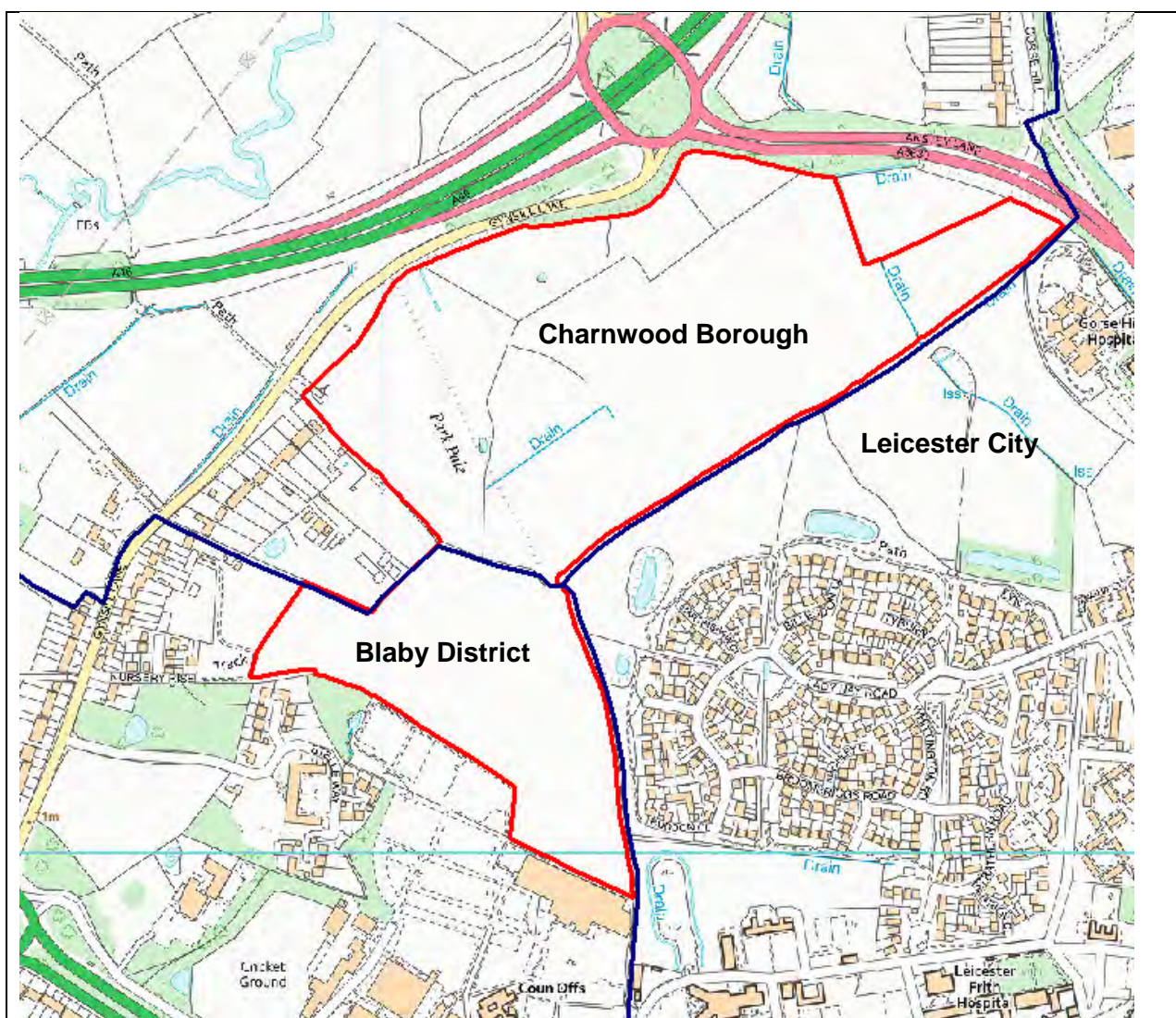
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Parish: Glenfield

Site Reference	Site Name	Parish	
GLE030	Land rear of County Hall	Glenfield	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
27.82 ha (7.4 ha within Blaby District)	Whole site: 27.82ha. 7.4 ha within Blaby District.	185 dwellings (40dph) (in Blaby District)	
Grid Ref	Current Use	Previously Developed	No
E 455113	Agriculture / Garden land / paddock	Proposed Use	
N 307212		Housing	
SOCIAL Factors			
Proximity to Local Centre with convenience store		The site is within 1,690m of a Co-op at Glenfield.	
Proximity to GP surgery		The site is within 870m of Glenfield Surgery.	
Proximity to primary school		The site is within 1,900m of Glenfield Primary School.	
Proximity to secondary school		The site is within 2,500m of New College, Leicester.	
Proximity to local employment		The site is within 150m of County Hall, Glenfield.	
Access to public transport		The site is within 530m of a bus stop with a regular frequency service.	
Proximity to open space		The site is within 400m of open space over 1 hectare at Stelle Way Meadow, Gynsills arboretum, Glenfield. Millennium Green Play area is some 1,400m away.	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC ecology: needs further surveys before making a decision. The site is all grassland, some of which is likely to be species-rich; there are signs of ridge and furrow, fragmented hedges, mature and ponds are also present. Presence of BAP habitats could remove part of land for development.	
Townscape and landscape		The site falls within the Rothley Brook Fringe landscape character area and is characteristic of urban fringes located on higher ground.	
Heritage assets		The site has no designated assets in the vicinity. Heritage potential is medium. Medieval Park (MLE17056) with an old Park Pale (MLE397) running N/S across the site. The remains of Anstey Pastures country house (MLE388) partially lies within the development area. Some ridge and furrow across the northern portion.	
Soil resources		The site is classified as urban / industrial and is not best and most versatile agricultural land.	
Previously developed land		The site consists of agricultural land, garden land and paddock.	
Flood risk		The land is Flood Zone 1. There may be some potential for surface water flooding.	
Land contamination, pollution and hazards		The part of the site that lies within the administrative area of Blaby District has no known contamination issues.	
Minerals and waste		The site is not located in a mineral consultation zone or affected by a protected waste facility.	
ECONOMIC Factors			
Available and achievable		The site is available and achievable.	
Site access and impact on road network		LCC Highways: Access to the site is likely to be from Gynsill lane which is a C-class road with a 60mph speed limit. This is contrary to policy IN 5 of the LHDG, which restricts access	

Site Reference	Site Name	Parish		
GLE030	Land rear of County Hall	Glenfield		
		points to roads where measured vehicle speeds are in excess of 40mph. The A46 around the west and north of Leicester and the M1 between Junction 21a and Junction 21 experience significant congestion, accident and journey time unreliability problems, and this would need to be reflected / considered in any transport assessment work.		
Overall Assessment				
Identified Red Constraints		None identified		
Policy Designations		The site is identified as Green Wedge in both the Blaby District Local Plan and Charnwood Borough Local Plan.		
Suitable	Yes	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	185 dwellings (40dph) (in Blaby District)	11 - 15 years
Achievable	Yes			
Additional information		Part of a wider proposal to the north of Leicester. Longer timeframe because of the location of the area of land in Blaby District in relation to the proposed access of Gynsill Lane / A50.		

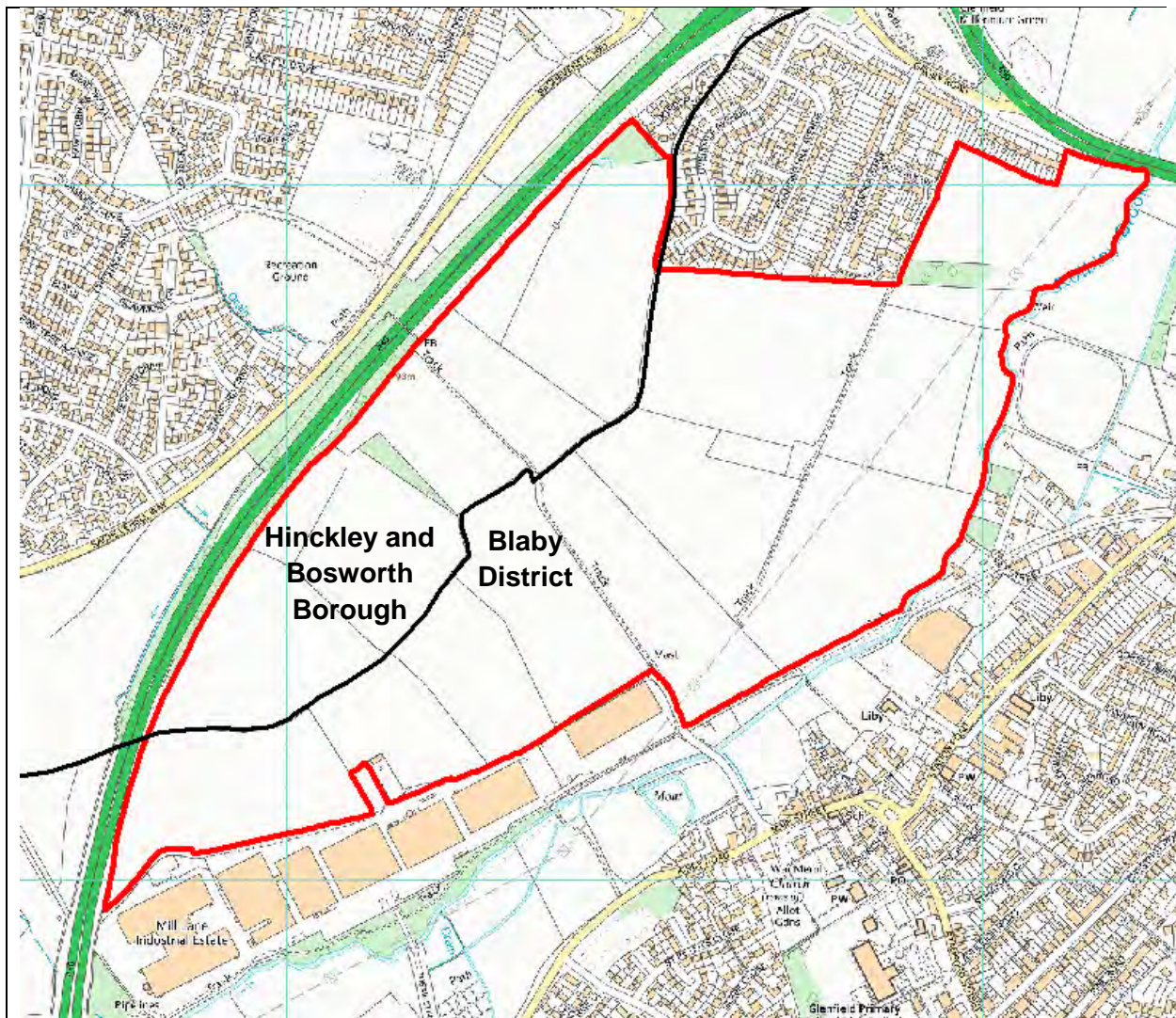


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Site Reference	Site Name	Parish	
GLE032	Land north of Glenfield	Glenfield	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
74.34 ha (50.73 ha within Blaby District, 23.61 ha is within Hinckley and Bosworth Borough)	Whole site is 70.97 ha. 47.36 ha within Blaby District.	947 dwellings (40dph) in Blaby District. 1,419 dwellings (40dph) across the whole site.	
Grid Ref	Current Use	Previously Developed	No
E 453436	Agriculture	Proposed Use	
N 306548		Housing	
SOCIAL Factors			
Proximity to Local Centre with convenience store		The site is within 1,000m of a Co-operative food store at Glenfield.	
Proximity to GP surgery		The site is within 1,480m of Groby Surgery, Rookery Lane, Groby.	
Proximity to primary school		The site is within 980m of Glenfield Primary School.	
Proximity to secondary school		The site is within 1,880m of Brookvale High School, Groby.	
Proximity to local employment		The site is within 250m of Mill Lane Industrial Estate, Glenfield.	
Access to public transport		The site is within 690m of a bus stop with a regular frequency service.	
Proximity to open space		The site is within 560m of open space over 1 hectare at Stamford Memorial Park and Marina Park, Groby.	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC ecology: OK with mitigation. Large area and mainly arable; it should be possible to organise layout around any features of interest such as LWS hedges, trees, grassland and GCN ponds. Some grassland in central area may be spp-rich. Buffer zones 5m to retained hedges, ponds etc., 10m buffer natural open space to Rothley Brook.	
Townscape and landscape		The site falls within the Rothley Brook Fringe landscape character area and is characteristic of that. Key pressures include expansion of built form on high ground towards the motorway corridor would increase its visual prominence in the landscape and contribute to the loss of the existing separation between settlements.	
Heritage assets		The site is within 70m of the moated site and garden enclosure Scheduled Monument and is likely to impact on its setting. The Glenfield Conservation Area and Listed Buildings are also in the vicinity. Heritage potential is medium risk: Glenfield Historic Settlement Core (MLE9282) and medieval settlement site (MLE128) on-site; Leicester to Swannington Railway (MLE18026) runs along southern boundary of the site.	
Soil resources		Natural England Agricultural land Classification maps indicate that the land is grade 3 (good to moderate) likelihood of being best and most versatile agricultural land. The rest is urban/industrial land. No detailed evidence has been identified that identifies whether any of the land is grade 3a - Best and Most Versatile (BMV).	
Previously developed land		The site is mainly in agricultural use.	

Site Reference	Site Name	Parish		
GLE032	Land north of Glenfield	Glenfield		
Flood risk		Potential access to the site crosses Flood Zone 3. A small part of the south of the site is Flood Zones 3a and 3b and part Flood Zone 2. There is some potential for Surface Water flooding. The site access may cross the Rothley Brook. The site will have to pass the Sequential Test and Exception Test.		
Land contamination, pollution and hazards		The site has possible migrating landfill gas that will need to be assessed.		
Minerals and waste		The site is within a Minerals Consultation Area for sand and gravel. The Minerals Planning Authority indicates that the potential impact on mineral resources would not appear to be significant given the site's location. The site is within the vicinity of a protected waste facility.		
ECONOMIC Factors				
Available and achievable		Access to the site is potentially across Flood Zone 3 so the site is not currently achievable.		
Site access and impact on road network		National Cycle Network route 63 runs east-west along the site's southern boundary. Public footpaths R40 and R51. LCC Highways: there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained within the LHDG. There is existing congestion on the A50 Groby Road, between the A46 and County Hall roundabouts (am and pm). If the new access is constructed near to the bus gate signals then SCOOT co-ordination between the A46 and County Hall roundabouts may need to be considered. Additional traffic may need to be mitigated by improvements to the A46 and County Hall roundabouts.		
Overall Assessment				
Identified Red Constraints		Yes, part of the site is in Flood Zone 3.		
Policy Designations		The site is within Green Wedge as identified in the Blaby District Local Plan and Hinckley and Bosworth Borough Local Plan.		
Suitable	Yes	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	947 dwellings (40dph)	11 – 15 years
Achievable	No			
Additional information		The site promoter indicates that the proposed access from the A50 has the potential to support up to 1,000 dwellings.		



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Parish: Glen Parva

Site Reference	Site Name	Parish	
GPA010	Land at Glen Ford Grange, Little Glen Road	Glen Parva	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
0.58 ha	0.58 ha	19 dwellings (40dph)	
Grid Ref	Current Use	Previously Developed	Yes
E 457527	Industrial units / car breaker's yard	Proposed Use	
N 298262		Residential	
SOCIAL Factors			
Proximity to Local Centre with convenience store		The site is within 770m of the Co-operative convenience store at Hillsborough Road, Glen Parva.	
Proximity to GP surgery		The site is within 1160m of Northfield Medical Centre in Blaby.	
Proximity to primary school		The site is within 1190m of Rolleston Junior School at Hillsborough Road, Glen Parva.	
Proximity to secondary school		The site is within 990m of South Wigston High School.	
Proximity to local employment		The site is within 1240m of Blaby Industrial Estate.	
Access to public transport		The site is within 620m of a bus stop with a regular frequency service.	
Proximity to open space		The site is within 250m of open space over 1 hectare at Featherstone Drive, Glen Parva (north of the canal and railway line, in Leicester City administrative area).	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC Ecology comments: protected species and Phase 1 survey required.	
Townscape and landscape		The site is within the Sence and Soar Floodplain landscape character area but the site is not representative of the landscape character area as it consists of former agricultural buildings in commercial use.	
Heritage assets		LCC archaeology comments: inside historic core of the village, known archaeology on site, near moated site. Scheduled monument and grade II listed building in the vicinity, heritage potential is high.	
Soil resources		The site is identified as being predominantly in urban use / grade 4 (poor quality).	
Previously developed land		The site is previously developed land.	
Flood risk		The site is in Flood Zone 1 (source: EA maps).	
Land contamination, pollution and hazards		The site may be affected by land contamination / pollution associated with its current use as a car breaker's yard. No other known hazards.	
Minerals and waste		The site is in a Minerals Consultation Zone and is not protected for a waste facility.	
ECONOMIC Factors			
Available and achievable		The site is not currently available as it is in use by one or more businesses. There have been no recent planning applications on the site since permission expired in March 2018 and the site has not been promoted for development since.	
Site access and impact on road network		The site was found to have suitable access arrangements through a previously approved planning application (planning application reference: 13/0912/1/OX).	

Overall Assessment				
Identified Red Constraints		No		
Policy Designations		The site is within Green Wedge.		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	No	Developable	19 (40dph)	6 – 10 years
Achievable	Yes			
Additional information		Planning permission for 14 dwellings expired in March 2018.		

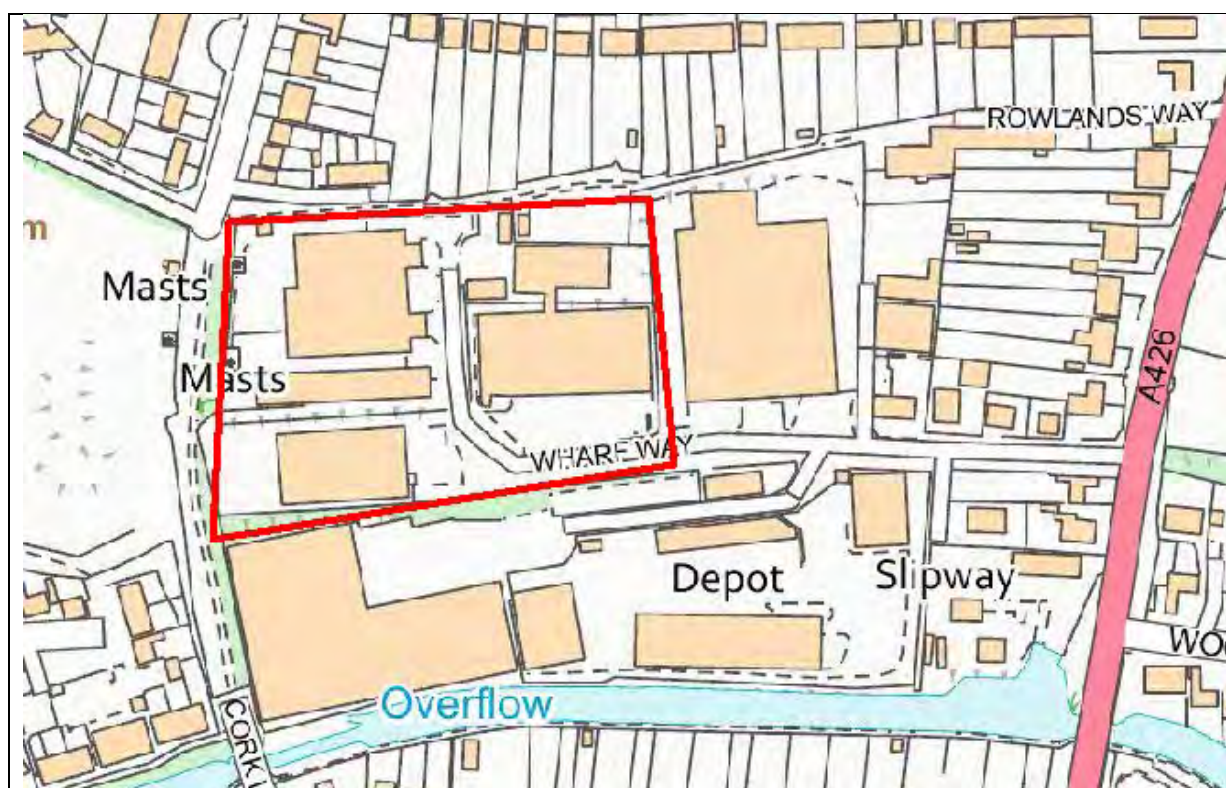


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Site Reference	Site Name	Parish	
GPA023	Summit Engineering, Wharf Way	Glen Parva	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
1.97	1.97	65 dwellings (40dph)	
Grid Ref	Current Use	Previously Developed	Yes
E 456553	Industrial buildings	Proposed Use	
N 298764		Residential	
SOCIAL Factors			
Proximity to Local Centre with convenience store		The site is within 1390m of Aldi in Blaby Town Centre.	
Proximity to GP surgery		The site is within 1310m of Northfield Medical Centre in Blaby.	
Proximity to primary school		The site is within 1190m of Glen Hills Primary School in Glen Parva.	
Proximity to secondary school		The site is within 2310m of South Wigston High School.	
Proximity to local employment		The site is within 1220m of Blaby Industrial Estate.	
Access to public transport		The site is within 540m of a bus stop with a regular frequency service.	
Proximity to open space		The site is within 880m of open space over 1 hectare at Northfield Park in Blaby.	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC Ecology comments: OK. Small amount of woodland to west. Retain trees.	
Townscape and landscape		The site is within the urban area of Glen Parva.	
Heritage assets		There are no designated heritage assets on site and the Grand Union canal conservation area is approximately 75m to the south of the site's southern boundary. LCC archaeology comments: medium risk heritage potential.	
Soil resources		The site is identified as being in urban use.	
Previously developed land		The site is previously developed land.	
Flood risk		The site is in Flood Zone 1 and small parts of the site appear to be affected by 1 in 1,000 year risk of surface water flooding.	
Land contamination, pollution and hazards		The site adjoins a former landfill site to the west. Further investigation may be required to determine possible land contamination associated with the adjoining landfill or historic uses on the site.	
Minerals and waste		A small part of the site to the west is in a Minerals Consultation Zone for sand and gravel. The site is not protected for a waste facility.	
ECONOMIC Factors			
Available and achievable		Single landowner and no legal issues identified. Redevelopment of the site for housing would require the relocation of the existing business.	
Site access and impact on road network		LCC highways: Access to Summit Engineering is currently via Warf Way, which is an unadopted road that serves properties outside the redline boundary. It is likely that improvement works to ensure the road is to an adoptable standard would be required. Therefore, access to the site should be given careful consideration.	

Overall Assessment				
Identified Red Constraints		No		
Policy Designations		The site is within the settlement boundary of Glen Parva		
Suitable	Yes	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	No	Developable	65 (40dph)	11 – 15 years
Achievable	Yes			
Additional information		The site is not currently available and is occupied by multiple businesses. Time would need to be allowed for their relocation.		



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Parish: Huncote

Site Reference	Site Name	Parish	
HUN013	Land south of Narborough Road	Huncote	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
12.95	9.75	182 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 451808	Agricultural land	Proposed Use	
N 296995		Housing	
SOCIAL Factors			
Proximity to large convenience store		The site is within 2060m of Tesco Express at Copt Oak, Narborough	
Proximity to GP surgery		The site is within 2780m of the Limes Medical Centre, Narborough	
Proximity to primary school		The site is within 720m of Huncote Community Primary School	
Proximity to secondary school		The site is within 3920m of Brockington College, Enderby	
Proximity to local employment		Site is within 1950m of employment opportunities at the Coventry Road Industrial Estate, Narborough.	
Access to public transport		Site is within 580m of a bus stop on Main Street for a low frequency bus service (X84 Arriva Leicester to Rugby) and within 1640m of a regular frequency bus route (Arriva No 50 Leicester to Narborough).	
Proximity to open space		The site is within 830m of open space over 1 hectare at playing fields off Sportsfield Lane, Huncote.	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC ecology: OK with mitigation and avoidance. Part reject. OK on arable land, but wide belt of land along watercourse is high quality habitat, and must be retained and buffered; it could serve as informal POS, with some protection of watercourse against disturbance (which has Water voles/Otters). Small area of woodland in north of site to retain/enhance also needs 5m buffer of natural OS.	
Townscape and landscape		Site is within the Croft Hill character area, a fragmented landscape, with relatively open views which are heavily influenced by quarrying activities and Croft Hill and adjacent man-made hills. Change has the potential to restore farmland connectivity, and should provide improved links between newly created public open space and the wider countryside to restore coherence in the landscape and offer recreational routes	
Heritage assets		There are no designated assets on site. Listed buildings are in the vicinity. Parts of site have previously been archaeologically investigated and archaeological remains are present including Prehistoric, Roman, and Medieval remains, a probable Bronze Age burial barrow and Iron Age, Roman Anglo-Saxon, Medieval and Post-Medieval coins and brooches. A Lower Palaeolithic hand axe was recovered from adjacent field and a Prehistoric field system and former Medieval house are also recorded adjacent. Parish Boundary follows eastern and south-western boundaries and a watercourse (Thurlaston Brook) along the western boundary previously meandered into site. The earthworks of a disused	

Site Reference	Site Name	Parish		
HUN013	Land south of Narborough Road	Huncote		
		tramway follow the north-eastern boundary and tramway previously crossed site, connecting Huncote Quarry and Narborough Quarry. LCC Archaeology advise that further information required prior to determination to ascertain significance of archaeological remains within site.		
Soil resources		The land is Grade 3 and there is high likelihood of 70% of the site and a moderate likelihood of 30% of the site being best and most versatile land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile		
Previously developed land		The site is greenfield.		
Flood risk		About 31% of the site is at risk of flooding (to the west and south), lying within a mix of flood zones 2 and 3 (EA maps)		
Land contamination, pollution and hazards		The southern part of the site is within 250m of a source of unstable or contaminated land and so will need to be investigated. The site is within close proximity of Croft Quarry, which is operational, and so associated issues such as dust, noise, vibration etc. need to be considered		
Minerals and waste		The site is within the Minerals Consultation Area for igneous rock but the potential impact on mineral resources would not appear to be significant given their location		
ECONOMIC Factors				
Available and achievable		The site is promoted on behalf of a developer. There is a single landowner and no known legal issues. It is indicated that site access will be through the adjoining recently developed site.		
Site access and impact on road network		Access to be obtained through the adjoining recently developed site.		
Overall Assessment				
Identified Red Constraints		Yes, part of the site is in Flood Zone 3.		
Policy Designations		Countryside (Policy CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	182 (30dph)	6 – 10 years
Achievable	Yes			
Additional information				



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Site Reference	Site Name	Parish	
HUN016	Land east of Huncote	Huncote	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
6.72	6.72	126 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 452201	Agricultural land	Proposed Use	
N 297443		Housing	
SOCIAL Factors			
Proximity to large convenience store	The site is within 1750m of Tesco Express, Copt Oak, Narborough		
Proximity to GP surgery	The site is within 2440m of the Limes Medical Centre		
Proximity to primary school	The site is within 860m of Huncote Community Primary School		
Proximity to secondary school	The site is within 3760m of Brockington College, Enderby		
Proximity to local employment	The site is within 1630m of employment opportunities at Coventry Road Industrial Estates, Narborough		
Access to public transport	The site is within 740m of a bus stop for a low frequency bus service (X84 Arriva Leicester to Rugby) and within 1290m of a regular frequency bus route (Arriva No 50 Leicester to Narborough).		
Proximity to open space	Site is within 1km of open space over 1 hectare at playing fields off Sportsfield Lane.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC ecology: OK with mitigation. Arable, low value apart from hedges, to retain all with buffer zones 5m natural open space. May need to adjust layout to retain GCN corridors, if found on site.		
Townscape and landscape	The site is within the Croft Hill character area, a fragmented landscape, with relatively open views which are heavily influenced by quarrying activities and Croft Hill and adjacent man-made hills. Change has the potential to restore farmland connectivity, and should provide improved links between newly created public open space and the wider countryside to restore coherence in the landscape and offer recreational routes.		
Heritage assets	There are no designated heritage assets on the site. LCC Archaeology: earthwork of disused tramway runs east / west across the site. Narborough Quarry to eastern border of the area. Possible enclosure 200m to south-west. Large area, medium risk heritage potential.		
Soil resources	The land is Grade 3 and there is a high likelihood of the land being best and most versatile on the majority of the site. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land		
Previously developed land	The site is agricultural land and so greenfield		
Flood risk	The site is located within flood zone 1, but does have an element of surface water flood risk at a 30 year extent.		
Land contamination, pollution and hazards	The site is within 250m of a landfill site that adjoins the site on its eastern boundary. The site is also close to Croft Quarry, which is operational, which raises issues of dust and noise etc. Further investigation required.		
Minerals and waste	The site is within the Minerals Consultation Zone for igneous rock, but the potential impact on mineral resources would not		

Site Reference	Site Name	Parish		
HUN016	Land east of Huncote	Huncote		
		appear to be significant given their location		
ECONOMIC Factors				
Available and achievable		The site is promoted on behalf of a developer. There is a single landowner and no known legal issues.		
Site access and impact on road network		LCC Highways advise that there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained within the Leicestershire Highway Design guide. Huncote Road is a class C road with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph. Access from Huncote Road is contrary to policy IN 5 of the LHDG, which restricts access points to roads where measured vehicle speeds are in excess of 40mph. Due consideration should be given to the requirement to alter the speed limit to cover the development as well as the village and site access proposals to ensure it conforms with appropriate standards set out within the relevant guidance.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		The site is in an Area of Separation (Policy CS17 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	126 (30dph)	6 – 10 years
Achievable	Yes			
Additional information				

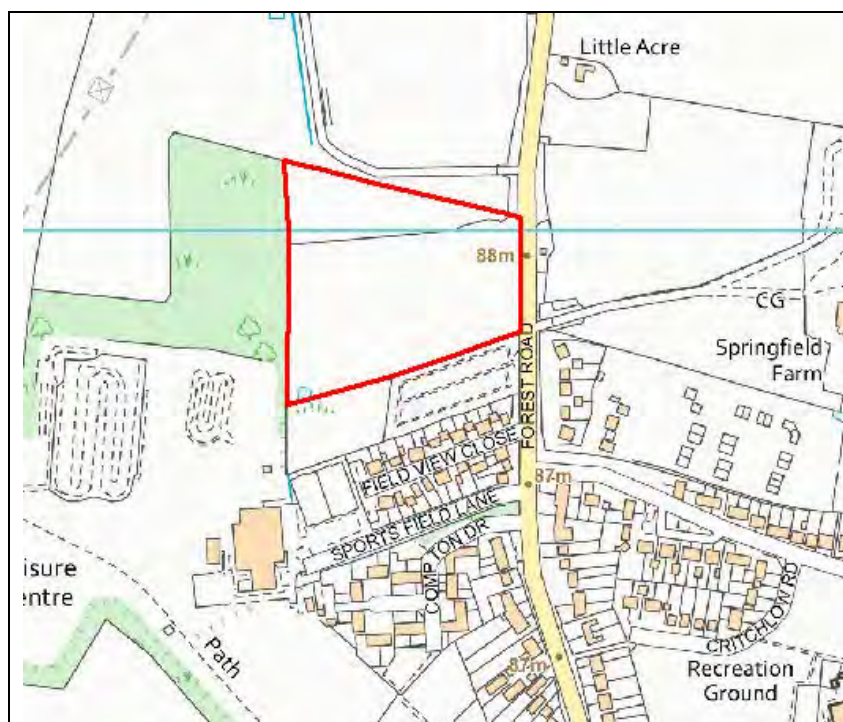


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Site Reference	Site Name	Parish	
HUN017	Land west of Forest Road	Huncote	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
2.18	2.18	40 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 451611	Agricultural	Proposed Use	
N 297968		Housing	
SOCIAL Factors			
Proximity to large convenience store	The site is within 1880m of Tesco express at Copt Oak, Narborough.		
Proximity to GP surgery	The site is within 3280m of the Limes Medical Centre, Narborough.		
Proximity to primary school	The site is within 560m of Huncote Community Primary School.		
Proximity to secondary school	The site is within 3850m of Brockington College, Enderby		
Proximity to local employment	The site is within 2560m employment opportunities at Coventry Road Industrial Estates, Narborough.		
Access to public transport	The site is within 630m of a bus stop for a low frequency bus service (X84 Arriva Leicester to Rugby)		
Proximity to open space	The site is within 350m of open space over 1 hectare at playing fields off Sportsfield Lane.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC ecology: needs further surveys before making a decision. GCN known on site, so need to accommodate these in layout. Retain excellent central hedge + trees, with 5m buffers, and 10m buffer of natural open space to woodland west. Development is limited because of these constraints, and if grassland is species-rich, it may rule it out.		
Townscape and landscape	The site is within the Croft Hill character area, a fragmented landscape, with relatively open views which are heavily influenced by quarrying activities and Croft Hill and adjacent man-made hills.		
Heritage assets	There are no designated heritage assets on site. LCC Archaeology: Huncote cemetery (MLE23626) to immediate south. Ridge and furrow. Huncote sand and gravel quarry (MLE23624) surrounds the area to the north, west and south. Heritage potential is medium risk.		
Soil resources	The land is Grade 3 and there is a moderate likelihood of the land being best and most versatile on the majority of the site. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land		
Previously developed land	The site is agricultural land and so greenfield.		
Flood risk	The site is within Flood Zone 1.		
Land contamination, pollution and hazards	The site is within 250 of a landfill site and further investigation is needed.		
Minerals and waste	The site is within the Mineral Consultation Zone for sand and gravel. The site is close to the safeguarded waste site at Huncote Quarry.		
ECONOMIC Factors			
Available and achievable	The site is promoted on behalf of a developer. There is a single landowner and no known legal issues.		
Site access and impact on road network	LCC Highways advise that there are no apparent fundamental reasons for this site to be excluded from consideration at this		

Site Reference	Site Name	Parish		
HUN017	Land west of Forest Road	Huncote		
		stage. However, consideration in more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained within the LHDG. Forest Road is a class C road with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph. Access from Forest Road is contrary to policy IN 5 of the LHDG, which restricts access points to roads where measured vehicle speeds are in excess of 40mph. Due consideration should be given to the requirement to alter the speed limit to cover the development as well as the village and site access proposals to ensure it conforms with appropriate standards set out within the relevant guidance.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Countryside (Policies CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	40 (30dph)	6 – 10 years
Achievable	Yes			
Additional information				




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Parish: Kilby


Site Reference	Site Name	Parish	
KIL002	Steeple Chase Farm, Main Street	Kilby	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
1.25	1.25	30 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 462181	Agricultural land	Proposed Use	
N 295442		Residential	
SOCIAL Factors			
Proximity to large convenience store	The site is located approximately 3750m from Fleckney Co-op Food (however this is via public footpaths through fields and so the route may not be suitable in adverse weather conditions).		
Proximity to GP surgery	The site is located approximately 3750m from Kibworth Medical Centre – Fleckney (however this is via public footpaths through fields and so the route may not be suitable in adverse weather conditions).		
Proximity to primary school	The site is located approximately 250m from Kilby St Marys C of E Primary School.		
Proximity to secondary school	The site is located approximately 4880m from Wigston Academy.		
Proximity to local employment	The site is located approximately 4710m from employment opportunities in Wigston town centre and 5590m from Magna Road, South Wigston (a key employment site in Oadby and Wigston borough).		
Access to public transport	The site is located approximately 100m from a bus stop (on Main Street) with a half hourly bus route - Arriva No. 49B, Leicester to Kibworth.		
Proximity to open space	The site is located approximately 2220m from a source of open space over 1 hectare at Wistow Estate countryside stewardship.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	The site has the potential for protected species. Detailed surveys should be carried out and mitigation measures would be required.		
Townscape and landscape	The site is on the southern edge of the Kilby Meadows character area, with the very southern part of the site (i.e. site access) falling within the primarily residential area of Kilby. The rooftops of Kilby are visible on the southern edge of the character area (i.e. where this site is located), but are generally well screened by mature boundary vegetation. Agriculture is the main land use within the area, and changes along the edge of Kilby which if altered, may fragment the character of the area. Changes in development would need to remain inconspicuous in the landscape and retain and enhance the lush riparian vegetation. Should be noted there are some buildings on site currently.		
Heritage assets	The site is partly inside historic core of the village. There is a listed building within the vicinity of the site. Heritage potential is considered to be high		
Soil resources	The site is categorised as urban / industrial land, with therefore no best and most versatile land, though some parts		

Site Reference	Site Name	Parish		
KIL002	Steeple Chase Farm, Main Street	Kilby		
	of the site are greenfield			
Previously developed land	The site is greenfield (the buildings on the site are used for agriculture, and therefore classed as greenfield)			
Flood risk	The site is in Flood Zone 1 and part of the site is at risk of surface water flooding in a 1,000 year event.			
Land contamination, pollution and hazards	The site is not within 250m of a source of unstable or contaminated land, and there is no indication of groundwater pollution issues at this stage. There are no known sources of pollution or environmental quality issues at this stage.			
Minerals and waste	Just under half of the site (the northern part) is within the Mineral Consultation Zone, and the site is not protected for a waste facility.			
ECONOMIC Factors				
Available and achievable	The site is in single ownership and there is an intention from the site owner to develop the site for housing. There are no known legal issues. The site may be available subject to the existing agricultural buildings no longer being needed, and may be achievable subject to overcoming the constraints identified.			
Site access and impact on road network	The County Highway Authority is of the view that there are no fundamental reasons for this site to be excluded from consideration at this stage.			
Overall Assessment				
Identified Red Constraints	No			
Policy Designations	The site is in Countryside (policy CS18)			
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	No	Developable	30 (30dph)	11 – 15 years
Achievable	Yes			
Additional information	The site is not currently available due to the existing commercial enterprise on site.			


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Site Reference	Site Name	Parish	
KIL006	Land to the south of Chapel Close and Main Street	Kilby	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
0.8	0.71	17 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 461934	Paddocks / grazing land	Proposed Use	
N 295340		Residential	
SOCIAL Factors			
Proximity to large convenience store	The site is located approximately 3730m from Fleckney Co-op Food (however this is via public footpaths through fields and so the route may not be suitable in adverse weather conditions).		
Proximity to GP surgery	The site is located approximately 3730m from Kibworth Medical Centre – Fleckney (however this is via public footpaths through fields and so the route may not be suitable in adverse weather conditions).		
Proximity to primary school	The site is located approximately 200m from Kilby St Marys C of E Primary School.		
Proximity to secondary school	The site is located approximately 4640m from Wigston Academy (part of the route is via public footpaths through fields and so the route may not be suitable in adverse weather conditions).		
Proximity to local employment	The site is located approximately 4540m from employment opportunities in Wigston town centre and 5370m from Magna Road, South Wigston (a key employment site in Oadby and Wigston borough).		
Access to public transport	The site is located approximately 90m from a bus stop (on Main Street) with a half hourly bus route - Arriva No. 49B, Leicester to Kibworth.		
Proximity to open space	The site is located approximately 2380m from a source of open space over 1 hectare at Wistow Estate countryside stewardship.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	Possible species rich grassland. Possible protected species. Protected species and phase 1 habitat surveys needed. Hedges with trees to east and trees along watercourse to south should be retained with buffer zone, and managed as natural open space.		
Townscape and landscape	Site is within the Kilby Rural Rolling Farmland. The area retains a rural and remote character due to low human influence. Expansion of Kilby could change the village character by weakening its strong association with farm buildings and increasing prominence of the development in the landscape.		
Heritage assets	Site is inside the historic core of the village, medieval feature recorded right on the edge. There is a listed building within the vicinity of the site. Heritage potential is high.		
Soil resources	The land is Grade 3 and there is a moderate likelihood of it being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best		

Site Reference	Site Name	Parish		
KIL006	Land to the south of Chapel Close and Main Street	Kilby		
	and most versatile.			
Previously developed land	The majority of the site is greenfield land.			
Flood risk	18% of the site is at risk of flooding (through Flood Zones 3b, 3a and 2) mostly along the southern and eastern edges. A larger part of the site is subject to surface water flood risk (approx. 40% in total).			
Land contamination, pollution and hazards	The site is not within 250m of a source of unstable or contaminated land, and there is no indication of groundwater pollution issues at this stage. There are no known sources of pollution or environmental quality issues at this stage.			
Minerals and waste	The site is not within the Mineral Consultation Zone and is not protected for a waste facility.			
ECONOMIC Factors				
Available and achievable	The site may be available, and may be achievable subject to the constraints identified.			
Site access and impact on road network	The County Highway Authority considers that the site appears to be land-locked and has no frontage onto an adopted highway. If this can be addressed, there are no apparent fundamental reasons for this site to be excluded from consideration at this stage			
Overall Assessment				
Identified Red Constraints	No			
Policy Designations	The site is in Countryside (policy CS18)			
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	17 (30dph)	6 – 10 years
Achievable	Yes			
Additional information		Subject to the creation of a suitable access, the site is considered achievable.		

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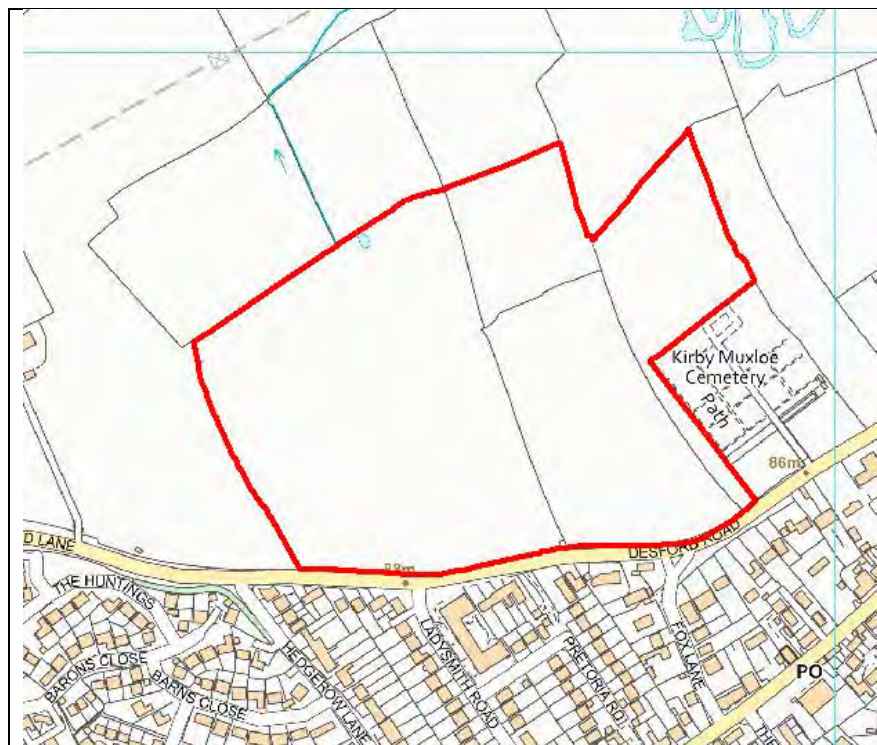
Site Reference	Site Name	Parish	
KIL008	Land rear of 40 Main Street	Kilby	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
0.26	0.26	7 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 462109		Proposed Use	
N 295446		Residential	
SOCIAL Factors			
Proximity to large convenience store	The site is located approximately 3770m from Fleckney Co-op Food.		
Proximity to GP surgery	The site is located approximately 3770m from Kibworth Medical Centre – Fleckney.		
Proximity to primary school	The site is located approximately 220m from Kilby St Marys C of E Primary School.		
Proximity to secondary school	The site is located approximately 4650m from Wigston Academy.		
Proximity to local employment	The site is located approximately 4560m from employment opportunities in Wigston town centre and 5370m from Magna Road, South Wigston (a key employment site in Oadby and Wigston borough).		
Access to public transport	The site is located approximately 80m from a bus stop (on Main Street) with a half hourly bus route - Arriva No. 49B, Leicester to Kibworth.		
Proximity to open space	The site is located approximately 2260m from a source of open space over 1 hectare at Wistow Estate countryside stewardship.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	Protected species and Phase 1 habitat surveys required. Retention of hedges/trees. Needs survey before making decision.		
Townscape and landscape	The site is on the southern edge of the Kilby Meadows character area, with the very southern part of the site (i.e. site access) falling within the primarily residential area of Kilby. The rooftops of Kilby are visible on the southern edge of the character area (i.e. where this site is located), but are generally well screened by mature boundary vegetation. Agriculture is the main land use within the area, and changes along the edge of Kilby which, if altered, may fragment the character of the area. Changes in development would need to remain inconspicuous in the landscape and retain and enhance the lush riparian vegetation.		
Heritage assets	The former Bakehouse at 30 Main Street is a listed building directly adjacent the southwest boundary of the site. The site is partly within the historic core. The heritage potential is medium. Roman, Anglo-Saxon and Medieval finds are also recorded in the vicinity.		
Soil resources	The land in this area is Grade 3. However, the site is categorised as urban / industrial land, with therefore no best and most versatile land. However it is greenfield land so further investigation may be required to identify whether the land is best and most versatile		
Previously developed land	The site is greenfield land.		
Flood risk	The site is in Flood Zone 1, and there is no other known form		

Site Reference	Site Name	Parish		
KIL008	Land rear of 40 Main Street	Kilby		
		of flood risk on the site.		
Land contamination, pollution and hazards		The site is not within 250m of a source of unstable or contaminated land, and there is no indication of groundwater pollution issues at this stage.		
Minerals and waste		The northernmost part of the site is within the Mineral Consultation Zone for sand and gravel. The site is not protected for a waste facility.		
ECONOMIC Factors				
Available and achievable		The site is carried forward from a previous SHLAA. No recent site information has been received.		
Site access and impact on road network		LCC Highways comments on planning application 15/0905/FUL: the proposed access is restricted in width and lacks pedestrian visibility splays at the access. The access has limited visibility to the left of the access due to the property boundary of the access being set back from the property boundary of 42 therefore making the visibility splays substandard. Accessibility was also a reason for the appeal to be dismissed.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		The majority of the site is in Countryside (Policy CS18). The part of the site closest to Main Street is in the settlement boundary for Kilby.		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	7 (30dph)	6 – 10 years
Achievable	Yes			
Additional information		Planning application for one dwelling refused in 2015 and subsequent appeal dismissed in 2016. The lack of a suitable access inhibits the site's suitability to be developed.		
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Parish: Kirby Muxloe

Site Reference	Site Name	Parish	
KMU009	Land north of Desford Road	Kirby Muxloe	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
12.74	12.74	216 dwellings (40dph)	
Grid Ref	Current Use	Previously Developed	No
E 451757	Agriculture	Proposed Use	
N 304670		Housing	
SOCIAL Factors			
Proximity to large convenience store	There is a small 'One-stop' convenience store on Main Street some 465m walking distance away from the site. The nearest large convenience store is 2,180m away (Co-op at Ratby).		
Proximity to GP surgery	The site is within 2,960m of Warren Lane Surgery		
Proximity to primary school	The site is within 540m of Kirby Muxloe Primary		
Proximity to secondary school	The site is within 2,236m of Brookvale High School		
Proximity to local employment	The site is within 2,000m of Optimus Point Employment Site (Glenfield)		
Access to public transport	The site is within 320m of a bus stop for a low frequency service		
Proximity to open space	The site is within 600m of the nearest large open space at Kirby Muxloe Recreation ground.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	The site consists of possible spp. rich grassland (ridge and furrow) hedges and potential protected species in the vicinity. Protected species and habitat surveys required.		
Townscape and landscape	The site is within the Rothley Brook Fringe Landscape Character Area and is characteristic of that. The land slopes down towards the Rothley Brook giving views towards Ratby. Key pressures include expansion of built form on high ground would increase its visual prominence in the landscape, loss of existing separation between settlements. Development of the site would cause the village to extend beyond Desford Road which forms the northern extent of development within the village.		
Heritage assets	The site is within 680m (as the crow flies) of Scheduled Monument (Kirby Muxloe Castle) to east, within 135m (at its closest point) of Listed St Bartholomew's Church GII* to east. There are other Listed Buildings in vicinity. The heritage potential is very high including large quantity of Medieval metal finds recorded within site that may indicate activity contemporary with nearby Kirby Muxloe Castle. Also Roman, Early Medieval and Post-Medieval metal finds and Ridge & Furrow earthworks on site. Prehistoric flints, Iron Age, Roman, Early Medieval, Medieval and Post-Medieval finds and sites recorded in vicinity. Adjacent historic settlement core. Further pre-determination archaeological evaluation would be required if the site were to be considered a suitable option.		
Soil resources	Natural England Agricultural land Classification maps indicate that the land is grade 3 (good to moderate) likelihood of being best and most versatile agricultural land. No detailed evidence has been identified that identifies whether any of the land is grade 3a - Best and Most Versatile (BMV).		

Site Reference	Site Name	Parish		
KMU009	Land north of Desford Road	Kirby Muxloe		
Previously developed land		The site is agricultural land.		
Flood risk		The site is Flood Zone 1 and within the surface water 1 in 1,000 year extent		
Land contamination, pollution and hazards		The site has no known contamination issues		
Minerals and waste		The site is within a Minerals Consultation Zone for sand and gravel. The site is not protected for a waste facility.		
ECONOMIC Factors				
Available and achievable		The site is in multiple ownership but there is an intention from the land owners to sell or develop the site. There are no known legal issues.		
Site access and impact on road network		There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.		
Overall Assessment				
Identified Red Constraints		No. Within the setting of a grade II* listed church.		
Policy Designations		Green Wedge (Policy CS16 of the Core Strategy)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	318 dwellings (40dph)	11 - 15
Achievable	Yes			
Additional information				



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Site Reference	Site Name	Parish	
KMU020	Blood's Hill (small)	Kirby Muxloe	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
6.25	6.25	156 dwellings (40dph)	
Grid Ref	Current Use	Previously Developed	No
E 452816	Agriculture	Proposed Use	
N 304482		Housing	
SOCIAL Factors			
Proximity to large convenience store	There is a small 'One-stop' convenience store on Main Street some 1,200m away from the site. The nearest large convenience store is 2,370m away (Co-op at Ratby).		
Proximity to GP surgery	The site is within 1,900m of Forest House Medical Centre.		
Proximity to primary school	The site is within 950m walking distance of Kirby Muxloe Primary School.		
Proximity to secondary school	The site is within 3,700m walking distance of Brookvale Secondary School, Groby and 3,500m from Winstanley School.		
Proximity to local employment	The site is c.650m from Optimus Point employment site at Glenfield.		
Access to public transport	The centre of the site is some 650m to the nearest bus stop on Ratby Lane.		
Proximity to open space	The centre of the site is some 600m to the nearest large area of Open Space at Kirby Muxloe Recreation ground (direct route).		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC Ecology: arable, possible protected species; surveys needed. Retain 5m buffer to hedge to north; buffers / boundary features must not be included in back gardens or form back garden boundaries, but hedge / buffer strip to be managed as continuous corridor of natural open space.		
Townscape and landscape	The site is within the Rothley Brook Fringe Character Area and is characteristic of that. Key pressures include expansion of built form on high ground towards the motorway corridor would increase visual prominence in the landscape. The site is isolated and has the potential to result in increasing separation between the settlements of Glenfield and Kirby Muxloe.		
Heritage assets	The site is close to a Scheduled Monument (Kirby Muxloe Castle) and Listed Building. The site is potentially within the setting of the Kirby Fields Conservation Area and other Listed Buildings are within the vicinity. Kirby Muxloe Park (MLE207) on-site; Sub-circular feature (MLE22151) to south-east. Undated linear features (MLE22150) to south-west. (Both off-site). Large area with some indications of archaeology on-site. Heritage potential is medium risk.		
Soil resources	Natural England Agricultural land Classification maps indicate that the land is grade 3 (good to moderate) likelihood of being best and most versatile agricultural land. No detailed evidence has been identified that identifies whether any of the land is grade 3a - Best and Most Versatile (BMV).		
Previously developed land	The site is greenfield.		
Flood risk	The site is within flood zone 1 with some potential for surface water flooding.		

Site Reference	Site Name	Parish		
KMU020	Blood's Hill (small)	Kirby Muxloe		
Land contamination, pollution and hazards	No contamination issues have been identified. The site is adjacent to the M1 with potential for poor air quality and noise.			
Minerals and waste	The site is not located in a Mineral Consultation Zone or site protected for waste facility.			
ECONOMIC Factors				
Available and achievable	The site is in single ownership and there are no known legal issues.			
Site access and impact on road network	Ratby Lane experiences congestion in peak periods. It would require substantial infrastructure work to provide a surfaced footway to / from Kirby Muxloe. It is not acceptable as a “stand-alone” site. The Highway Authority is therefore likely to seek to resist a planning application on highway sustainability grounds.			
Overall Assessment				
Identified Red Constraints	No. However, the site is within the setting of a Scheduled Monument and grade 1 listed building.			
Policy Designations	Green Wedge (Policy CS16 of the Core Strategy)			
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	156 (40dph)	11 – 15 years
Achievable	Yes			
Additional information	The site promoter estimates 100 dwellings.			

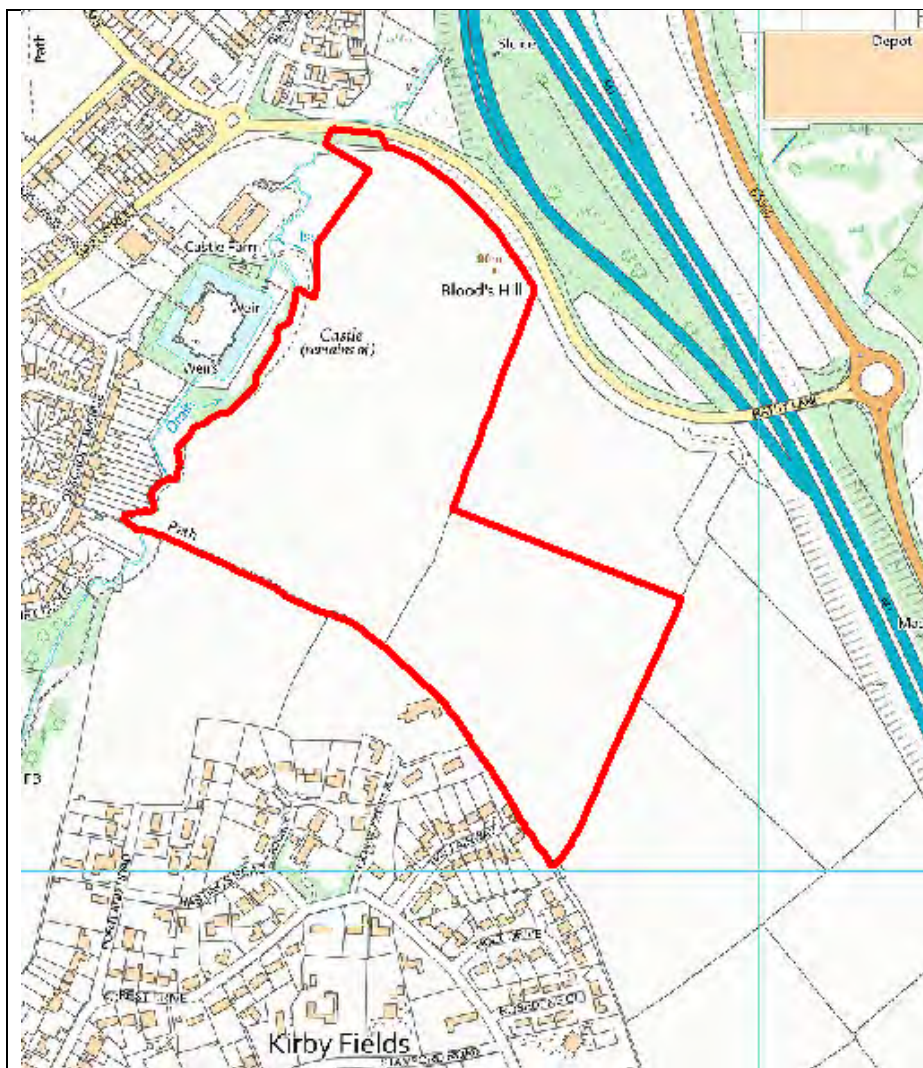


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Site Reference	Site Name	Parish	
KMU021	Blood's Hill (large)	Kirby Muxloe	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
19.11	18.73	468 dwellings (40dph)	
Grid Ref	Current Use	Previously Developed	No
E 452597	Agriculture	Proposed Use	
N 304478		Housing	
SOCIAL Factors			
Proximity to large convenience store	There is a small 'One-stop' convenience store on Main Street some 1,200m away from the site. The nearest large convenience store is 2,170m away (Co-op at Ratby).		
Proximity to GP surgery	The site is within 1,900m of Forest House Medical Centre.		
Proximity to primary school	The site is within 900m walking distance of Kirby Muxloe Primary School.		
Proximity to secondary school	The site is within 3,600m walking distance of Brookvale Secondary School, Groby and 3,600m from Winstanley School.		
Proximity to local employment	The site is c.850m from Optimus Point employment site at Glenfield.		
Access to public transport	The centre of the site is some 750m to the nearest bus stop on Ratby Lane.		
Proximity to open space	The centre of the site is some 500m to the nearest large area of Open Space at Kirby Muxloe Recreation ground.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	The site includes a potential Local Wildlife Site of grassland / marsh to south which should be retained and enhanced. Possible protected species. Protected species surveys required.		
Townscape and landscape	The site is within the Rothley Brook Fringe Character Area and is characteristic of that. Key pressures include expansion of built form on high ground towards the motorway corridor would increase visual prominence in the landscape, loss of existing separation between settlements. The northern part of the site has steeply sloping topography.		
Heritage assets	The site is immediately adjacent to a Scheduled Monument (Kirby Muxloe Castle) and Listed Building. The Kirby Fields Conservation Area and other Listed Buildings are within the vicinity. The heritage potential is certain (due to survey) including Mancetter Roman Road, Neolithic and Bronze Age flint, Roman coin, Medieval and Post-Medieval finds, historic settlement core. Prehistoric, Bronze Age, Iron Age, Roman and Medieval finds and sites recorded in the near vicinity.		
Soil resources	Natural England Agricultural Land Classification maps indicate that the land is grade 3 (good to moderate) likelihood of being best and most versatile agricultural land. No detailed evidence has been identified that identifies whether any of the land is grade 3a - Best and Most Versatile (BMV).		
Previously developed land	The site is mainly in agricultural use.		
Flood risk	Potential access to the site crosses Flood Zone 3. A small part of the south of the site is Flood Zones 3a and 3b and part Flood Zone 2. There is some potential for Surface Water		

Site Reference	Site Name	Parish		
KMU021	Blood's Hill (large)	Kirby Muxloe		
		flooding. The site access may cross the Rothley Brook. The site will have to pass the Sequential Test and Exception Test.		
Land contamination, pollution and hazards		The site is adjacent to the M1 with potential for poor air quality and noise. There are no other known sources of pollution of land contamination.		
Minerals and waste		The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.		
ECONOMIC Factors				
Available and achievable		The site is in single ownership and there are no known legal issues.		
Site access and impact on road network		LCC Highways: Ratby Lane is a class C road with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph. Access from Ratby Lane is contrary to policy IN 5 of the LHDG, which restricts access points to roads where measured vehicle speeds are in excess of 40mph. Due consideration should be given to the requirement to alter the speed limit to cover the development as well as the village and site access proposals to ensure it conforms with appropriate standards set out within the relevant guidance.		
Overall Assessment				
Identified Red Constraints		The site is within the setting of a Scheduled Monument and grade 1 listed building.		
Policy Designations		Green Wedge (Policy CS16 of the Core Strategy)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	468 (40dph)	11 – 15 years
Achievable	Yes			
Additional information				

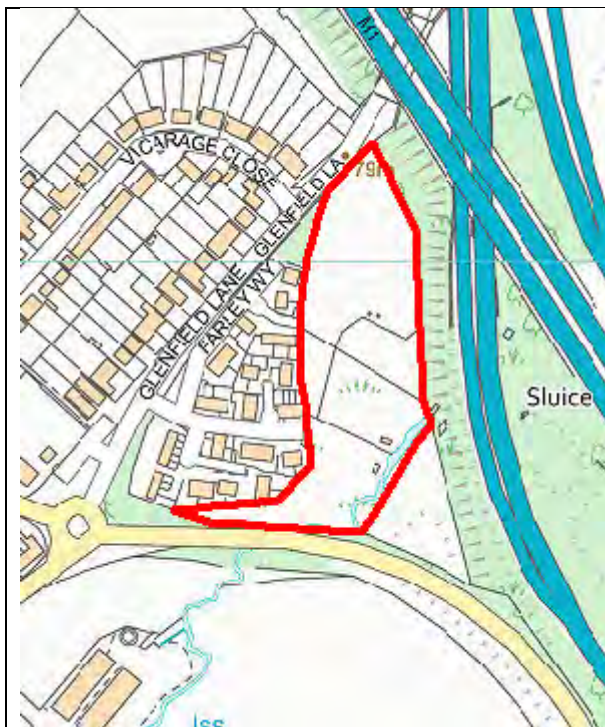


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Site Reference	Site Name	Parish	
KMU022	Land off Farley Way	Kirby Muxloe	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
1.69	0.7	23 dwellings (40dph)	
Grid Ref	Current Use	Previously Developed	No
E 452601	Agricultural / Paddock	Proposed Use	
N 304938		Housing	
SOCIAL Factors			
Proximity to large convenience store	There is a small 'One-stop' convenience store on Main Street some 920m away from the site. The nearest large convenience store is 1,700m away (Co-op at Ratby).		
Proximity to GP surgery	The site is within 2,600m of Forest House Medical Centre.		
Proximity to primary school	The site is within 1,190m walking distance of Kirby Muxloe Primary School.		
Proximity to secondary school	The site is within 3,200m walking distance of Brookvale Secondary School, Groby.		
Proximity to local employment	The site is c.1,350m from Optimus Point employment site at Glenfield.		
Access to public transport	The centre of the site is some 220m to the nearest bus stop on Ratby Lane.		
Proximity to open space	The centre of the site is some 1,200m to the nearest large area of Open Space at Kirby Muxloe Recreation ground.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC Ecology: needs further surveys before making a decision. Retain 5-10m buffers to watercourse and adjacent woodland – depends on presence of protected species. Phase 1 habitat survey required.		
Townscape and landscape	The site is within the Rothley Brook Fringe Character Area and is characteristic of that. Key pressures include expansion of built form on high ground towards the motorway corridor would increase visual prominence in the landscape, loss of existing separation between settlements.		
Heritage assets	The site is close to a Scheduled Monument (Kirby Muxloe Castle) and Listed Building. The site is potentially within the setting of the Kirby Fields Conservation Area and other Listed Buildings are within the vicinity. Circular cropmarks within area; known archaeology. The heritage potential is medium risk.		
Soil resources	Natural England Agricultural land Classification maps indicate that the land is grade 3 (good to moderate) likelihood of being best and most versatile agricultural land. No detailed evidence has been identified that identifies whether any of the land is grade 3a - Best and Most Versatile (BMV).		
Previously developed land	The site is greenfield land.		
Flood risk	The majority of the site falls within Flood Zone 3. Potential access to the site also crosses Flood Zone 3. The site would have to pass the Sequential Test and Exception Test.		
Land contamination, pollution and hazards	No contamination issues have been identified. The site is adjacent to the A46 and M1 with potential for poor air quality and noise.		
Minerals and waste	The site is not located in a Mineral Consultation Zone or site protected for waste facility.		

ECONOMIC Factors				
Available and achievable		The site is in single ownership and there are no known legal issues.		
Site access and impact on road network		LCC Highways: There are no apparent fundamental reasons for this site to be excluded from consideration at this stage, providing suitable access can be achieved.		
Overall Assessment				
Identified Red Constraints		Yes. A large part of the site is within Flood Zone 3. There is also potential for the site to be within the within the setting of a Scheduled Monument and grade 1 listed building (Kirby Muxloe Castle).		
Policy Designations		Green Wedge (Policy CS16 of the Core Strategy)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	23 (40dph)	6 – 10 years
Achievable	Yes			
Additional information				



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Site Reference	Site Name	Parish	
KMU023	Land at Roundhill	Kirby Muxloe	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
1.21	1.21	39 dwellings (40dph)	
Grid Ref	Current Use	Previously Developed	No
E 452524	Agriculture	Proposed Use	
N 304202		Housing	
SOCIAL Factors			
Proximity to large convenience store	There is a small 'One-stop' convenience store on Main Street some 780m walking distance away from the site (if access available across fields), some 1,600m by road. The nearest large convenience store is 2,770m away (Co-op at Ratby).		
Proximity to GP surgery	The site is within 1,860m of Forest House Medical Centre.		
Proximity to primary school	The site is within 650m walking distance of Kirby Muxloe Primary School (1,400m by road).		
Proximity to secondary school	The site is within 3,900m walking distance of Winstanley Secondary School, Braunstone.		
Proximity to local employment	The site is c.3,400m from Braunstone Frith Industrial Estate.		
Access to public transport	The centre of the site is some 720m to the nearest bus stop on Ratby Lane.		
Proximity to open space	The centre of the site is some 280m to the nearest large area of Open Space at Kirby Muxloe Recreation ground.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC Ecology: OK with mitigation. Appears to be amenity grassland, but maybe surrounded by plantation. Retain some, and hedges, with buffer zones.		
Townscape and landscape	The site is within the Rothley Brook Fringe Landscape Character Area. The site adjoins Kirby Muxloe village. The site is adjacent to Kirby Fields which has a distinctive character and forms the built edge of the village.		
Heritage assets	The site is adjacent to Kirby Fields Conservation Area and within 400m of the Scheduled Monument (Kirby Muxloe Castle) to the north. The site has the potential to directly impact on heritage assets and their settings. Within Kirby Muxloe Deer Park (MLE207). Heritage potential is medium risk.		
Soil resources	Natural England Agricultural land Classification maps indicate that the land is grade 3 (good to moderate) likelihood of being best and most versatile agricultural land. No detailed evidence has been identified that identifies whether any of the land is grade 3a - Best and Most Versatile (BMV).		
Previously developed land	The site is in agricultural use.		
Flood risk	The site is within Flood Zone 1 (EA data).		
Land contamination, pollution and hazards	The site has no known contamination issues.		
Minerals and waste	The site is not located in a Mineral Consultation Zone or site protected for a waste facility.		
ECONOMIC Factors			
Available and achievable	The site is in single ownership and there are no known legal issues.		
Site access and impact on road network	No access point identified. LCC Highways: no apparent fundamental reasons for this site to be excluded from consideration at this stage, subject to provision of suitable		

Site Reference	Site Name		Parish	
KMU023	Land at Roundhill		Kirby Muxloe	
		access from Roundhill. However, consideration in more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained within the LHDG.		
Overall Assessment				
Identified Red Constraints		No. The site is potentially within the setting of a Scheduled Monument and Grade I listed building.		
Policy Designations		Green Wedge (Policy CS16 of the Blaby Core Strategy).		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	39 (40dph)	6 – 10 years
Achievable	Yes			
Additional information		No access point identified, potentially through Roundhill (unadopted road).		

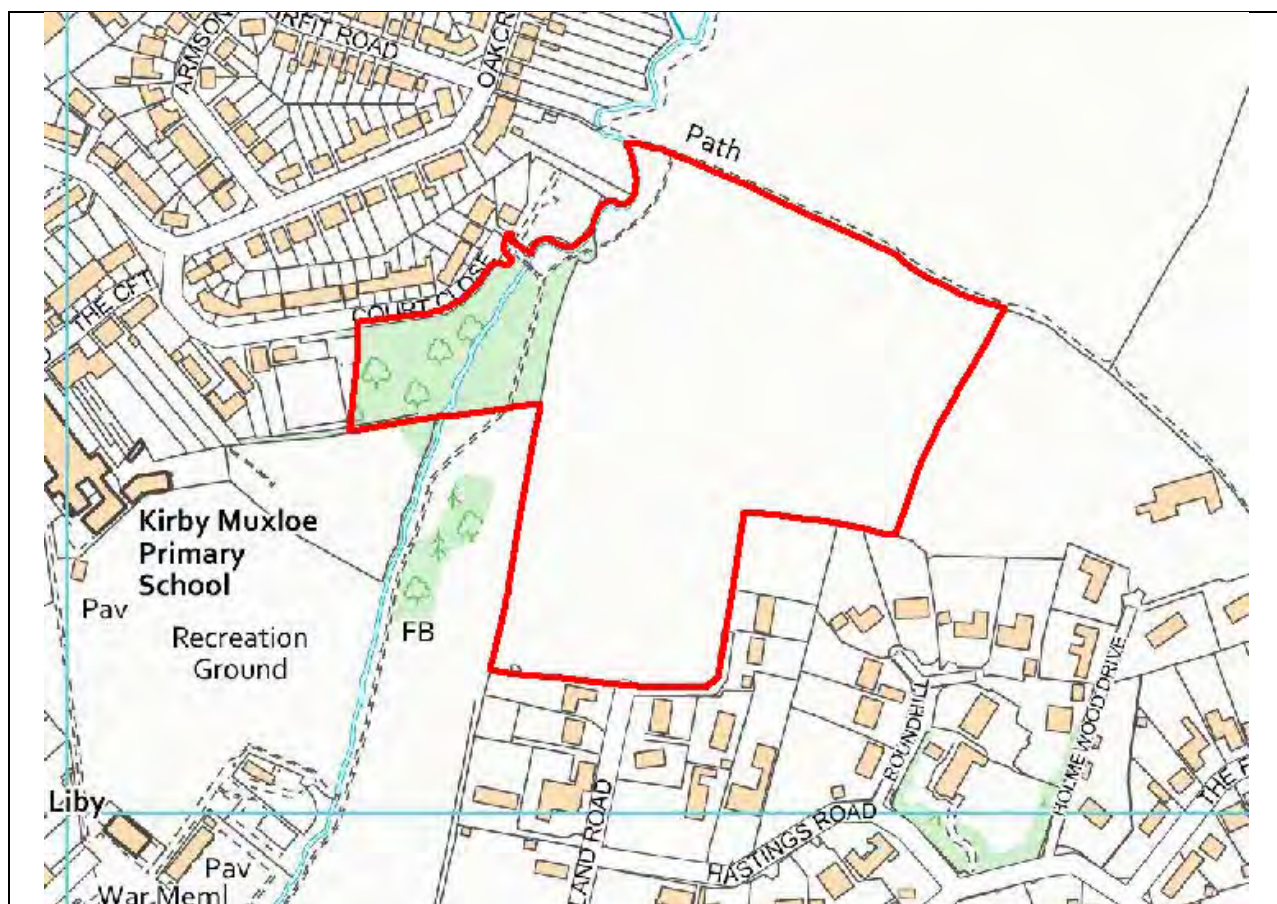


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Site Reference	Site Name	Parish	
KMU024	Land off Portland Road	Kirby Muxloe	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
5.88	5.12	128 dwellings (40dph)	
Grid Ref	Current Use	Previously Developed	No
E 452333	Agricultural	Proposed Use	
N 304264		Housing	
SOCIAL Factors			
Proximity to large convenience store	There is a small 'One-stop' convenience store on Main Street some 560m walking distance away from the site (if accessed from the west). The nearest large convenience store is 2,250m away (Co-op at Ratby).		
Proximity to GP surgery	The site is within 1,860m of Forest House Medical Centre.		
Proximity to primary school	The site is within 650m walking distance of Kirby Muxloe Primary School (1,400m by road).		
Proximity to secondary school	The site is within 3,900m walking distance of Winstanley Secondary School, Braunstone.		
Proximity to local employment	The site is c.3,400m from Braunstone Frith Industrial Estate.		
Access to public transport	The centre of the site is some 720m to the nearest bus stop on Ratby Lane.		
Proximity to open space	The centre of the site is some 180m to the nearest large area of Open Space at Kirby Muxloe Recreation ground.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC Ecology: reject. Part of LWS at Kirby Muxloe park. Habitat loss is not mitigatable and once buffer zone maintained along the brook (10m) there will be little land left to develop without unacceptable tree loss.		
Townscape and landscape	The site is within the Rothley Brook Fringe Landscape Character Area. The site adjoins Kirby Muxloe village. The site is adjacent to Kirby Fields which has a distinctive character and forms the built edge of the village.		
Heritage assets	The site is adjacent to Kirby Fields Conservation Area and within 400m of the Scheduled Monument (Kirby Muxloe Castle) to the north. The site has the potential to directly impact on heritage assets and their settings. Within Kirby Muxloe Deer Park (MLE207). Heritage potential is medium risk.		
Soil resources	Natural England Agricultural land Classification maps indicate that the land is grade 3 (good to moderate) likelihood of being best and most versatile agricultural land. No detailed evidence has been identified that identifies whether any of the land is grade 3a - Best and Most Versatile (BMV).		
Previously developed land	The site is in agricultural use.		
Flood risk	The majority of the site is within Flood Zone 1. However, the western section of the site is within flood zone 3.		
Land contamination, pollution and hazards	The site has no known contamination issues		
Minerals and waste	The site is not located in a Mineral Consultation Zone or site protected for waste facility.		
ECONOMIC Factors			
Available and achievable	The site is in single ownership and there are no known legal issues.		
Site access and impact on	LCC Highways: The proposal would be accessed from		

Site Reference		Site Name		Parish	
KMU024		Land off Portland Road		Kirby Muxloe	
road network		Portland Road, which is unadopted. Portland Road is accessed from Forest Drive, which is also unadopted. We would advise imposing a requirement to build the development in accordance with highway requirements in the LHDG.			
Overall Assessment					
Identified Red Constraints		Yes. Part of the site is within flood zone 3. There is sufficient land in flood zone 1 to enable some development.			
Policy Designations		Green Wedge (Policy CS16 of the Blaby Core Strategy).			
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development	
Available	Yes	Developable	128 (40dph)	11 - 15 years	
Achievable	No				
Additional information		The site may not be achievable because of the identified access constraints.			

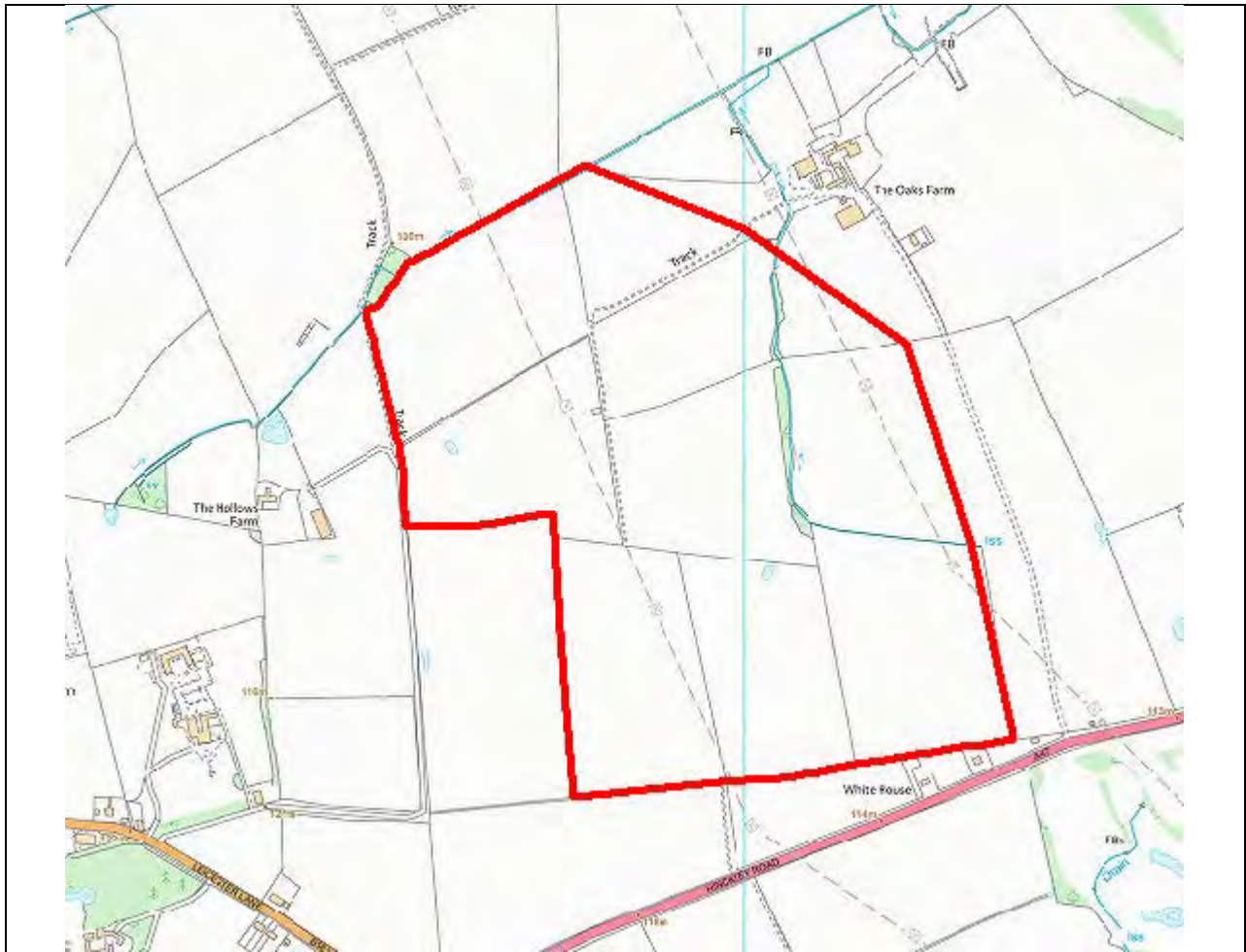


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Site Reference	Site Name	Parish	
KMU025	Land north of Hinckley Road	Kirby Muxloe	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
37.42	37.42	748 dwellings (40dph)	
Grid Ref	Current Use	Previously Developed	No
E 451002	Agriculture	Proposed Use	
N 302630		Housing	
SOCIAL Factors			
Proximity to large convenience store	The nearest large convenience store is 4,390m away (Co-op at Desford). The Sainsbury's Local is some 3,000m away.		
Proximity to GP surgery	The site is within 2,250m of Warren Lane Surgery, Leicester Forest East.		
Proximity to primary school	The site is within 2,750m of Stafford Leys Primary School.		
Proximity to secondary school	The site is within 3,000m of Bosworth Academy, Desford.		
Proximity to local employment	The site is within 2,670m of Caterpillar, Desford.		
Access to public transport	The site is within 500m of a bus stop with a low frequency service at Desford Crossroads.		
Proximity to open space	The site is within 1,750m of the nearest large open space at Beggars Lane informal open space.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC ecology: OK with mitigation. Mostly arable, but with some ponds and some LWS habitat. As it is a large site, it should be possible to retain these with buffer zones of natural open space - 10m to stream, as it is a LWS.		
Townscape and landscape	The site is within the Gently Rolling Farmland Landscape Character Type and Thurlaston Rolling Farmland Landscape Character Area. The site is currently isolated from the built form but is adjacent to an existing allocation.		
Heritage assets	There are no known heritage assets on the site however Oaks Farmhouse to the north-east is a Grade 2 listed heritage asset. Site is located within the former extent of Leicester Forest at the junction of two turnpike roads. Heathley Lodge, the Medieval Chief Lodge of Leicester Forest, lies to the south. The Roman Mancetter Road lies to the north and finds recorded in the vicinity include early Roman military cart fittings and the arm of a Roman statuette, as well as other Roman and medieval metalwork, indicating high-status activity in the vicinity. Little previous archaeological investigation has been undertaken in this area.		
Soil resources	Natural England Agricultural land Classification maps indicate that the land is grade 3 (good to moderate) likelihood of being best and most versatile agricultural land. No detailed evidence has been identified that identifies whether any of the land is grade 3a - Best and Most Versatile (BMV).		
Previously developed land	The site is in agricultural use.		
Flood risk	The site is within Flood Zone 1 (EA data)		
Land contamination, pollution and hazards	The site has no known contamination issues.		

Minerals and waste	The site is located close to, but not within, a Mineral Consultation Zone and is not a site protected for a waste facility.			
ECONOMIC Factors				
Available and achievable	The site is in single ownership and there are no known legal issues.			
Site access and impact on road network	LCC Highways: It is understood that site access will be obtained through the adjoining land to the east, which is a housing allocation in the Blaby Local Plan Delivery DPD, which is also under the site promoter's control. The site access for the housing allocation is from Hinckley Road and is likely to be a roundabout access. The IN5 Policy, set out in the LHDG, sets out a framework for maintaining traffic flow and safety when development is proposed on classified A roads and will need to be considered in relation to this site. There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration should be given to the impact onto the surrounding network through the normal process and consultation with the emergency services in terms of the points of access being acceptable given the increased number of dwellings in comparison to the previous allocation.			
Overall Assessment				
Identified Red Constraints		None identified.		
Policy Designations		Countryside (Policy CS18)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	748 dwellings (40dph)	11 – 15 years
Achievable	Yes			
Additional information		Site promoter estimates 880 dwellings. Overhead powerlines cross the site. The site is currently remote from the built-up area so is not currently suitable.		



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Parish: Leicester Forest East

Site Reference	Site Name	Parish	
LFE018	Land at Baines Lane	Leicester Forest East	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
2.62	2.62	65 dwellings (40dph)	
Grid Ref	Current Use	Previously Developed	No
E 453654	Agricultural	Proposed Use	
N 302709		Housing	
SOCIAL Factors			
Proximity to large convenience store	The site is within 970m from the Cooperative food-store at Hinckley Road.		
Proximity to GP surgery	The site is within 1,650m of Forest House Medical Centre		
Proximity to primary school	The site is within 1,150m of Fossebrook Primary School		
Proximity to secondary school	The site is within 2,740m of Winstanley Community College		
Proximity to local employment	The site is within 1,600m of Braunstone Frith Industrial estate		
Access to public transport	The site is within 690m of a bus stop for a regular service. The site is within 690 m of a bus stop with a regular frequency service. The Lubbesthorpe development includes a proposal to create a 'bus only' route along Baines Lane.		
Proximity to open space	The site is within 170m of open space at King's Walk play area.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	The hedge to the south-west is a species-rich hedge and designated as a Local Wildlife Site. Retain hedges to south with buffer zones of at least 5m of natural vegetation, outside back gardens. Phase 1 habitat and protected species surveys required before making decision.		
Townscape and landscape	The character is 'Agricultural Parkland' and the site is located within the Lubbesthorpe Agricultural Parkland landscape character area. However, the site adjoins the LFE M1 Services to the east and residential development to the west.		
Heritage assets	There are no designated assets within the vicinity of the site. Heritage potential is very low. Site is located within the former extent of Leicester Forest. Previous archaeological investigation within part of this site found no evidence of significant archaeological remains.		
Soil resources	Natural England Agricultural land Classification maps indicate that the land is grade 3 (good to moderate) likelihood of being best and most versatile agricultural land. No detailed evidence has been identified that identifies whether any of the land is grade 3a - Best and Most Versatile (BMV).		
Previously developed land	The site is agricultural land.		
Flood risk	The land is Flood Zone 1.		
Land contamination, pollution and hazards	The site has no known contamination issues.		
Minerals and waste	The site is not located within a Mineral Consultation Zone or affected by a safeguarded waste facility.		
ECONOMIC Factors			
Available and achievable	Site carried forward from a previous SHLAA. No recent site information received.		
Site access and impact on road network	The proposed bus and emergency services route for the Lubbesthorpe development runs along the western perimeter		

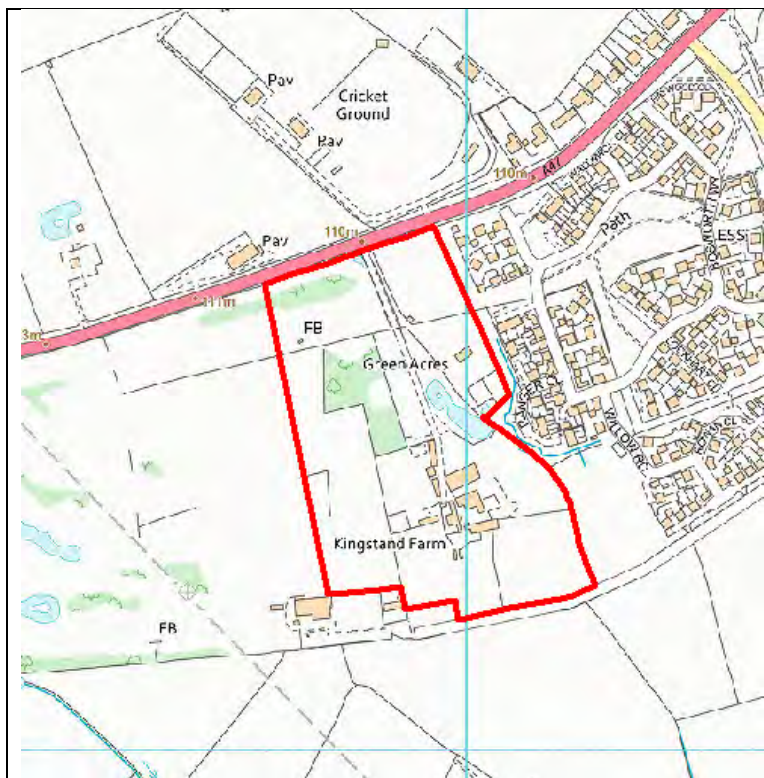
Site Reference	Site Name	Parish		
LFE018	Land at Baines Lane	Leicester Forest East		
		of the site. This may impact on the accessibility and therefore deliverability of the site for residential development. However, details of the proposed bus / emergency access are not yet known until further reserved matters applications are submitted.		
		LCC Highways comments: the site does not appear to be able to have access to the public highway. The site abuts public footpaths to the west and south. Baines Lane at present is unadopted, with a 'no motors except access' restriction – it is also a public footpath (W3) with no footway. It will be subject to improvements as a consequence of the Lubbesthorpe SUE development (circa 4000 houses); however residential development was limited to a maximum of 150 dwellings to protect the nature of the link being a primary public transport route. It is unlikely that the LHA would support the use of this access to protect bus journey times through the link to the SUE.		
Overall Assessment				
Identified Red Constraints		None identified.		
Policy Designations		Within settlement boundary		
Suitable	Yes	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	No	Developable	65	11-15
Achievable	No			
Additional information		The site is considered to be not available as it is required for the operational requirements of the Lubbesthorpe SUE to the south (proposed bus / emergency access) and so the site is not achievable.		



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Site Reference	Site Name	Parish	
LFE019	Land at Kingstand Farm	Leicester Forest East	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
7.99	7.99	199 dwellings (40dph)	
Grid Ref	Current Use	Previously Developed	Mixed
E 451955	Agricultural / Golf Club	Proposed Use	
N 302299		Housing	
SOCIAL Factors			
Proximity to large convenience store	The site is within 1,600m of a convenience store (Sainsbury's Local) at Hinckley Road.		
Proximity to GP surgery	The site is within 1,100m of Warren Lane Surgery		
Proximity to primary school	The site is within 1,800m of Lubbesthorpe Primary School		
Proximity to secondary school	The site is within 3,850m of Bosworth Community College		
Proximity to local employment	The site is within 2,900m of Braunstone Frith Industrial estate		
Access to public transport	The site is within 470 m of a bus stop for a regular service.		
Proximity to open space	The site is within 400m of open space (larger than 1ha) at Lubbesthorpe.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	The site consists of possible species-rich grassland, hedges and ponds. Protected species may be present. Protected species and Phase 1 habitat surveys required.		
Townscape and landscape	The site is within the Thurlaston Rolling Farmland Landscape Character Area. Key pressures include urban pressures along the fringes of settlements could reduce the distinction between urban and rural and increased urban influences from new roads and developments could degrade rural and village character.		
Heritage assets	The site is within 280m Scheduled Monument (Rabbit Warren at Lubbesthorpe) to the north-west. The heritage potential is low/medium including Parish Boundaries following boundaries of site; adjacent King's Stand Farm; Bronze Age, Iron Age, Roman, Medieval and Post-Medieval sites and finds recorded in vicinity. Developed as a golf course post-1991, so large areas of ground disturbance but below-ground archaeological remains could survive in areas of fill or minimal ground reduction.		
Soil resources	Natural England Agricultural land Classification maps indicate that the land is grade 3 (good to moderate) likelihood of being best and most versatile agricultural land. No detailed evidence has been identified that identifies whether any of the land is grade 3a - Best and Most Versatile (BMV).		
Previously developed land	There are some buildings on the site, although the majority of land is in agricultural use.		
Flood risk	The site is within Flood Zone 1 but within the surface water 30 year extent.		
Land contamination, pollution and hazards	The site has no known land contamination issues. There is evidence of some previous storage use on site associated with the former agricultural use. This may require further evidence.		
Minerals and waste	The site is not located in a Mineral Consultation Zone or site protected for waste facility.		
ECONOMIC Factors			
Available and achievable	The site is in multiple ownership and both site owners have		

Site Reference	Site Name	Parish		
LFE019	Land at Kingstand Farm	Leicester Forest East		
		expressed an intention to sell or develop the site. There are no legal covenants or ransom strips that could impede development.		
Site access and impact on road network		LCC Highways: Sustainability is likely to be a concern as the site is located some distance from existing services. The A47 is also subject to the national speed limit (60mph). The Highway Authority may therefore seek to resist a planning application on policy grounds (6CsDG policy IN5 and IN6).		
Overall Assessment				
Identified Red Constraints		No – Ancient Monument to the south of the site.		
Policy Designations		Policy CS18 - Countryside		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	199 (40dph)	6 – 10 years
Achievable	Yes			
Additional information		Planning application 17/1735/FUL for 160 dwellings withdrawn prior to determination. A highways scheme that was acceptable to the Highways Authority was prepared as part of the planning application process.		



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Site Reference	Site Name	Parish	
LFE020	Land at Kingstand Golf Course	Leicester Forest East	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
13.36	13.36	334 dwellings (40dph)	
Grid Ref	Current Use	Previously Developed	No
E 451640	Golf course	Proposed Use	
N 302266		Residential	
SOCIAL Factors			
Proximity to large convenience store	The site is within 1,800m of a convenience store (Sainsbury's Local) at Hinckley Road.		
Proximity to GP surgery	The site is within 1,300m of Warren Lane Surgery		
Proximity to primary school	The site is within 2,000m of Lubbesthorpe Primary School		
Proximity to secondary school	The site is within 3,650m of Bosworth Community College		
Proximity to local employment	The site is within 3,100m of Braunstone Frith Industrial estate		
Access to public transport	The site is within 690 m of a bus stop with a regular service.		
Proximity to open space	The site is within 600m of open space (larger than 1ha) at Lubbesthorpe.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC Ecology: needs further survey before making a decision. GCN in pond in middle of site and to south - need to accommodate this, and maintain connectivity. This will constrain development footprint. There may be spp-rich grassland. Retain ponds, and boundary hedges, with buffer zones (5m for hedges).		
Townscape and landscape	The site is within the Thurlaston Rolling Farmland Landscape Character Area. Key pressures are felt at the fringes of settlements which could reduce the distinction between urban and rural and increased urban influences from new roads and developments could degrade rural and village character.		
Heritage assets	The site is within 400m Scheduled Monument (Rabbit Warren at Lubbesthorpe) to the north-west. The heritage potential is low/medium. Bronze Age, Iron Age, Roman, Medieval and Post-Medieval sites and finds recorded in vicinity adjacent to King's Stand Farm. Developed as a golf course post-1991, so large areas of ground disturbance but below-ground archaeological remains could survive in areas of fill or minimal ground reduction.		
Soil resources	Natural England Agricultural land Classification maps indicate that the land is grade 3 (good to moderate) likelihood of being best and most versatile agricultural land. No detailed evidence has been identified that identifies whether any of the land is grade 3a - Best and Most Versatile (BMV).		
Previously developed land	The site is mostly greenfield being mostly used as a golf course.		
Flood risk	The site is within Flood Zone 1 but within the surface water 30 year extent.		
Land contamination, pollution and hazards	The site has no known land contamination issues.		
Minerals and waste	The site is not located in a Mineral Consultation Zone or site protected for waste facility.		
ECONOMIC Factors			
Available and achievable	The site is under option to a housebuilder and there are no known legal constraints.		

Site Reference	Site Name	Parish		
LFE020	Land at Kingstand Golf Course	Leicester Forest East		
Site access and impact on road network		LCC Highways: Sustainability is likely to be a concern as the site is located some distance from existing services. The A47 is also subject to the national speed limit (60mph). The Highway Authority may therefore seek to resist a planning application on policy grounds (6CsDG policy IN5 and IN6).		
Overall Assessment				
Identified Red Constraints		No. Scheduled Monument to the south of the site.		
Policy Designations		Countryside		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	334 (40dph)	11 – 15 years
Achievable	Yes			
Additional information		The site is not considered to be suitable for development as it is isolated from the built-up area of the parish and is not sustainable as a standalone development.		



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Site Reference	Site Name	Parish	
LFE021	Land north and east of Desford Crossroads	Leicester Forest East	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
53.85	53.85	807 (30dph as the site is remote from the PUA).	
Grid Ref	Current Use	Previously Developed	No
E 450768	Agriculture	Proposed Use	
N 302052		Residential-led mixed use development	
SOCIAL Factors			
Proximity to large convenience store		The site is within 3,300m of a convenience store (Co-op store, Desford).	
Proximity to GP surgery		The site is within 2,180m of Warren Lane Surgery	
Proximity to primary school		The site is within 2,800m of Lubbethorpe Primary School	
Proximity to secondary school		The site is within 2,500m of Bosworth Community College	
Proximity to local employment		The site is within 3,250m of Desford Caterpillar site	
Access to public transport		The site is within 690m of a bus stop with a regular service.	
Proximity to open space		The site is within 2,200m of open space (larger than 1ha) at Lubbethorpe.	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC ecology: OK with mitigation. Arable land. Numerous ponds and GCNs close by. Presence of GCNs will constrain layout, but should be accommodated, with connecting habitat if needed. Retain hedges with 5m buffer natural open space.	
Townscape and landscape		The site is mainly agricultural parkland but also some gently rolling farmland. The site is within the Thurlaston Rolling Farmland and Normanton agricultural parkland Landscape Character Areas.	
Heritage assets		The site is within 400m of Desford Hall (a grade II listed building). Roman finds (MLE197) at northern extent of area, Leicester Forest (MLE22664). Large area with some known archaeology; heritage potential is medium risk.	
Soil resources		Natural England Agricultural land Classification maps indicate that the land is grade 3 (good to moderate) likelihood of being best and most versatile agricultural land. No detailed evidence has been identified that identifies whether any of the land is grade 3a - Best and Most Versatile (BMV).	
Previously developed land		The land is mostly greenfield used for agriculture.	
Flood risk		The site is within Flood Zone 1 but within the surface water 1 in 30 year extent.	
Land contamination, pollution and hazards		The site has no known land contamination issues.	
Minerals and waste		Part of the section of land to the north of Hinckley Road is within a Mineral Consultation Zone. Further work would be required in order to identify the economically workable reserves.	
ECONOMIC Factors			
Available and achievable		The site is in multiple ownership but there is an intention from the landowners to bring forward a comprehensive development scheme. There are no known legal constraints.	
Site access and impact on road network		LCC Highways: A development of the scale suggested is very unlikely to support a sufficient level of facilities to be	

Site Reference	Site Name	Parish		
LFE021	Land north and east of Desford Crossroads	Leicester Forest East		
		considered ‘free-standing’. However, there may be opportunities to at least partially overcome these issues if this site is taken forward in conjunction with the adjoining growth option to the north east (KMU025) and the nearby allocated land immediately beyond this. Growth of this scale in this location would have significant impacts on Desford Crossroads; as such it is likely to be appropriate for a contribution to be sought towards the planned improvement scheme for Desford Crossroads and there may be a requirement for further enhancements to the junction over and above this. Moreover, both parcels forming part of the site are directly adjacent to Desford Crossroads and would need to make allowance (reserve land etc.) as appropriate to facilitate the delivery of the scheme. Hinckley Road is a class A road with a 60mph speed limit and Desford Road is a Class B road with a 60mph speed limit. Access from these roads is contrary to policy IN 5 of the LHDG, which restricts access points to roads where measured vehicle speeds are in excess of 40mph.		
Overall Assessment				
Identified Red Constraints		No.		
Policy Designations		The site is in Countryside.		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	807 (30dph)	11 – 15 years
Achievable	Yes			
Additional information		The site promoter’s information indicates potential for 1,500 dwellings. As this indicates a very high density, the SHELAA density figures have been used to estimate the site’s yield.		



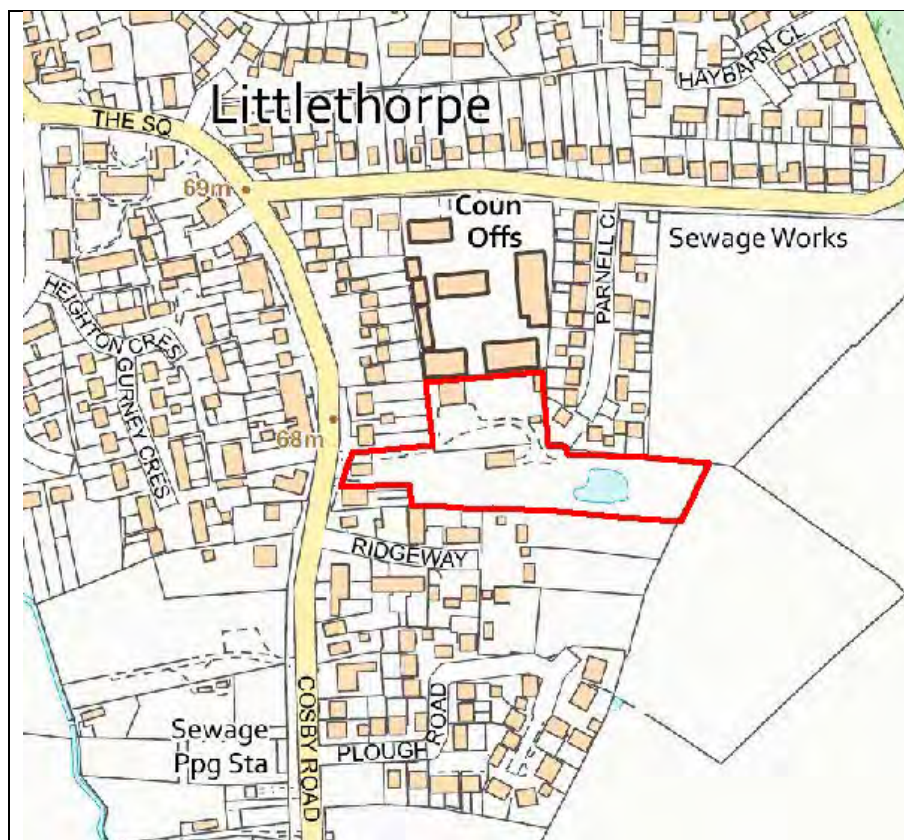
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Parish: Littlethorpe

Site Reference	Site Name	Parish	
LIT003	40 Cosby Road	Littlethorpe	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
0.92	0.92	22 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	Mixed
E 454430	Garden land	Proposed Use	
N 296746		Residential	
SOCIAL Factors			
Proximity to large convenience store		The Narborough Co-operative is located approximately 900m away.	
Proximity to GP surgery		The Limes Medical Centre is located approximately 1330m away.	
Proximity to primary school		Greystoke Primary School is located approximately 1240m away.	
Proximity to secondary school		Brockington College is located approximately 2820m away.	
Proximity to local employment		Employment opportunities at Coventry Road Industrial Estates are located approximately 1800m away.	
Access to public transport		Narborough Train Station is located approximately 870m away. There are no regular buses services for the village.	
Proximity to open space		Littlethorpe recreation ground is located approximately 660m away.	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		The site has the potential for protected species. Detailed surveys should be carried out and mitigation measures would be required.	
Townscape and landscape		The site is partly within the defined settlement of Littlethorpe and partly within the Sence and Soar Floodplain Landscape Character Area. The rural transition is relatively defined and there are few urban fringe land uses. The southern edge between Littlethorpe and Cosby is the least defined. Any expansion along this edge would need to reinforce the identity of Littlethorpe.	
Heritage assets		No designated assets. Listed buildings in the vicinity. The heritage potential is uncertain due to former reservoir, possibly associated with former Victoria Mills (illustrated on 19th century mapping) continued into northern part of site; Historic settlement core and prehistoric remains in near vicinity; Prehistoric, Iron Age, Roman, Early Medieval, Medieval and Post-Medieval finds recorded in vicinity; and Parish Boundary previously followed eastern and north-eastern boundaries.	
Soil resources		The site is Grade 3. Approx. 60% of the site has a high likelihood of being BMV and the rest of the site has a moderate likelihood of being BMV agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.	
Previously developed land		The site is part brownfield and part greenfield. It includes a workshop, parking area, storage land and garden.	
Flood risk		The site is within Flood Zone 1 and there is a surface water 30 year extent.	
Land contamination, pollution and hazards		The western part of the site is on top of aquifer. The former use of the site will need investigating and if there is potential	

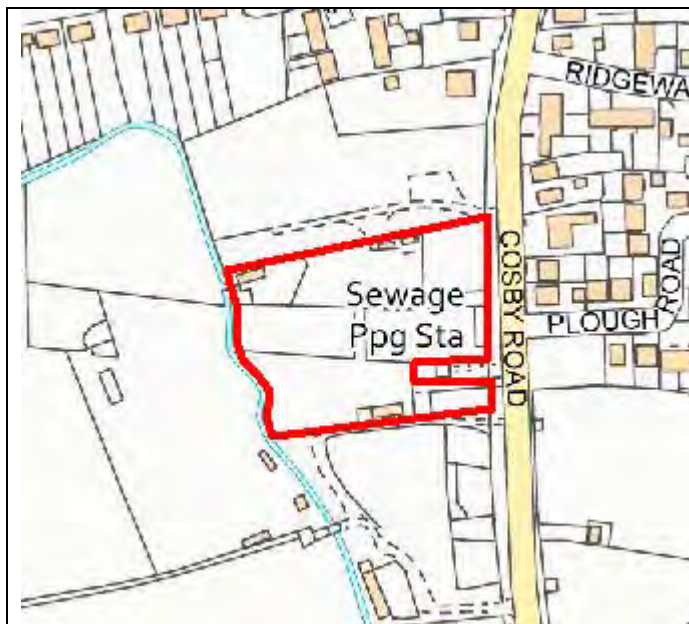
Site Reference	Site Name	Parish		
LIT003	40 Cosby Road	Littlethorpe		
		to cause contamination then a contamination assessment will be required. The site has no known pollution or other environmental quality issues.		
Minerals and waste		The site is not within a mineral consultation zone of affected by a safeguarded waste facility.		
ECONOMIC Factors				
Available and achievable		The site is understood to be in single ownership and there are no known legal constraints.		
Site access and impact on road network		LCC highways: There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		The site is within the settlement boundary of Littlethorpe.		
Suitable	Yes	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	22 dwellings (30dph)	6 – 10 years
Achievable	Yes			
Additional information				



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Site Reference	Site Name	Parish	
LIT008	Land south of Tysoes Nursery and west of Cosby Road	Littlethorpe	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
0.95	0.60	14 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	Y/N/M
E 454249		Proposed Use	
N 296569			
SOCIAL Factors			
Proximity to large convenience store	The Narborough Co-operative is located approximately 980m away.		
Proximity to GP surgery	The Limes Medical Centre is located approximately 1410m away.		
Proximity to primary school	Greystoke Primary School is located approximately 1320m away.		
Proximity to secondary school	Brockington College is located approximately 2900m away.		
Proximity to local employment	Employment opportunities at Coventry Road Industrial Estates are located approximately 1860m away.		
Access to public transport	Narborough Train Station is located approximately 940m away. There are no regular buses services for the village.		
Proximity to open space	Littlethorpe Recreation Ground is located approximately 770m away.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	The site includes possible species-rich grassland and a watercourse to west. Possible protected species. Protected species and habitats surveys required.		
Townscape and landscape	The site is within the Sence and Soar Floodplain Landscape Character Area. The settlement character assessment states that the rural transition is relatively defined and there are few urban fringe land uses. The southern edge between Littlethorpe and Cosby is the least defined. Any expansion along this edge would need to reinforce the identity of Littlethorpe.		
Heritage assets	No designated assets. Listed buildings in the vicinity. The heritage potential is uncertain and includes a watercourse follows western boundary with bridge crossing into site; Prehistoric remains, Prehistoric flint, possible barrow cemetery, Medieval and Post-Medieval archaeological remains recorded in vicinity.		
Soil resources	The site is Grade 3 and has a high likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.		
Previously developed land	The site is a small holding and greenfield.		
Flood risk	Approximately 63% of the site is located in Flood Zone 3. Parts of the site are also affected by surface water flooding.		
Land contamination, pollution and hazards	The whole of the site is on top of aquifer. The former use of the site will need investigating and if there is potential to cause contamination then a contamination assessment will be required.		
Minerals and waste	This site lies within Sand and Gravel Mineral Consultation Areas (and proposed Mineral Safeguarding Areas) and has the potential to sterilise sand and gravel resources. A mineral		

Site Reference	Site Name	Parish		
LIT008	Land south of Tysoes Nursery and west of Cosby Road	Littlethorpe		
	assessment of the potential effect of the proposed development on the mineral resource beneath and adjacent to the site should be carried out. It is not affected by a safeguarded waste site.			
ECONOMIC Factors				
Available and achievable	The site is understood to be in single ownership and there are no known legal constraints.			
Site access and impact on road network	As a “stand-alone” development it would require a footway connection adjacent to the site on Cosby Road. Depending on the location of the access the 30mph speed limit may need to be extended. Otherwise, there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.			
Overall Assessment				
Identified Red Constraints	Yes, part of the site is in Flood Zone 3.			
Policy Designations	The site is in Countryside.			
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	14 dwellings (30dph)	6 – 10 years
Achievable	Yes			
Additional information				

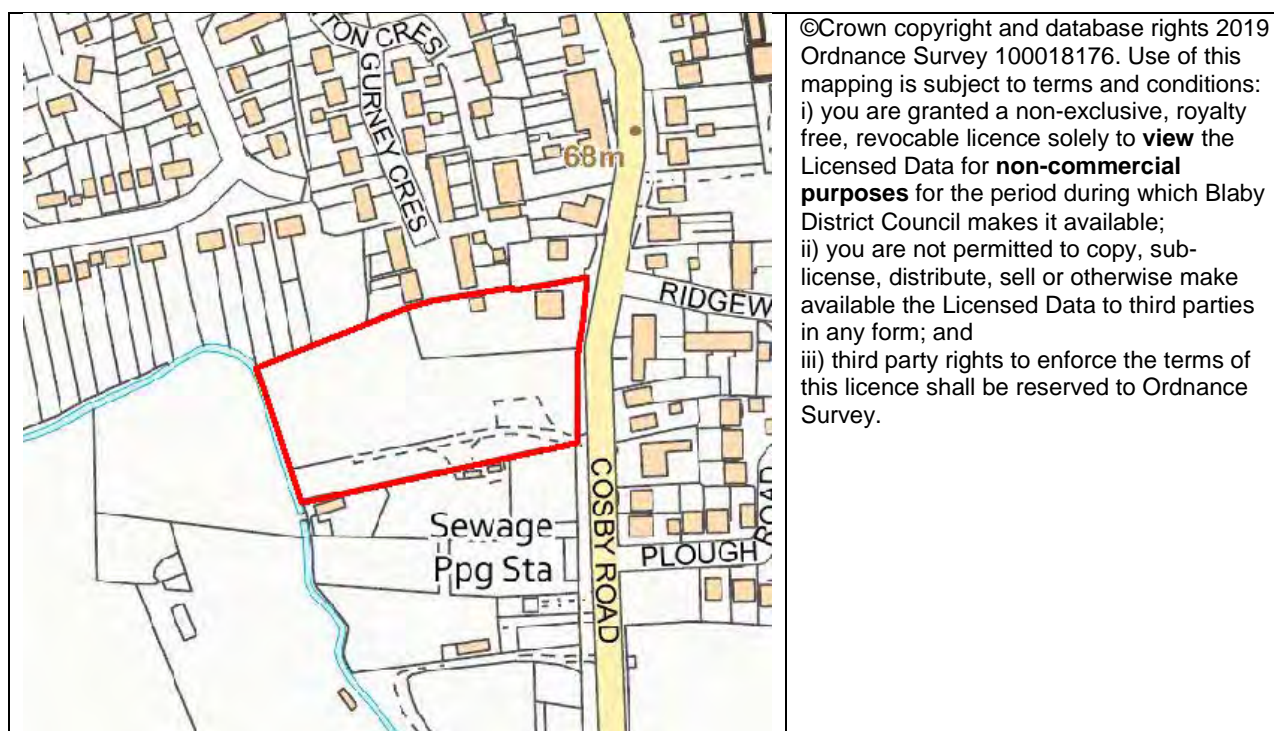


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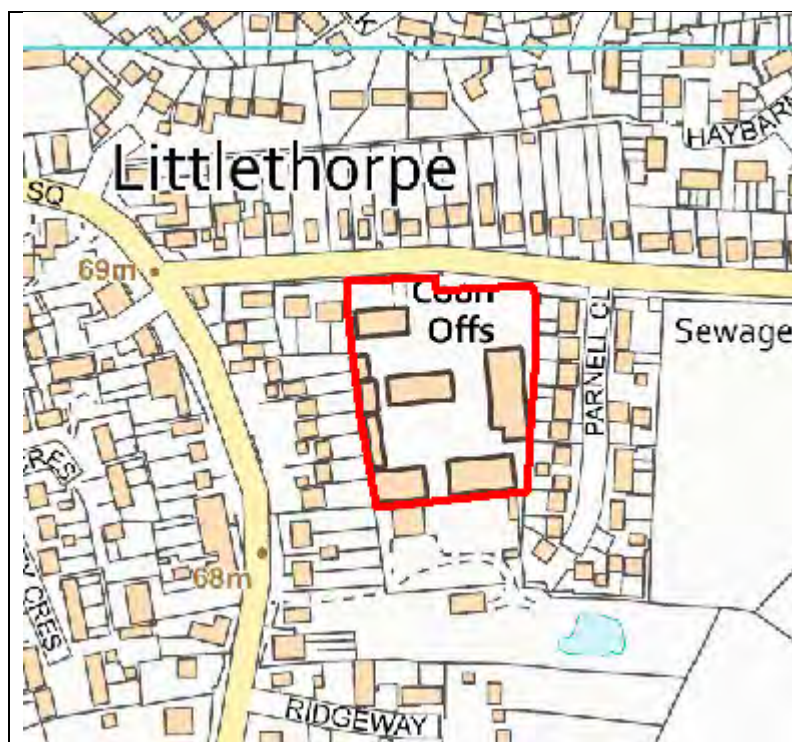
Site Reference	Site Name	Parish	
LIT009	Tysoes Nursery and 53 Cosby Road	Littlethorpe	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
1.02	0.48	11 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	Y/N/M
E 454242	Residential property and a plant nursery	Proposed Use	
N 296647			
SOCIAL Factors			
Proximity to large convenience store		The Narborough Co-operative is located approximately 900m away.	
Proximity to GP surgery		The Limes Medical Centre is located approximately 1310m away.	
Proximity to primary school		Greystoke Primary School is located approximately 1240m away.	
Proximity to secondary school		Brockington College is located approximately 2820m away.	
Proximity to local employment		Employment opportunities at Coventry Road Industrial Estates are located approximately 1780m away.	
Access to public transport		Narborough Train Station is located approximately 860m away. There are no regular buses services for the village.	
Proximity to open space		Littlethorpe recreation ground is located approximately 640m away.	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		The site includes possible species-rich grassland and a watercourse to west. Possible protected species. Protected species and habitats surveys required.	
Townscape and landscape		The site is within the Sence and Soar Floodplain Landscape Character Area. The settlement character assessment states that the rural transition is relatively defined and there are few urban fringe land uses. The southern edge between Littlethorpe and Cosby is the least defined. Any expansion along this edge would need to reinforce the identity of Littlethorpe.	
Heritage assets		No designated assets. Listed buildings in the vicinity. The heritage potential is uncertain and includes a watercourse follows western boundary; Prehistoric remains, Prehistoric flint, possible barrow cemetery, Medieval and Post-Medieval archaeological remains recorded in vicinity.	
Soil resources		The site is Grade 3 and has a high likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.	
Previously developed land		The site is a nursery and considered to be greenfield.	
Flood risk		Approximately 47% of the site is in Flood Zone 3 and parts of the site are affected by surface water flooding.	
Land contamination, pollution and hazards		The whole of the site is on top of aquifer. The former use of the site will need investigating and if there is potential to cause contamination then a contamination assessment will be required.	
Minerals and waste		This site lies within Sand and Gravel Mineral Consultation Areas (and proposed Mineral Safeguarding Areas) and has	

Site Reference	Site Name	Parish		
LIT009	Tysoes Nursery and 53 Cosby Road	Littlethorpe		
		the potential to sterilise sand and gravel resources. A mineral assessment should be carried out. It is not affected by a safeguarded waste site.		
ECONOMIC Factors				
Available and achievable		Development would require closure and/or relocation of Tysoes Nursery. Information has been received to say that there remains an intention to sell or develop the site for housing.		
Site access and impact on road network		Part of the site may be subject to flooding. As a stand-alone development it would require a footway connection adjacent to the site on Cosby Road. There are no other apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.		
Overall Assessment				
Identified Red Constraints		Yes, part of the site is in Flood Zone 3.		
Policy Designations		53 Cosby Road and it's garden are within the settlement boundary for Littlethorpe. The remainder of the site is in Countryside.		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	No	Developable	11 dwellings (30dph)	11 - 15
Achievable	Yes			
Additional information		The site is not currently available as it would require the closure / relocation of the nursery business.		



Site Reference	Site Name	Parish	
LIT014	Former Council Depot, Warwick Road	Littlethorpe	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
0.83	0.83	20 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	Yes
E 454413	Vacant	Proposed Use	
N 296839		Residential	
SOCIAL Factors			
Proximity to large convenience store	The Narborough Co-operative is located approximately 760m away.		
Proximity to GP surgery	The Limes Medical Centre is located approximately 1180m away.		
Proximity to primary school	Greystoke Primary School is located approximately 1100m away.		
Proximity to secondary school	Brockington College is located approximately 2680m away.		
Proximity to local employment	Employment opportunities at Coventry Road Industrial Estates are located approximately 1630m away.		
Access to public transport	Narborough Train Station is located approximately 720m away. There are no regular buses services for the village.		
Proximity to open space	Littlethorpe recreation ground is located approximately 470m away.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	Protected species surveys required.		
Townscape and landscape	The site is within the settlement of Littlethorpe and generally surrounded by 20 th and 21 st century residential development.		
Heritage assets	There are no designated assets on site but Listed Buildings and the historic core of Littlethorpe settlement in the vicinity. The heritage potential is low but the site of the Victoria Mills 19th century paper mill and subsequently elastic web factory. Also, prehistoric remains and Prehistoric, Iron Age, Roman, Early Medieval, Medieval and Post-Medieval finds recorded in near vicinity. Parish Boundary previously followed eastern boundary. Site largely disturbed, below-ground archaeological remains unlikely to survive. Unclear whether any remnants of early mill or factory complex survive, if so would probably warrant historic building recording.		
Soil resources	The site is within the existing urban area. However, approx. 85% of the site has a high likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.		
Previously developed land	The site was previously in use as the District Council's Waste Management and Maintenance Vehicle Depot.		
Flood risk	The site is within Flood Zone 1 but parts of the site are affected by the surface water 100 year extent.		
Land contamination, pollution and hazards	The whole site is underlain by an aquifer. The previous use is one that has the potential to cause contamination. A contamination assessment will be required.		
Minerals and waste	The site is not affected by a Mineral Consultation Area or a safeguarded waste facility.		
ECONOMIC Factors			
Available and achievable	The site is in single ownership and there is an intention from		

Site Reference	Site Name		Parish	
LIT014	Former Council Depot, Warwick Road		Littlethorpe	
		the landowner to sell or develop the land for development.		
Site access and impact on road network		There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		The site is in the settlement boundary of Littlethorpe.		
Suitable	Yes	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	20 dwellings (30dph)	6 – 10 years
Achievable	Yes			
Additional information				

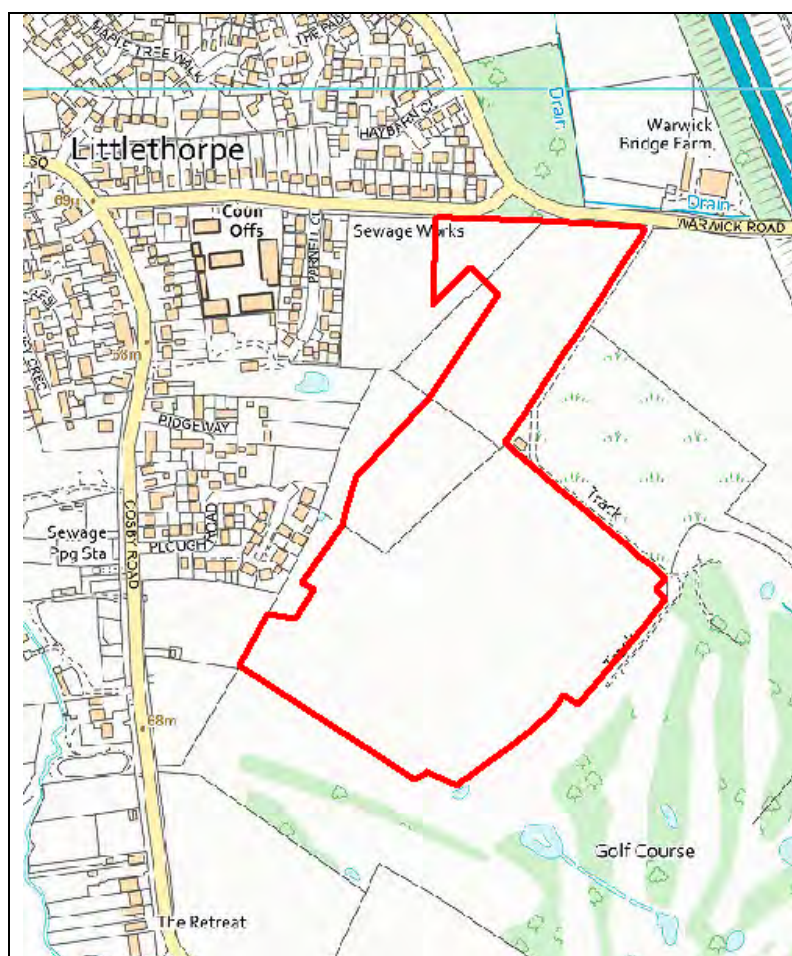


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Site Reference	Site Name	Parish	
LIT022	Land south of Warwick Road and east of Cosby Road	Littlethorpe	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
10.39	10.39	194 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 454629	Agricultural	Proposed Use	
N 296575		Residential	
SOCIAL Factors			
Proximity to large convenience store		The Narborough Co-operative is located approximately 1200m away.	
Proximity to GP surgery		The Limes Medical Centre is located approximately 1620m away.	
Proximity to primary school		Greystoke Primary School is located approximately 1540m away.	
Proximity to secondary school		Brockington College is located approximately 3130m away.	
Proximity to local employment		Employment opportunities at The Whittle Industrial Estates (Whetstone) are located approximately 1560m away.	
Access to public transport		Narborough Train Station is located approximately 1170m away. There are no regular buses services for the village.	
Proximity to open space		Littlethorpe recreation ground is located approximately 910m away.	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		The site is generally of poor habitat (arable and neglected grassland) but many ponds in locality as well as trees and hedges. Protected species, Phase 1 habitats, hedges and tree surveys required.	
Townscape and landscape		The site is within the Blaby, Countesthorpe and Whetstone Fringe landscape character area. The site consists of irregular shaped fields with hedgerow boundaries which is a key characteristics of the landscape character area.	
Heritage assets		The site has no designated assets but there are Listed Buildings within the vicinity. The heritage potential is certain as parts of site already investigated by archaeological desk-based assessment, geophysical survey, trial trenching and a small area excavation - a prehistoric pit was recorded. Prehistoric, Iron Age, Roman, Medieval and Post-Medieval finds, Prehistoric settlement and barrow cemetery recorded in vicinity.	
Soil resources		The site is Grade 3 and has a moderate likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.	
Previously developed land		The site is agricultural land.	
Flood risk		The SFRA indicates that the site is within Flood Zone 1 but parts of the site are subject to the 30 year extent for surface water. However, the EA mapping indicates that the northern portion of the site is within Flood Zone 2.	
Land contamination, pollution and hazards		There are no known contamination issues.	
Minerals and waste		This site lies within Sand and Gravel Mineral Consultation Areas and has the potential to sterilise sand and gravel resources. A mineral assessment should be carried out. The	

Site Reference	Site Name	Parish		
LIT022	Land south of Warwick Road and east of Cosby Road	Littlethorpe		
		site is not affected by a safeguarded waste facility.		
ECONOMIC Factors				
Available and achievable		The site is in single ownership and there is an intention to develop the site for housing.		
Site access and impact on road network		There may also be sustainability issues regarding access to services. If these can be addressed there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		The site is in Green Wedge.		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	194 dwellings (30dph)	6 – 10 years
Achievable	Yes			
Additional information				

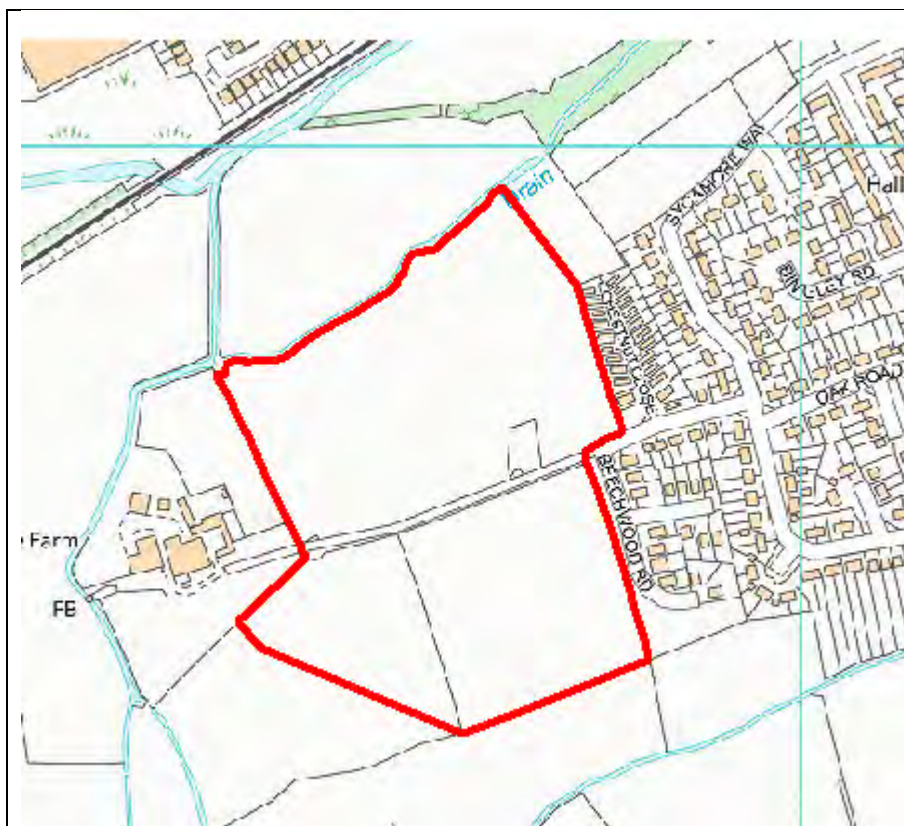


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Site Reference	Site Name	Parish	
LIT023	Land off Oak Road	Littlethorpe	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
7.88	7.62	142 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 453726	Agricultural	Proposed Use	
N 296766		Residential	
SOCIAL Factors			
Proximity to large convenience store	The Narborough Co-operative is located approximately 910m away.		
Proximity to GP surgery	The Limes Medical Centre is located approximately 1330m away.		
Proximity to primary school	Greystoke Primary School is located approximately 1260m away.		
Proximity to secondary school	Brockington College is located approximately 2870m away.		
Proximity to local employment	Employment opportunities at Coventry Road Industrial Estates are located approximately 1330m away (heading west via a public footpath to join Coventry Road).		
Access to public transport	Narborough Train Station is located approximately 880m away. There are no regular buses services for the village.		
Proximity to open space	Littlethorpe recreation ground is located approximately 590m away.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	A watercourse runs parallel to the northern boundary of the site and ponds nearby with possible protected species. There is also potential for possible species-rich grassland.		
Townscape and landscape	Part of the site is in the Blaby, Countesthorpe and Whetstone Fringe landscape character area but the majority of the site is in the Croft Hill landscape character area. The site is agricultural land with well defined hedgerows.		
Heritage assets	No designated assets on site.		
Soil resources	Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.		
Previously developed land	The site is greenfield.		
Flood risk	A small part of the site is in Flood Zone 3.		
Land contamination, pollution and hazards	The northern portion of the site is on an aquifer, but the previous use of the site is greenfield.		
Minerals and waste	The site lies within Sand and Gravel Mineral Consultation Areas and has the potential to sterilise sand and gravel resources. A mineral assessment should be carried out. No safeguarded waste facilities affect the site.		
ECONOMIC Factors			
Available and achievable	The site is in single ownership and there is an intention to sell or develop the site for housing. There are no known legal issues.		
Site access and impact on road network	LCC highways: The existing road width may need to be widened to cater for the extra volume of traffic, as per LHDG. The site is not well located in relation to existing services in the village.		
Overall Assessment			
Identified Red Constraints	Yes, a small part of the site is in Flood Zone 3. However, this is unlikely to significantly affect the developable area of the		

Site Reference	Site Name		Parish		
LIT023	Land off Oak Road		Littlethorpe		
		site.			
Policy Designations		The site is in Countryside.			
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development	
Available	Yes	Developable	142 dwellings (30dph)	6 – 10 years	
Achievable	Yes				
Additional information		Planning application 19/0266/OUT for up to 108 dwellings refused in July 2019. The site promoter indicates the site has the capacity for 108 dwellings.			

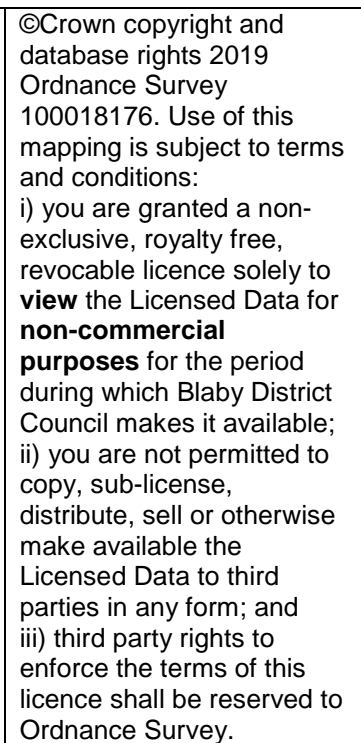


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Parish: Lubbethorpe

Site Reference	Site Name	Parish	
LUB002	Land at Desford Road / Beggars Lane	Lubbesthorpe	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
45.25	45.25	800 dwellings and one primary school (based on site promoter's information)	
Grid Ref	Current Use	Previously Developed	No
E 452575	Agricultural land	Proposed Use	
N 300748		Housing (and primary school)	
SOCIAL Factors			
Proximity to large convenience store	The site is within 2150m of Co-op in Enderby District Centre (but less than 2km to proposed new district centre at Lubbesthorpe SUE)		
Proximity to GP surgery	The site is within 2350m of Enderby Medical Centre (but less than 2km to proposed new health centre in district centre at Lubbesthorpe SUE)		
Proximity to primary school	The site is within 2590m of Enderby Danemill Primary School (but about 1km and 2km to proposed primary schools at Lubbesthorpe SUE)		
Proximity to secondary school	The site is within 2770m of Brockington College, Enderby (but about 2km to proposed secondary school at Lubbesthorpe SUE)		
Proximity to local employment	The site is within 960m of employment opportunities at Next and 1360m from Warren Business Park and Mill Hill Industrial Estate, Enderby		
Access to public transport	The site is within 1020m of a bus stop for a low frequency route (X55 Hinckley to Leicester) and within 2.5km of a regular bus service (Arriva 50 Narborough to Leicester)		
Proximity to open space	The site is within 2490m of Mill Hill Recreation Ground.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC ecology: northern part of the site is arable and therefore OK with mitigation. The southern part of the site is grassland, some of which has a historic wildlife designation and may still be species-rich. Numerous ponds; if GCN present this will constrain development and connecting habitat will be needed. Hedgerows retained with 5m buffer natural open space.		
Townscape and landscape	The site is within the Thurlaston Rolling Farmland LCA. Key pressures include urban pressures / influences could reduce the distinction between urban and rural character.		
Heritage assets	There are no designated heritage assets on site. LCC Archaeology advise: Rabbit warren (DLE414) 700m to north, moated site (DLE261) 1000m to west, Medieval settlement (DLE391) 1000m to east and Enderby Conservation Area (DLE689) 600m to south-east. Roman site (MLE5979) at northern extent of area, Medieval earthworks (MLE15940) to east. All part of Leicester Forest Area D (MLE22664). Further Iron Age (MLE17230) and Roman (MLE8347) occupation to west of area. Heritage potential is medium risk.		
Soil resources	The land is Grade 3 and there is a moderate likelihood of the land being best and most versatile. Further investigation may		

Site Reference	Site Name	Parish		
LUB002	Land at Desford Road / Beggars Lane	Lubbesthorpe		
	be required to identify whether the land is Grade 3a and so best and most versatile land			
Previously developed land	The site is agricultural land and so greenfield.			
Flood risk	The site is Flood Zone 1.			
Land contamination, pollution and hazards	The site has no known land contamination issues. It is within close proximity to the M69 and industrial sites and so potential for noise issues. Electricity pylons cross through the centre of the site north to south and across the north of the site. Further investigation is required.			
Minerals and waste	A small part of the site at the southern end is within the minerals consultation area for igneous rock. The site is not affected by a safeguarded waste facility.			
ECONOMIC Factors				
Available and achievable	The site is promoted on behalf of six landowners who intend to sell / develop the site. There are no known legal issues.			
Site access and impact on road network	LCC Highways advise a development of this scale would be unlikely to provide sufficient 'onsite' facilities to be considered 'free-standing'. Growth of this scale in this location would have significant impacts on Desford Crossroads; as such it is likely to be appropriate for a contribution to be sought towards the planned improvement scheme for Desford Crossroads and there may be a requirement for further enhancements to the junction over and above this. Desford Road is a class B road with a 60mph speed limit and Beggar's Lane is a Class C road with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph. Access from Desford Road and Beggar's Lane is contrary to policy IN 5 of the LHDG, which restricts access points to roads where measured vehicle speeds are in excess of 40mph. Due consideration should be given to the requirement to alter the speed limit to cover the development as well as the village and site access proposals, to ensure it conforms with appropriate standards set out within the relevant guidance. B582/Beggar's Lane/NEXT HQ junction is already over capacity – implications for this junction as well as A47/Beggars Lane and Desford Crossroads.			
Overall Assessment				
Identified Red Constraints	No			
Policy Designations	Countryside (Policy CS18 and Policies Map)			
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	800 dwellings and one primary school (based on site promoter's information)	11 – 15 years
Achievable	Yes			
Additional information	Site promoter estimates 800 dwellings and one primary school.			



Site Reference	Site Name	Parish	
LUB003	Land north of Desford Road	Lubbesthorpe	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
3.51	3.51	65 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 452727	Agricultural land	Proposed Use	
N 300338		Housing	
SOCIAL Factors			
Proximity to large convenience store		The site is within 1600m of Co-op in Enderby District Centre	
Proximity to GP surgery		The site is within 1720m of Enderby Medical Centre	
Proximity to primary school		The site is within 1960m of Enderby Danemill Primary School (but about 1.6km proposed primary school at Lubbesthorpe SUE)	
Proximity to secondary school		The site is within 2000m of Brockington College, Enderby (and a similar distance to proposed secondary school at Lubbesthorpe SUE)	
Proximity to local employment		The site is within 330m of employment opportunities at Next and 740m from Warren Business Park and Mill Hill Industrial Estate, Enderby	
Access to public transport		The site is within 250m of a bus stop for a low frequency route (X55 Hinckley to Leicester) and within 1.6km of a regular bus service (Arriva 50 Narborough to Leicester)	
Proximity to open space		The site is within 1880m of Mill Hill Recreation Ground	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC ecology: the southern part of the site is grassland, some of which has a historic wildlife designation and may still be species-rich. Possible GCN in vicinity (ponds). Hedgerows retained with 5m buffer natural open space.	
Townscape and landscape		The site is within the Thurlaston Rolling Farmland LCA. Key pressures include urban pressures / influences could reduce the distinction between urban and rural character.	
Heritage assets		There are no designated heritage assets on site. LCC Archaeology: Enderby Conservation Area to south-east. All part of Leicester Forest Area D (MLE22664). Heritage potential is medium risk.	
Soil resources		The land is Grade 3 and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land	
Previously developed land		The site is agricultural land and so greenfield.	
Flood risk		The site is Flood Zone 1.	
Land contamination, pollution and hazards		The site has no known land contamination issues. It is within close proximity to the M69 and industrial sites and so potential for noise issues. Further investigation is required.	
Minerals and waste		Part of the site at the southern end is within the minerals consultation area for igneous rock. The site is not affected by a safeguarded waste facility.	
ECONOMIC Factors			
Available and achievable		The site is promoted on behalf of a single landowner and there are no known legal issues.	
Site access and impact on road network		LCC Highways advise Desford Road is a class B road with a 60mph speed limit. At the approach to the village, the speed	

Site Reference	Site Name	Parish		
LUB003	Land north of Desford Road	Lubbesthorpe		
		limit changes to 30mph. Access from Desford Road is contrary to policy IN 5 of the LHDG, which restricts access points to roads where measured vehicle speeds are in excess of 40mph. Due consideration should be given to the requirement to alter the speed limit to cover the development as well as the village and site access proposals to ensure it conforms with appropriate standards set out within the relevant guidance. Growth in this location would have impacts on Desford Crossroads; as such it is likely to be appropriate for a contribution to be sought towards the planned improvement scheme for the junction. There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained within the LHDG. Possible requirement to contribute towards the provision/improvement of highway and transportation infrastructure in the vicinity to mitigate against the impact of developing this site. B582/Beggar's Lane/NEXT HQ junction is already over capacity – implications for this junction as well as A47/Beggars Lane and Desford Crossroads.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Countryside (Policy CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	65 dwellings (30dph)	6 - 10
Achievable	Yes			
Additional information		Overlaps with LUB002 – do not count towards final housing numbers to avoid double-counting.		




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Parish: Narborough

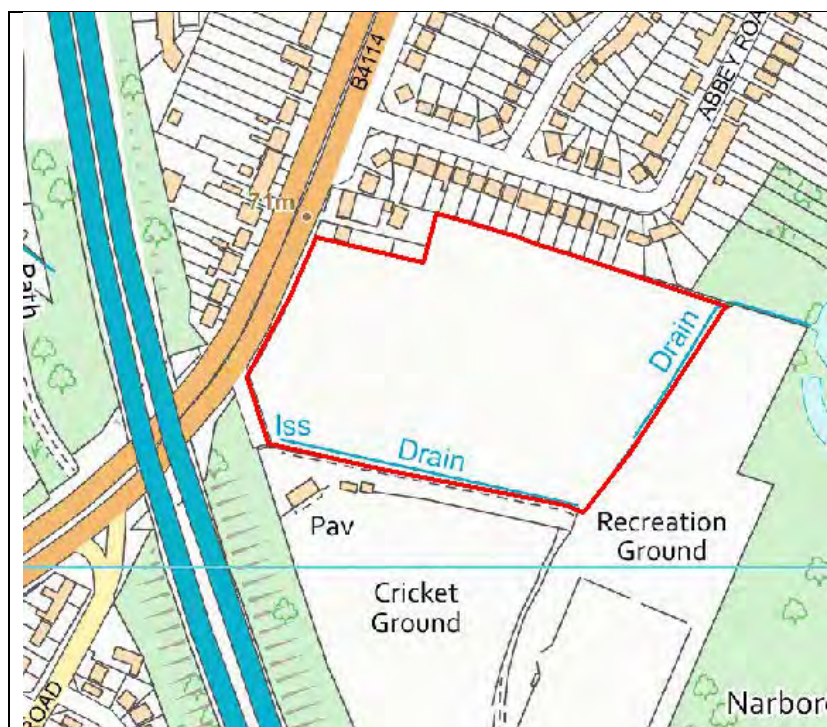
Site Reference	Site Name	Parish	
NAR002	Land at ambulance station, adjacent to the Rosings	Narborough	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
2.4	2.4	45 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	Mix
E 453720	Ambulance station	Proposed Use	
N 298095		Residential	
SOCIAL Factors			
Proximity to large convenience store	The site is within 710m of a Tesco Express at Copt Oak Court, Narborough.		
Proximity to GP surgery	The site is within 1010m of the Limes Medical Centre.		
Proximity to primary school	The site is within 760m of Greystoke Primary School.		
Proximity to secondary school	The site is within 1600m of Brockington College, Enderby (by footpath).		
Proximity to local employment	The site is next to Carlton Park.		
Access to public transport	The site is within 610m of a bus stop for a regular frequency service (no. 50 bus Narborough to Leicester) and within 940m of Narborough railway station.		
Proximity to open space	The site is within 470m from open space over 1 hectare at Narborough Recreation Ground.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC ecology: protected species surveys required.		
Townscape and landscape	The site is within the Lubbesthorpe Agricultural Parkland landscape character area. It sits on the fringes of Narborough that are characterised by vegetated railways and roads.		
Heritage assets	The site is 370m north of Narborough Conservation Area. The heritage potential is uncertain including Prehistoric features, Fosse Way Roman Road, Roman finds, Medieval trackway and former Carlton Hayes Hospital in near vicinity. Neolithic axe, Prehistoric, Roman, Medieval and Post-Medieval sites and finds recorded in vicinity.		
Soil resources	The site is approximately 40% grade 3 agricultural land with a moderate likelihood of being best and most versatile agricultural land. The rest is urban / industrial land.		
Previously developed land	The site is a mix of greenfield and previously developed land.		
Flood risk	The site is in Flood Zone 1 and there are no other known sources of flooding.		
Land contamination, pollution and hazards	The site has no known contamination or pollution issues.		
Minerals and waste	The site is not affected by a Mineral Consultation Zone or a safeguarded waste facility.		
ECONOMIC Factors			
Available and achievable	The site is promoted on behalf of a single landowner who intends to sell / develop the site. There are no known legal issues.		
Site access and impact on road network	The site is acceptable in principle to the Highway Authority subject to suitable site access and concept proposal being submitted and agreed.		

Overall Assessment				
Identified Red Constraints		No		
Policy Designations		The site is within the settlement boundary.		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	No	Developable	45 (30dph)	11 – 15 years
Achievable	Yes			
Additional information		The site was assessed as a potential housing allocation in the Local Plan Delivery DPD, however there were concerns about the site's availability for development.		

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Site Reference	Site Name	Parish	
NAR008	Land off Leicester Road	Narborough	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
3.2	2.95	55 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 454664	Vacant grassland	Proposed Use	
N 298118		Residential	
SOCIAL Factors			
Proximity to large convenience store	The site is within 1040m of the Co-operative store in Narborough.		
Proximity to GP surgery	The site is within 630m of the Limes Medical Centre.		
Proximity to primary school	The site is within 880m of Greystoke Primary School.		
Proximity to secondary school	The site is within 1180m of Brockington College, Enderby (by footpath).		
Proximity to local employment	The site is within 980m of Carlton Park.		
Access to public transport	The site is within 310m of a bus stop for a regular frequency service (no. 50 bus Narborough to Leicester) and within 1080m of Narborough railway station.		
Proximity to open space	The site is within 940m from open space over 1 hectare at Narborough Recreation Ground.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC ecology: Possible species-rich grassland (hard to tell from aerials – possible hay meadow?). Watercourse to east, linked to Narborough bogs SSSI. Consult Natural England. Protected spp and habitat surveys needed. Pending surveys and consultation with NE, retain hedges with 5m buffer zones alongside, watercourse with 10m and no light overspill; buffers / boundary features must not be included in back gardens or form back garden boundaries, but hedge / buffer strip to be managed as continuous corridor of natural open space.		
Townscape and landscape	The site is in the Sence and Soar Floodplain Landscape Character Area. The site has the following characteristics of the character area: floodplain landscape, wetland meadow and woodland vegetation concentrated along rivers and the urban edge.		
Heritage assets	Heritage potential is high. Medieval pilgrim badge (MLE6651).		
Soil resources	The site is part Grade 4 and part Grade 3 with a low likelihood of being best and most versatile agricultural land.		
Previously developed land	The site is greenfield.		
Flood risk	Part of the site is in Flood Zone 3b (approx. 7.8%). About 44% of the site is at risk of flooding, being within Flood Zones 2 and 3.		
Land contamination, pollution and hazards	The site has no known contamination or pollution issues.		
Minerals and waste	The site is within a Minerals Consultation Zone for sand and gravel. The site is not a safeguarded waste facility.		
ECONOMIC Factors			
Available and achievable	The site is understood to be available for development and the landowners have expressed an intention to sell or develop the site for housing.		
Site access and impact on road network	Part of the site may be subject to flooding. The site fronts onto a 40mph dual carriageway and the vehicle movement at the access would therefore be limited to left-in and left-out. There		

Site Reference	Site Name		Parish		
NAR008	Land off Leicester Road		Narborough		
		are no other apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.			
Overall Assessment					
Identified Red Constraints		Yes, part of the site is in Flood Zone 3b.			
Policy Designations		The site is within Green Wedge (policy CS16)			
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development	
Available	Yes	Developable	55 (30dph)	6 - 10 years	
Achievable	Yes				
Additional information		The site was assessed as a potential housing allocation in the Local Plan Delivery DPD, however there were concerns about the site's availability for development.			

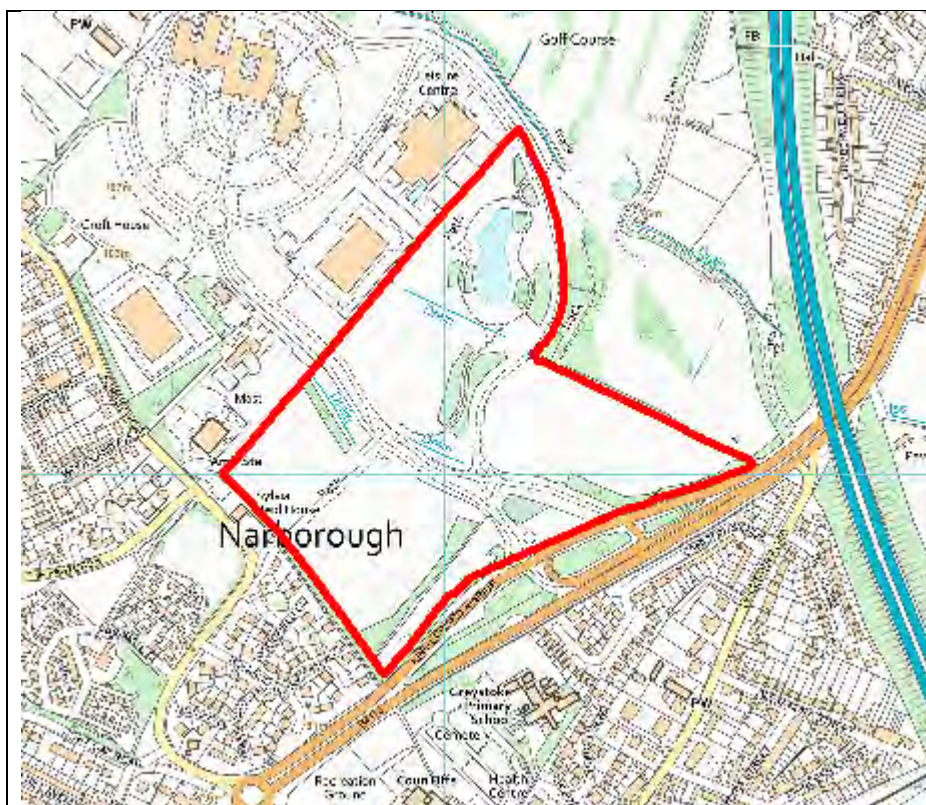


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Site Reference	Site Name	Parish	
NAR016	Land south of Carlton Park	Narborough	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
17.93	17.93	336 dwellings	
Grid Ref	Current Use	Previously Developed	No
E 454002	Unused grassland and ancillary green space to existing leisure centre	Proposed Use	
N 298052		Residential	
SOCIAL Factors			
Proximity to large convenience store	The site is within 930m of Co-op at Narborough District Centre		
Proximity to GP surgery	The site is within 1010m of the Limes Medical Centre		
Proximity to primary school	The site is within 740m of Greystoke Primary School		
Proximity to secondary school	The site is within 1160m of Brockington College, Enderby (by footpath)		
Proximity to local employment	The site is within 400m of employment opportunities at Carlton Park		
Access to public transport	The site is within 480m of a bus stop for a regular frequency service (Arriva 50 Narborough to Leicester) and within 950m of Narborough railway station		
Proximity to open space	The site is within 530m from open space over 1 hectare at Narborough Recreation Ground		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC ecology advise that the site is OK with mitigation. Appears to be parkland/informal open space, and may be good habitat around pond in north. Potential for some development in southern land parcels. Retain pond and surrounding habitat, plantations, hedges; 5m buffer natural open space needed. Narborough Bogs SSSI is within 450m of the site.		
Townscape and landscape	The site is within the Lubbesthorpe Agricultural Parkland LCA. Key pressures including expansion of settlements may affect contrasting pockets of woodland and large fields and heighten the urban influences.		
Heritage assets	There are no designated heritage assets on site but Narborough Conservation Area is within 100m of the site to the south. LCC archaeology: Fosse Way (MLE1380) runs through the area. Two phases of medieval ridge and furrow (MLE22100). Site of Carlton Hayes model Farm (MLE18649) at north-east extent of area. Large area with some known archaeology: medium risk heritage potential.		
Soil resources	Natural England data shows that at least 50% of the site is Grade 3 with a moderate likelihood of being best and most versatile land.		
Previously developed land	The site is greenfield.		
Flood risk	The site is within Flood Zone 1 (EA Maps).		
Land contamination, pollution and hazards	The north east edge of the site is within 250m of a former landfill site and is close to the M1 and B4114 where there is potential for air and noise pollution.		
Minerals and waste	The site is not affected by a Mineral Consultation Zone or a safeguarded waste facility.		
ECONOMIC Factors			
Available and achievable	The site is promoted on behalf of a single landowner who intends to sell / develop the site. There are no known legal		

Site Reference	Site Name	Parish		
NAR016	Land south of Carlton Park	Narborough		
		issues.		
Site access and impact on road network		LCC Highways: The B4114 provides access to the Strategic Road Network (M1 Junction 21), serves major areas of employment and retail and is a key route into Leicester. This will need to be reflected / considered in any transport assessment work. The proposal would be accessed from an un-adopted highway. The road is linked via an adopted section to King Edward Avenue Road. The LHA would advise imposing a requirement to build the development as to comply with highway requirements in the LHDG.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Green Wedge (Policy CS16 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	336 dwellings (30dph)	11 – 15 years
Achievable	Yes			
Additional information		Access to Carlton Park, a key employment site, will need to be maintained. The site promoter indicates 100 – 200 dwellings.		



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Site Reference	Site Name	Parish	
NAR018	Land at Seine Lane	Narborough	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
13.00	13.00	243 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 452852	Agricultural	Proposed Use	
N 299402		Residential	
SOCIAL Factors			
Proximity to large convenience store	The site is within 1010m of the Co-op in Enderby District Centre		
Proximity to GP surgery	The site is 980m from Enderby Medical Centre		
Proximity to primary school	The site is within 1120m of The Pastures Primary School		
Proximity to secondary school	The site is within 1570m of Brockington College, Enderby		
Proximity to local employment	The site is within 1260m of employment opportunities at Warren Business Park and Mill Hill Industrial Estate		
Access to public transport	The site is within 850m of a bus stop for a regular bus service (Arriva 50 Narborough to Leicester)		
Proximity to open space	The site is within 800m of open space over 1 hectare at Wimpey Park / Southey Close Recreation Ground		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC ecology: OK with mitigation. Grassland is not species-rich in body of site; additional surveys needed on south-west part. Retain hedges with 5m buffer natural open space; buffers also to plantation woodland and old railway line. The site adjoins a disused railway wildlife corridor. Protected species surveys needed.		
Townscape and landscape	The site is within the Lubbesthorpe Agricultural Parkland and is characteristic of some elements. The recent appeal indicates that there is a marked contrast in landscape character between the settlement of Enderby to the east of Whistle Way and the countryside to the west.		
Heritage assets	The site has no designated heritage assets. LCC Archaeology: post-medieval watercourse (MLE20645) runs east-west across the area. Disused freight line (MLE16185) forms eastern boundary of area. Heritage potential is medium risk.		
Soil resources	The site is Grade 3 with a moderate likelihood of being best and most versatile agricultural land.		
Previously developed land	The site is grazing land and so greenfield		
Flood risk	The site is Flood Zone 1 but within the 30 year extent for surface water.		
Land contamination, pollution and hazards	The site is within 250m of a landfill site and close to the M69 where there is potential for air and noise pollution. Further investigation required.		
Minerals and waste	The site is partially located in a mineral consultation zone for igneous rock. Two safeguarded waste sites are located on the opposite side of Seine Lane.		
ECONOMIC Factors			
Available and achievable	The site is promoted on behalf of three landowners who intend to sell / develop the land. There are no known legal issues.		
Site access and impact on road network	LCC Highways: Seine Lane is a class B road with a 60mph speed limit. At the approach to the nursery, the speed limit changes to 30mph. Access from Forest Road and part of		

Site Reference	Site Name	Parish		
NAR018	Land at Seine Lane	Narborough		
		Seine Lane is contrary to policy IN 5 of the LHDG, which restricts access points to roads where measured vehicle speeds are in excess of 40mph. Due consideration should be given to the requirement to alter the speed limit to cover the development as well as the village and site access proposals to ensure it conforms with appropriate standards set out within the relevant guidance. There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained within the LHDG. Possible requirement to contribute towards the provision/improvement of highway and transportation infrastructure in the vicinity to mitigate against the impact of developing this site.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Countryside (Policies CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	243 dwellings (30dph)	6 - 10
Achievable	Yes			
Additional information		Planning application 12/0823/1/OX for up to 244 dwellings, public open space, landscaping and vehicular access refused and dismissed at Appeal. Smaller sites previously considered as NAR014 and NAR015. The site overlaps with NAR020.		



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Site Reference	Site Name	Parish	
NAR019	Land north of Huncote Road	Narborough	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
6.13 ha	5.85 ha	109 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 452713	Agricultural land	Proposed Use	
N 297453		Housing	
SOCIAL Factors			
Proximity to large convenience store		The site is within 1150m of Tesco Express at Copt Oak	
Proximity to GP surgery		The site is within 1830m of the Limes Medical Centre	
Proximity to primary school		The site is within 1400m of Huncote Community Primary School and Redhill Field Primary School	
Proximity to secondary school		The site is within 2950m of Brockington College, Enderby	
Proximity to local employment		The site is within 1020m of employment opportunities at Coventry Road Industrial Estates	
Access to public transport		The site is within 460m of a bus stop (on Hardwicke Road) for regular bus service (Arriva 50 Narborough to Leicester)	
Proximity to open space		The site is within open space over 1 hectare at Chaucer Street amenity green space.	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC Ecology: OK with mitigation. OK as mainly arable; but need to retain 10m buffer natural open space to stream, to protect Water voles, and 5m to hedges north and south and to eastern railway line.	
Townscape and landscape		The site is within the Croft Hill LCA a fragmented landscape, with relatively open views heavily influenced by quarrying activities and Croft Hill and adjacent man-made hills.	
Heritage assets		There are no designated heritage assets on site or nearby. LCC Archaeology: earthworks for disused tramway (MLE17863) on-site. Narborough Quarry (MLE21378) to immediate west. Heritage potential is medium risk.	
Soil resources		The site is Grade 3 with a high likelihood of being best and most versatile agricultural land.	
Previously developed land		The site is greenfield.	
Flood risk		Flood Zone 2 and 3 follow the western boundary of the site (EA maps).	
Land contamination, pollution and hazards		The site is within 250m of a former landfill site and requires further investigation.	
Minerals and waste		The site is within a Mineral Consultation Zone for sand and gravel and is not affected by a safeguarded waste facility.	
ECONOMIC Factors			
Available and achievable		The site is promoted on behalf of a developer. There is a single landowner and no known legal issues.	
Site access and impact on road network		LCC Highways advise that the B4114 provides access to the Strategic Road Network and major areas of employment and retail and is a key route into Leicester. This will need to be reflected / considered in any transport assessment work. Huncote Road is a class C road with a 60mph speed limit. At the approach to the nursery, the speed limit changes to 30mph. Access from Forest Road and part of Seine Lane is contrary to policy IN 5 of the LHDG, which restricts access points to roads where measured vehicle speeds are in excess	

Site Reference	Site Name	Parish		
NAR019	Land north of Huncote Road	Narborough		
		<p>of 40mph. Access from the neighbouring housing estate would be preferable.</p> <p>Due consideration should be given to the requirement to alter the speed limit to cover the development as well as the village and site access proposals, to ensure it conforms with appropriate standards set out within the relevant guidance.</p> <p>There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained within the LHDG.</p> <p>Possible requirement to contribute towards the provision/improvement of highway and transportation infrastructure in the vicinity to mitigate against the impact of developing this site.</p>		
Overall Assessment				
Identified Red Constraints		Yes. Potential for Flood Zone 3 on small part of site.		
Policy Designations		Area of Separation (Policy CS17 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	109 dwellings (30dph)	6 - 10
Achievable	Yes			
Additional information		The site promoter indicates the site could yield 180 dwellings.		

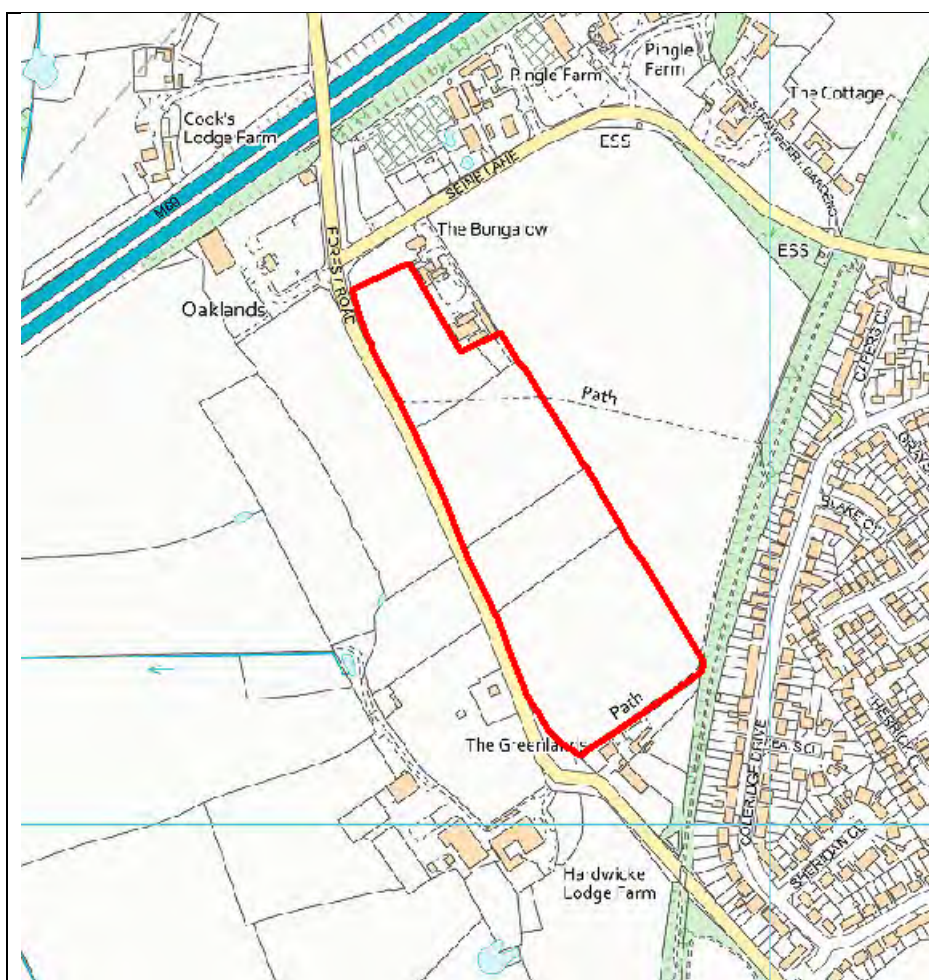


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Site Reference	Site Name	Parish	
NAR020	Land off Forest Road	Narborough	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
5.57 ha	5.57 ha	104 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 452786	Agricultural grazing land	Proposed Use	
N 299260		Residential / Mixed Use	
SOCIAL Factors			
Proximity to large convenience store	The site is within 1500m of the Co-op in Enderby District Centre		
Proximity to GP surgery	The site is within 1240m from Enderby Medical Centre		
Proximity to primary school	The site is within 1050m of The Pastures Primary School		
Proximity to secondary school	The site is within 1990m of Brockington College, Enderby		
Proximity to local employment	The site is within 1500m of employment opportunities at Enderby District Centre and 2160m of Warren Business Park and Mill Hill Industrial Estate		
Access to public transport	The site is within 910m of a bus stop for a regular bus service (Arriva 50 Narborough to Leicester)		
Proximity to open space	The site is within 710m of open space over 1 hectare at Wimpey Park / Southey Close Recreation Ground		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC ecology: needs survey before making a decision. Grassland, which may be species-rich. Retain hedges with 5m buffer natural open space. The site adjoins a disused railway wildlife corridor. Protected species surveys needed.		
Townscape and landscape	The site is within the Lubbethorpe Agricultural Parkland and is characteristic of some elements. The recent appeal indicates that there is a marked contrast in landscape character between the settlement of Enderby to the east of Whistle Way and the countryside to the west.		
Heritage assets	The site has no designated heritage assets. LCC Archaeology advise: disused freight line (MLE16185) forms eastern boundary of area. Heritage potential is medium risk.		
Soil resources	The site is Grade 3 with a moderate likelihood of being best and most versatile agricultural land.		
Previously developed land	The site is grazing land and so greenfield		
Flood risk	The site is Flood Zone 1 but within the 30 year extent for surface water flooding.		
Land contamination, pollution and hazards	The site is close to the M69 where there is potential for air and noise pollution. There are no known land contamination issues.		
Minerals and waste	The site is not located in a mineral consultation zone or affected by a safeguarded waste facility.		
ECONOMIC Factors			
Available and achievable	The site is promoted on behalf of two landowners and there is interest from developers. There are no known legal issues.		
Site access and impact on road network	LCC Highways: Forest Road is a unclassified road with a 60mph speed limit. Access from this road is contrary to policy IN 5 of the LHDG, which restricts access points to roads where measured vehicle speeds are in excess of 40mph.		

Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Countryside (Policy CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	104 (30dph)	6 - 10
Achievable	Yes			
Additional information		Planning application 12/0823/1/OX for up to 244 dwellings, public open space, landscaping and vehicular access refused and dismissed at Appeal for a larger site. The site overlaps with NAR018. 1.06 ha of the site does not overlap and this would yield an additional 19 dwellings to that identified for site NAR018 (62.5% development ratio at 30dph).		

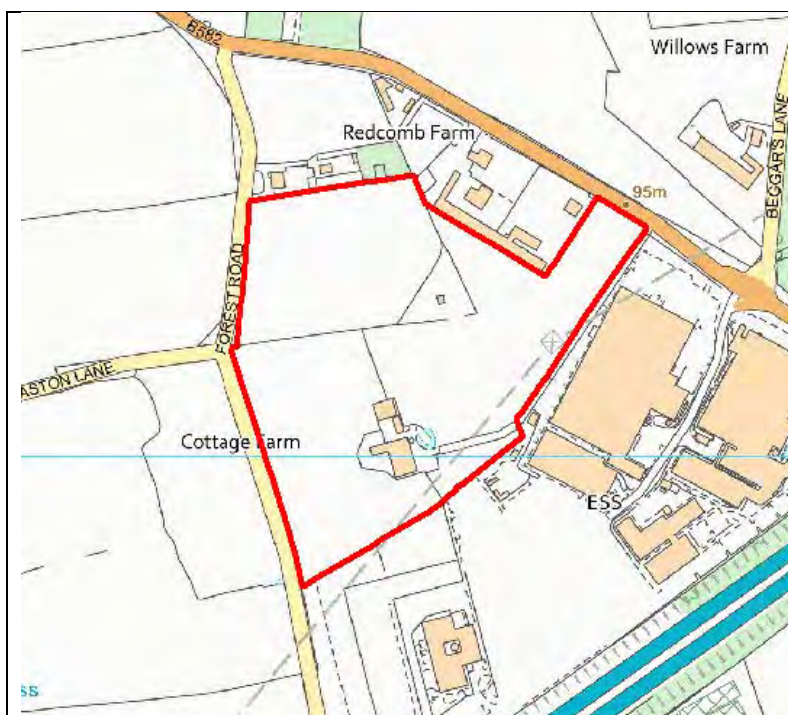


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Site Reference	Site Name	Parish	
NAR021	Land at Cottage Farm	Narborough (partly, also Lubbesthorpe)	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
6.29	6.29	117 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No, mostly greenfield
E 452652	Agricultural land and potentially farm buildings	Proposed Use	
N 300077		Residential	
SOCIAL Factors			
Proximity to large convenience store	The site is within 1,970m of the Co-op in Enderby District Centre		
Proximity to GP surgery	The site is within 2,050m of Enderby Medical Practice		
Proximity to primary school	The site is within 1,960m of the Pastures Primary School		
Proximity to secondary school	The site is within 2,590m of Brockington College, Enderby		
Proximity to local employment	The site is adjoins employment opportunities at Next and within 740m of Warren Business Park and Mill Hill Industrial Estate		
Access to public transport	The site is within 260m of a bus stop for a low frequency service (Arriva X55 Leicester to Hinckley) and 1,620m to a regular bus service (Arriva 50 Narborough to Leicester)		
Proximity to open space	The site is within 1,700m of open space over 1 hectare at Wimpey Park / Southey Close Recreation Ground		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC ecology: needs further surveys before making a decision. All grassland, possibly ridge and furrow; may be good. Some large trees north of building: retain. Hedges: retain with 5m buffer natural open space.		
Townscape and landscape	The site is within the Thurlaston Rolling Farmland LCA where key pressures include loss of field boundary and hedgerows resulting in featureless landscape and increased urban influences from new roads and development reducing the distinction between urban and rural character.		
Heritage assets	There are no designated heritage assets on site or nearby. LCC Archaeology advise: Enderby Conservation Area to the south-east. Leicester Forest Area D (MLE22664) on-site. Early post-med drainage ditch (MLE20691) to south, Roman occupation site to north-west (MLE8347). Large area with known archaeology: medium risk heritage potential.		
Soil resources	Natural England data shows that the site is Grade 3 with a moderate likelihood of being best and most versatile land.		
Previously developed land	The site is agricultural land (and farm buildings)		
Flood risk	The site is in Flood Zone 1.		
Land contamination, pollution and hazards	The site is close to the M69 where there is potential for air and noise pollution. Electricity pylons cross the site along the eastern boundary. There are no known land contamination issues.		
Minerals and waste	The site is partly within the Minerals Consultation Zone for igneous rock. It is not affected by a safeguarded waste facility.		
ECONOMIC Factors			
Available and achievable	The site is promoted on behalf of a single landowner with some interest from developers. There are no known legal issues. An overhead power line crosses the site's eastern		

Site Reference	Site Name	Parish		
NAR021	Land at Cottage Farm	Narborough (partly, also Lubbesthorpe)		
		boundary; this may affect the layout of a proposed development.		
Site access and impact on road network		LCC Highways: Growth in this location would have impacts on Desford Crossroads; as such it is likely to be appropriate for a contribution to be sought towards the planned improvement scheme for the junction. Desford Road is a class B road with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph. Access from Desford Road is contrary to policy IN 5 of the LHDG, which restricts access points to roads where measured vehicle speeds are in excess of 40mph. Due consideration should be given to the requirement to alter the speed limit to cover the development as well as the village and site access proposals to ensure it conforms with appropriate standards set out within the relevant guidance. The site neighbours Next Plc head quarters, which is accessed via a signal-controlled junction situated less than 100m from the existing site access point. Junction modelling may be required to test the capacity of the junction and pedestrian links would need extending to serve the development. There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained within the LHDG. Possible requirement to contribute towards the provision/improvement of highway and transportation infrastructure in the vicinity to mitigate against the impact of developing this site.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Countryside (Policies CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	117 dwellings (30dph)	6 - 10
Achievable	Yes			
Additional information		This site has also been submitted but excluding the farm buildings.		



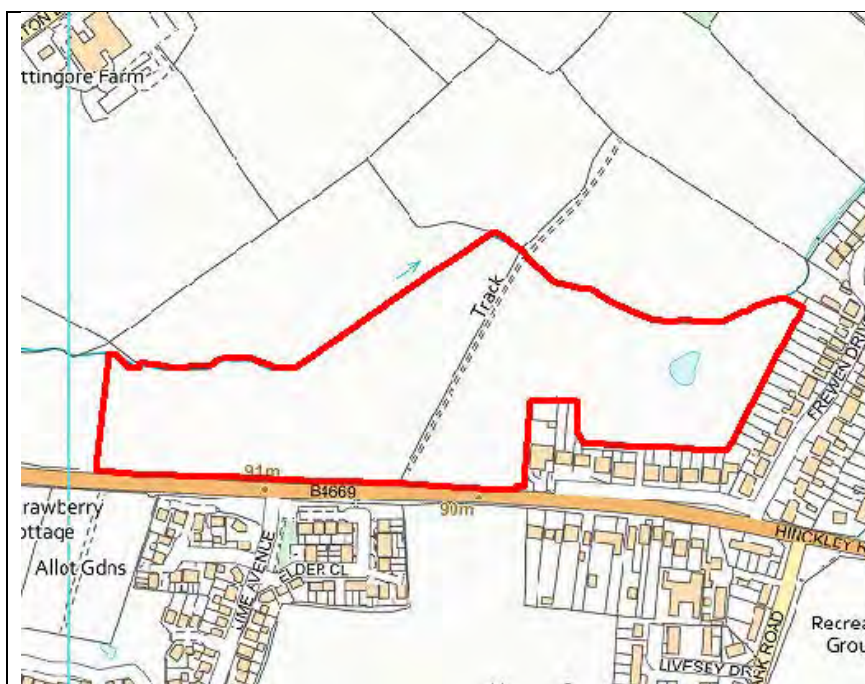
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Parish: Sapcote

Site Reference	Site Name	Parish	
SAP013	Land north of Hinckley Road	Sapcote	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
6.25	6.05	113 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 448288	Agricultural land	Proposed Use	
N 293674		Residential	
SOCIAL Factors			
Proximity to large convenience store		The site is within 760m of the Co-op store, Sapcote.	
Proximity to GP surgery		The site is within 2030m of Dr K Rothwell / The Old School Surgery, Stoney Stanton.	
Proximity to primary school		The site is within 940m of All Saints C of E Primary School.	
Proximity to secondary school		The site is more than 5km from Thomas Estley Community College, Broughton Astley and Hastings High School, Burbage.	
Proximity to local employment		The site is within 2500m of employment opportunities at Foxbank Industrial Estate, Stoney Stanton.	
Access to public transport		The site is within 970m of a bus stop for a for a low frequency service (2 hourly) (X55 Hinckley to Leicester).	
Proximity to open space		The site is within 480m of open space over 1 hectare at Sapcote recreation ground.	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		The site includes possible species-rich grassland and a watercourse that was known to be good ecological feature in past. LCC ecology advise that protected species, hedge and Phase 1 habitat surveys needed.	
Townscape and landscape		The site is within the Stoney Stanton Rolling Farmland landscape character area and is characteristic of that. Key pressures include: increased urban influence at the edges of villages emphasising the dominance of the built form in the landscape and reduces that already fragmenting rural character; expansion around the edges of Stoney Stanton and Sapcote may result in the loss of individual identities; and loss of already scarce hedgerow trees.	
Heritage assets		No designated heritage assets on site. Scheduled Monument (Sapcote Castle and Moat) is 120m to south-east and there are Listed Buildings in vicinity. The site forms a positive contribution to the Sapcote Castle and Moat Scheduled Monument and is also likely to be archaeologically sensitive. LCC Archaeology advise that the heritage potential for archaeology is high and includes: Palaeolithic flint, Bronze Age spearhead, Prehistoric burial, Roman cemetery, Medieval finds, Medieval Sapcote Castle and historic settlement core recorded in near vicinity. Bronze Age, Iron Age, Roman, Early Medieval, Saxo-Norman and Medieval remains recorded in vicinity. Small watercourse crosses site and possible palaeochannels visible on aerial photographs. Former workhouse cottages to south-east.	
Soil resources		The site is Grade 3 and has a moderate likelihood of being best and most versatile land. Further investigation may be	

Site Reference	Site Name	Parish		
SAP013	Land north of Hinckley Road	Sapcote		
		required to identify whether the land is Grade 3a and so best and most versatile land.		
Previously developed land		The site is agricultural land		
Flood risk		Parts of the site are located in Flood Zone 3b, Flood Zone 3a and Flood Zone 2 and the site is affected by the Surface Water 30 year extent. Approx. 0.2 ha of the site is located in Flood Zone 3b (source: SFRA 2014).		
Land contamination, pollution and hazards		The site has no known contamination, pollution or environmental quality issues.		
Minerals and waste		The site is not located in a Mineral Consultation Zone or affected by a site protected for waste facility.		
ECONOMIC Factors				
Available and achievable		The site is promoted through the Call for Sites 2019 on behalf of a single landowner who intends to sell / develop the site. There are no known legal issues.		
Site access and impact on road network		LCC Highways advise that the site would be acceptable in principle subject to improvements to transport sustainability be demonstrated, particularly the frequency and proximity of public transport from the site, and walking/ cycling routes, and the following is submitted and agreed with the planning application: Transport Assessment including junction assessments; Travel Plan; Access strategy; e.g. what form the site access will take (priority ghost island, roundabout etc.) and anticipated width of the access road; Suitable site access with visibility splays and tracking. A review of speed limits on Hinckley Road would also be required.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Countryside (Policy CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	113 (30dph)	6 - 10
Achievable	Yes			
Additional information		SAP013 was previously a larger site but the most recently submitted information (2019) excludes land to the north of the watercourse.		



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Site Reference	Site Name	Parish	
SAP019	Land at Park Road	Sapcote	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
1.5	1.5	37 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 448556	Agricultural land	Proposed Use	
N 293233		Residential	
SOCIAL Factors			
Proximity to large convenience store	The site is within 570m of the Co-op store at Sapcote.		
Proximity to GP surgery	The site is within 1910m of Dr K Rothwell / The Old School Surgery at Stoney Stanton		
Proximity to primary school	The site is within 290m of All Saints C of E Primary School		
Proximity to secondary school	The site is more than 5km from Thomas Estley Community College, Broughton Astley and Hastings High School, Burbage		
Proximity to local employment	The site is within 2270m of Foxbank Industrial Estate, Stoney Stanton		
Access to public transport	The site is within 580m of a bus stop for a low frequency service (2 hourly) (X55 Hinckley to Leicester)		
Proximity to open space	The site is within 170m of open space over 1 hectare at Sapcote recreation ground.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	The site is species-rich grassland and a candidate Local Wildlife Site. LRERC advise that protected species and habitat surveys needed.		
Townscape and landscape	The site is within the Stoney Stanton Rolling Farmland landscape character area and is characteristic of that. Key pressures include: increased urban influence at the edges of villages emphasising the dominance of the built form in the landscape and reduces that already fragmenting rural character; and loss of already scarce hedgerow trees.		
Heritage assets	There are no designated assets on site. The site is partly within Sapcote historic settlement core and within 45m of Scheduled Monument (Sapcote Castle and moat), associated enclosure (not Scheduled) continues into site and within 190m of Grade II Listed church. LCC Archaeology advise that the heritage potential is certain including: potential for site to contain archaeological remains of equivalent significance to Scheduled Monument; Palaeolithic, Bronze Age, Iron Age, Roman, and Medieval finds recorded in near vicinity. Bronze Age, Iron Age, Roman, Early Medieval, Saxo-Norman and Medieval remains, Prehistoric burial and Roman cemetery recorded in vicinity. Possible Ridge and Furrow earthworks on site - if so could be considered as a positive contribution to the setting of the Scheduled Monument.		
Soil resources	The site is Grade 3 and has a moderate likelihood of being best and most versatile land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.		
Previously developed land	The site is agricultural land.		
Flood risk	The site is flood zone 1 but other forms of flood risk are unknown.		

Site Reference	Site Name	Parish		
SAP019	Land at Park Road	Sapcote		
Land contamination, pollution and hazards		The land has no known contamination, pollution or other environmental quality constraints		
Minerals and waste		The site is not located in a Mineral Consultation Zone or affected by a site protected for waste facility.		
ECONOMIC Factors				
Available and achievable		The site is in single ownership and the site owner has indicated that they are willing to sell or develop the land for housing.		
Site access and impact on road network		LCC advise that there are no apparent fundamental reasons for this site to be excluded from consideration at this stage.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Countryside (Policy CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	37 dwellings (30dph)	6 - 10
Achievable	Yes			
Additional information				

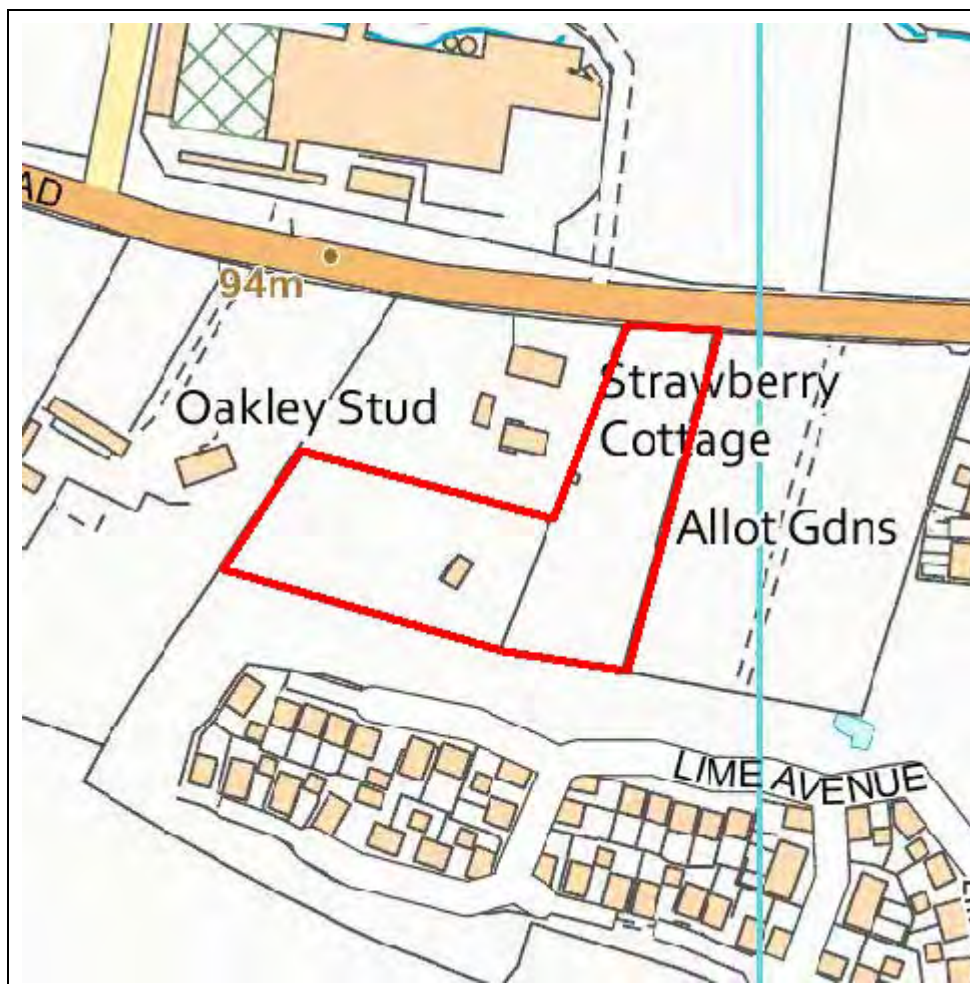


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Site Reference	Site Name	Parish	
SAP023	Land at Strawberry Cottage, Hinckley Road	Sapcote	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
1.31	1.31	32 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	Mix
E 447909	Residential and garden land	Proposed Use	
N 293521		Residential	
SOCIAL Factors			
Proximity to large convenience store		The site is within 1040m of the Co-op store at Sapcote	
Proximity to GP surgery		The site is within 1760m of The Old School Surgery, Stoney Stanton	
Proximity to primary school		The site is within 1220m of All Saints C of E Primary School	
Proximity to secondary school		The site is within 4.85km from Hastings High School, Burbage	
Proximity to local employment		The site is within 2030m of employment opportunities at Foxbank Industrial Estate.	
Access to public transport		The site is within 1040m of a bus stop for a low frequency service (2 hourly) (X55 Hinckley to Leicester)	
Proximity to open space		The site is within 750m of open space over 1 hectare at Sapcote Recreation Ground	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		Protected species. LRERC advise that protected species and phase 1 habitat survey required. Likely to reduce developable area. Survey required before decision is made about impact on biodiversity.	
Townscape and landscape		The site is located in the Stoney Stanton Rolling Farmland landscape character area and is characteristic of that. Key pressures include increased urban influence at the edge of the villages emphasises the domination of built form in the landscape and reduces the already fragmenting rural character.	
Heritage assets		There are no designated heritage assets in the vicinity. LCC Archaeology advise that the heritage potential is uncertain. An Early Bronze Age flint scatter, probably representing a settlement site, is recorded to the south of this site. Additional Prehistoric, Roman and Medieval activity is present in the wider landscape.	
Soil resources		The site is Grade 3 and has a moderate likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.	
Previously developed land		The site is agricultural land and a house.	
Flood risk		The site is Flood Zone 1.	
Land contamination, pollution and hazards		The site has no known contamination, pollution or other environmental quality issues.	
Minerals and waste		The site is not located in a Mineral Consultation Zone or affected by a safeguarded waste facility.	
ECONOMIC Factors			
Available and achievable		The site is carried through from a previous SHLAA. It was the subject of a planning application for self build residential development in 2019 but this was withdrawn.	
Site access and impact on		Access from the adopted, classified B4669 to north of the site	

Site Reference	Site Name	Parish		
SAP023	Land at Strawberry Cottage, Hinckley Road	Sapcote		
road network		but the road is subject to a 60mph speed limit. Policy IN5 of the LHDG does not support new or increased use of existing accesses on A and B classified roads. LCC Highways advise that it is unlikely that they would support a new access, or the increased use of an existing access in this location.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Countryside (Policies CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	32 dwellings (30dph)	6 – 10 years
Achievable	Yes			
Additional information		Planning application withdrawn in June 2019. The application was for 8 self-build plots.		



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Site Reference	Site Name	Parish	
SAP024	Land north of Leicester Road	Sapcote	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
6.03	6.03	149 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 449559	Agricultural land	Proposed Use	
N 293483		Residential	
SOCIAL Factors			
Proximity to large convenience store		The site is within 760m of the Co-op store at Sapcote.	
Proximity to GP surgery		The site is within 1970m of The Old School Surgery at Stoney Stanton	
Proximity to primary school		The site is within 960m of All Saints C of E Primary School	
Proximity to secondary school		The site is more than 5km from Thomas Estley Community College, Broughton Astley and Hastings High School, Burbage	
Proximity to local employment		The site is within 2340m of employment opportunities at Foxbank Industrial Estate, Stoney Stanton	
Access to public transport		The site is within 630m of a bus stop for a low frequency bus service (2 hourly) (X55 Hinckley to Leicester)	
Proximity to open space		The site is within 840m of open space over 1 hectare at Sapcote Recreation Ground	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC ecology: OK with mitigation. Arable: hedges to north look good, with trees. Buffer zone to Sapcote Quarry to SE, and to retained hedges: 5m natural open space. Retain LWS tree with no development/public/private open space under crown except informal open space.	
Townscape and landscape		The site is within the Stoney Stanton Rolling Farmland LCA. Key pressures include increased urban influences, loss of individual identities of Sapcote and Stoney Stanton and increased prominence of roads.	
Heritage assets		There are no designated heritage assets on site. LCC Archaeology advise near possible Roman cemetery (MLE284). There is a Scheduled Monument in the vicinity. Heritage potential is medium risk.	
Soil resources		The site is Grade 3 and has a low likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.	
Previously developed land		The site is agricultural land and so greenfield.	
Flood risk		The site is within Flood Zone 1 (EA Maps)	
Land contamination, pollution and hazards		The site is has no known land contamination, pollution or other environmental quality issues.	
Minerals and waste		The site is within the Minerals Consultation Zone for igneous rock. It is not affected by a safeguarded waste facility.	
ECONOMIC Factors			
Available and achievable		The site is promoted through the Call for Sites 2019 on behalf of a single landowner who intends to sell / develop the site. There are no known legal issues.	
Site access and impact on road network		LCC Highways: Leicester Road is a class B road with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph. Access from Leicester Road is	

Site Reference	Site Name	Parish		
SAP024	Land north of Leicester Road	Sapcote		
		contrary to policy IN 5 of the LHDG, which restricts access points to roads where measured vehicle speeds are in excess of 40mph. Due consideration should be given to the requirement to alter the speed limit to cover the development as well as the village and site access proposals to ensure it conforms with appropriate standards set out within the relevant guidance. There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained within the LHDG.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Countryside (Policies CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	149 (30dph)	6 – 10 years
Achievable	Yes			
Additional information				

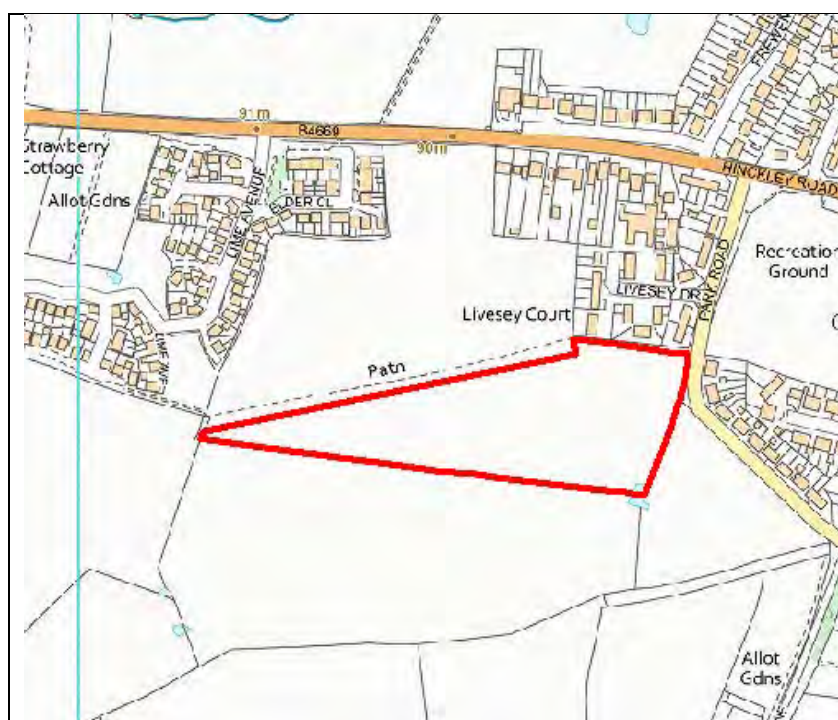


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Site Reference	Site Name	Parish	
SAP025	Land south of Hinckley Road	Sapcote	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
3.12	3.12	77 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 448383	Agricultural land	Proposed Use	
N 293304		Residential	
SOCIAL Factors			
Proximity to large convenience store		The site is within 820m of the Co-op store at Sapcote.	
Proximity to GP surgery		The site is within 2090m of Dr K Rothwell / The Old School Surgery at Stoney Stanton	
Proximity to primary school		The site is within 1000m of All Saints C of E Primary School	
Proximity to secondary school		The site is more than 5km from Thomas Estley Community College, Broughton Astley and Hastings High School, Burbage	
Proximity to local employment		The site is within 2620m of Foxbank Industrial Estate, Stoney Stanton	
Access to public transport		The site is within 830m of a bus stop for a low frequency service (2 hourly) (X55 Hinckley to Leicester)	
Proximity to open space		The site is within 540m of open space over 1 hectare at Sapcote recreation ground.	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC ecology: OK with mitigation and avoidance. Includes land used for GCN mitigation and SUDS associated with previous development to north; this needs to be retained and protected. Additional GCN connectivity required along southern hedgerow - wide margin of rough grass along hedge. Protect hedge to east, with 5m buffer of natural open space. Retention LWS tree; no private/public open space or development under crown, unless informal open space.	
Townscape and landscape		The site is within the Stoney Stanton Rolling Farmland landscape character area and is characteristic of that. Key pressures include: increased urban influence at the edges of villages emphasising the dominance of the built form in the landscape and reduces that already fragmenting rural character; and loss of already scarce hedgerow trees.	
Heritage assets		There are no designated heritage assets on site but the site is within 100m of Scheduled Monument (Sapcote Castle and moat). LCC Archaeology: evaluation recorded prehistoric and Roman activity (MLE23428), other known archaeological remains in the vicinity of the site. Heritage potential is medium risk.	
Soil resources		The site is Grade 3 and has a moderate likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.	
Previously developed land		The site is agricultural land and so greenfield	
Flood risk		The site is within flood zone 1 (EA Maps)	
Land contamination, pollution and hazards		The site is has no known land contamination, pollution or other environmental quality issues.	
Minerals and waste		The site is not within a Minerals Consultation Zone or affected by a safeguarded waste facility.	

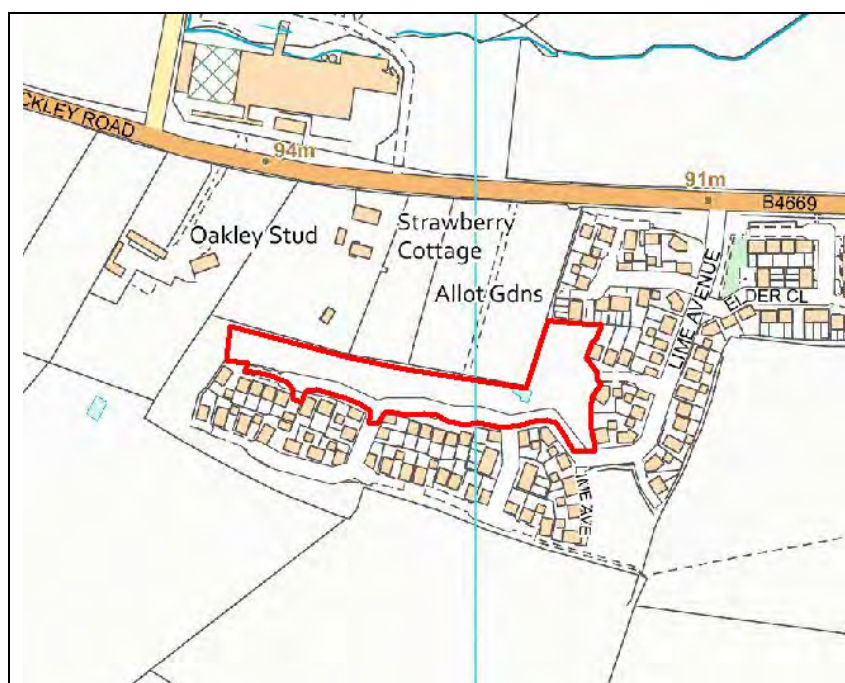
Site Reference	Site Name	Parish		
SAP025	Land south of Hinckley Road	Sapcote		
ECONOMIC Factors				
Available and achievable		The site is promoted in the Call for Sites 2019 on behalf of a single landowner who intends to sell / develop the site.		
Site access and impact on road network		Site promoter indicates that site will be accessed from the development site to the north. LCC Highways advise that there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained within the LHDG.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Countryside (Policies CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	77 (30dph)	6 - 10
Achievable	Yes			
Additional information		This site was previously part of SAP015 but is now assessed as a separate site. The site promoter estimates that the site has capacity for 50 dwellings. Access is proposed through the site to the north that is under construction and in the same ownership as this site.		



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Site Reference	Site Name	Parish	
SAP026	Limes Avenue, The Limes	Sapcote	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
0.89	0.89	22 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 447956	Open space	Proposed Use	
N 293433		Residential	
SOCIAL Factors			
Proximity to large convenience store	The site is within 1110m of the Co-op store at Sapcote.		
Proximity to GP surgery	The site is within 2260m of Dr K Rothwell / The Old School Surgery at Stoney Stanton		
Proximity to primary school	The site is within 1280m of All Saints C of E Primary School		
Proximity to secondary school	The site is more than 5km from Thomas Estley Community College, Broughton Astley and Hastings High School, Burbage		
Proximity to local employment	The site is within 2540m of Foxbank Industrial Estate, Stoney Stanton		
Access to public transport	The site is within 1110m of a bus stop for a low frequency service (2 hourly) (X55 Hinckley to Leicester)		
Proximity to open space	The site is within 830m of open space over 1 hectare at Sapcote recreation ground.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC ecology: reject. This is land set aside for GCN mitigation associated with The Limes development. See documentation for 18/01740/FUL.		
Townscape and landscape	The site is within The site is within the Stoney Stanton Rolling Farmland landscape character area. It forms the open space to a recent housing development.		
Heritage assets	There are no designated heritage assets on site. LCC Archaeology advise: no known archaeological remains on site, archaeological remains in vicinity. Small area with no indications of any archaeological potential; low risk heritage potential.		
Soil resources	The site is Grade 3 and has a moderate likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.		
Previously developed land	The site is open space and so greenfield.		
Flood risk	The site is within flood zone 1 (EA Maps).		
Land contamination, pollution and hazards	The site is has no known land contamination, pollution or other environmental quality issues.		
Minerals and waste	The site is not within a Minerals Consultation Zone or affected by a safeguarded waste facility.		
ECONOMIC Factors			
Available and achievable	The site is promoted in the Call for Sites 2019 by a single landowner who is a developer and indicates that the site has no known legal issues.		

Site access and impact on road network		LCC Highways advise that there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained within the LHDG.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Within settlement boundary		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	22 (30dph)	6 - 10
Achievable	Yes			
Additional information		18/1740/FUL – Erection of 28 dwellings on existing open space: application withdrawn.		



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Site Reference	Site Name	Parish	
SAP028	Land north of Stanton Lane, west of Stoney Stanton	Sapcote	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
4.39	4.39	82 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 447833	Agricultural land	Proposed Use	
N 293972		Residential	
SOCIAL Factors			
Proximity to large convenience store		The site is within 1110m of the Co-op store at Stoney Stanton.	
Proximity to GP surgery		The site is within 1210m of Dr K Rothwell / The Old School Surgery at Stoney Stanton	
Proximity to primary school		The site is within 1220m of Manorfield C of E Primary School, Stoney Stanton	
Proximity to secondary school		The site is more than 5km from Thomas Estley Community College, Broughton Astley and Hastings High School, Burbage	
Proximity to local employment		The site is within 1480m of Foxbank Industrial Estate, Stoney Stanton	
Access to public transport		The site is within 1560m of a bus stop for a low frequency service (2 hourly) (X55 Hinckley to Leicester)	
Proximity to open space		The site is within 960m of open space over 1 hectare at Memorial Playing Fields, Stoney Stanton	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC ecology: OK with mitigation. Arable field with hedgerow boundary; phase 1 habitat surveys required.	
Townscape and landscape		The site is within the Stoney Stanton Rolling Farmland landscape character area and is characteristic of that. Key pressures include: increased urban influence at the edges of villages emphasising the dominance of the built form in the landscape and reduces that already fragmenting rural character; and loss of already scarce hedgerow trees.	
Heritage assets		There are no designated heritage assets on site. LCC Archaeology: no known archaeological remains on site, but archaeological remains in vicinity. Medium risk heritage potential.	
Soil resources		The site is Grade 3 and has a moderate likelihood of being best and most versatile agricultural land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.	
Previously developed land		The site is agricultural land and so greenfield.	
Flood risk		The site is within flood zone 1 (EA Maps).	
Land contamination, pollution and hazards		The site is has no known land contamination, pollution or other environmental quality issues.	
Minerals and waste		The site is not within a Minerals Consultation Zone or affected by a safeguarded waste facility.	
ECONOMIC Factors			
Available and achievable		The site was promoted in the Call for Sites 2019 on behalf of a single landowner and there are no known legal issues.	
Site access and impact on road network		LCC Highways advise access from Stanton Lane which is subject to a 60mph speed limit. Policy IN5 of the LHDG does not support new or increased use of existing accesses on A	

Site Reference	Site Name	Parish		
SAP028	Land north of Stanton Lane, west of Stoney Stanton	Sapcote		
		and B classified roads. LCC Highways advise that it is unlikely that they would support a new access, or the increased use of an existing access in this location.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Countryside (Policy CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	82 (30dph)	11 - 15
Achievable	No			
Additional information		Site also submitted as part of STO026 – Land west of Stoney Stanton. Not suitable as a standalone development away from the nearest settlement. Do not count towards final housing numbers to avoid double counting.		



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Site Reference	Site Name	Parish	
SAP029	London Leys Farm, Sharnford Road	Sapcote	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
7.69	7.69	144 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	Mixed
E 449368	Agricultural land and farm buildings	Proposed Use	
N 293158		Residential	
SOCIAL Factors			
Proximity to large convenience store		The site is within 750m of the Co-op store at Sapcote.	
Proximity to GP surgery		The site is within 2km of the Old School Surgery at Stoney Stanton	
Proximity to primary school		The site is within 990m of All Saints C of E Primary School	
Proximity to secondary school		The site is 4690m from Thomas Estley Community College, Broughton Astley	
Proximity to local employment		The site is within 2430m of local employment opportunities at Foxbank Industrial Estate, Stoney Stanton	
Access to public transport		The site is within 700m of a bus stop for a low frequency service (more than 2 hourly) (X55 Hinckley to Leicester)	
Proximity to open space		The site is within 910m of open space over 1 hectare at Sapcote recreation ground.	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		The site includes possible species-rich grassland, hedges, and mature trees and potential for protected species. LRERC advise that protected species and habitats surveys required.	
Townscape and landscape		The site is within the Stoney Stanton Rolling Farmland landscape character area and is characteristic of that. Key pressures include: increased urban influence at the edges of villages emphasising the dominance of the built form in the landscape and reduces that already fragmenting rural character; expansion around the edges of Stoney Stanton and Sapcote may result in the loss of individual identities; and loss of already scarce hedgerow trees.	
Heritage assets		The site has no designated assets but listed buildings in the vicinity and Sapcote Castle Scheduled Monument within 400m to the west. LCC Archaeology advise that the heritage potential for archaeology is high due to Neolithic, Bronze Age, Prehistoric, Roman and Medieval finds, Roman villa, Fosse Way Roman Road, historic settlement core and Medieval remains in near vicinity. Possible Ridge and Furrow earthworks in south-western field but unclear whether it still survives. Hedgerow through northern part of site follows line of former Ridge and Furrow and could be classed as 'important'.	
Soil resources		The site is Grade 3 and almost all has a moderate likelihood of being best and most versatile land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.	
Previously developed land		The site is mostly agricultural land but includes farm buildings	

Flood risk	The site is within Flood Zone 1 but is affected by the Surface water 30 year extent.			
Land contamination, pollution and hazards	BDC Environmental Health indicate that the site has possible landfill gas affecting the northern end of the site. Further investigation is required. There are no known pollution or environmental quality issues.			
Minerals and waste	The site is within the Minerals Consultation Area but LCC Minerals advise that the potential impact on mineral resources would not appear to be significant given their location. The site is not affected by a safeguarded waste facility.			
ECONOMIC Factors				
Available and achievable	The site is promoted through Call for Sites 2019 on behalf of a single landowner. There are no known legal issues.			
Site access and impact on road network	LCC Highways: Depending on the point of access (i.e. Sharnford Road or Leicester Road) the 30mph speed limit may need to be extended on Leicester Road. Otherwise, there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.			
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Countryside (Policy CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	144 (30dph)	6 - 10
Achievable	Yes			
Additional information				

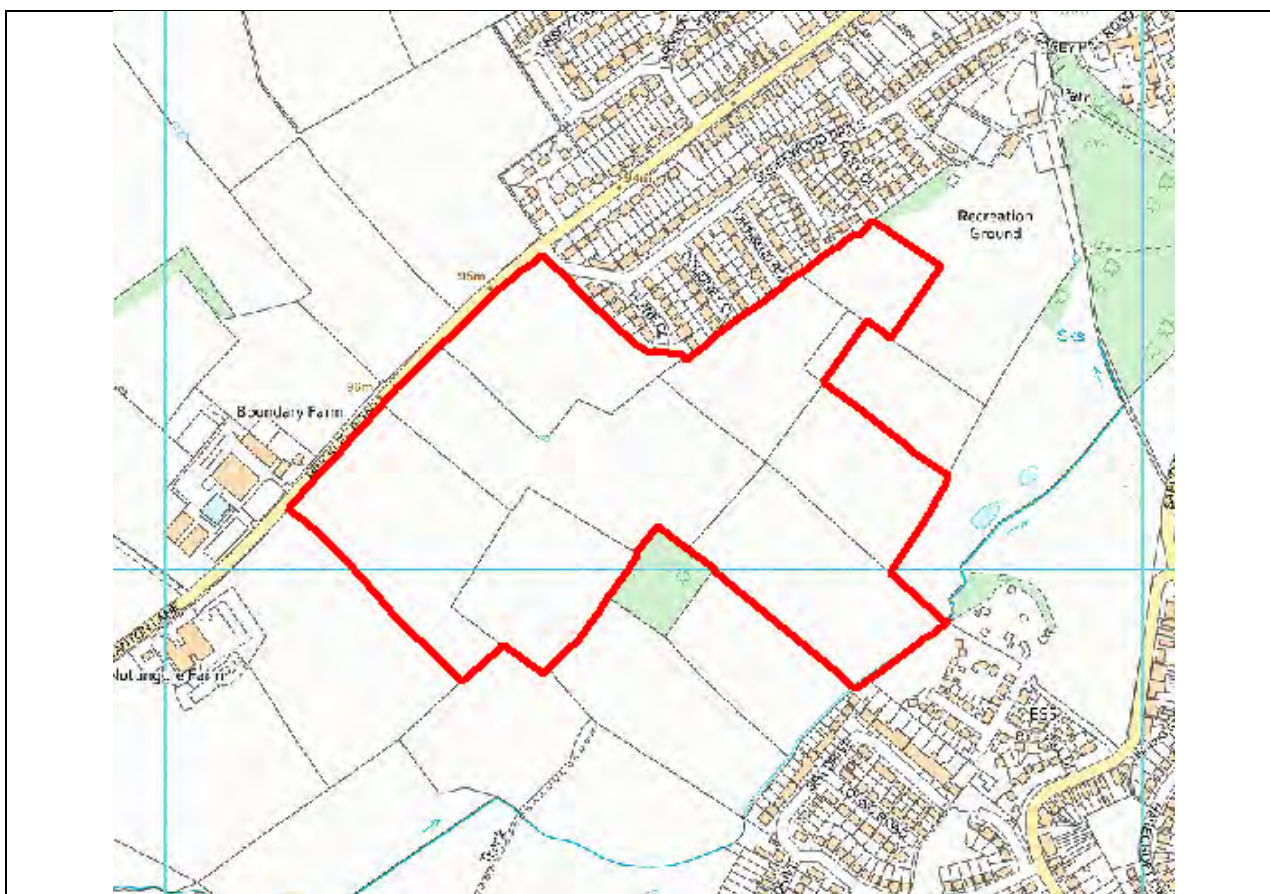


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Site Reference	Site Name	Parish	
SAP031	Nuttingore Farm, Stanton Lane	Sapcote (and Stoney Stanton)	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
18.41	18.41	345 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 448458	Agricultural land	Proposed Use	
N 294124		Residential	
SOCIAL Factors			
Proximity to large convenience store	The site is within 1210m of the Co-op store at Stoney Stanton		
Proximity to GP surgery	The site is within 970m of The Old School Surgery		
Proximity to primary school	The site is within 980m of Manorfield C of E Primary School		
Proximity to secondary school	The site is more than 5km from Thomas Estley Community College, Broughton Astley and Hastings High School, Burbage.		
Proximity to local employment	The site is within 1250m of employment opportunities at Foxbank Industrial Estate.		
Access to public transport	The site is within 1280m of a bus stop for a low frequency service (2 hourly) (X55 Leicester to Hinckley)		
Proximity to open space	The site is within 870m of (and adjoins) open space over 1 hectare at Memorial Playing Fields, Stoney Stanton		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC ecology: needs further survey before making a decision. All grassland, possible ridge and furrow; good-looking pond with what appears to be species-rich grassland around. Hedges and ditch / watercourse to north. Retain hedge / ditch with 5m buffer zone of natural open space. Retain pond and associated habitats, possibility of more spp-rich grassland to retain as well. Retain LWS tree with no public / private open space under crown except informal open space.		
Townscape and landscape	The site is within the Stoney Stanton Rolling Farmland landscape character area and is characteristic of that. Key pressures include: increased urban influence at the edges of villages emphasising the dominance of the built form in the landscape and reduces that already fragmenting rural character; expansion around the edges of Stoney Stanton and Sapcote may result in the loss of individual identities; and loss of already scarce hedgerow trees.		
Heritage assets	There are no designated heritage assets on site or nearby. LCC Archaeology advise possible roman inhumation cemetery on-site (MLE284). Other known archaeological remains are within the vicinity. Heritage potential is medium risk.		
Soil resources	The site is Grade 3 and almost all has a moderate likelihood of being best and most versatile land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.		
Previously developed land	The site is mostly agricultural land and includes farm buildings		
Flood risk	The site is within Flood Zone 1 (EA Maps)		
Land contamination, pollution and hazards	The site is has no known land contamination, pollution or other environmental quality issues.		
Minerals and waste	The eastern part of the site is within the Minerals Consultation Zone for rock. It is not affected by a safeguarded waste facility.		

Site Reference	Site Name	Parish		
SAP031	Nuttingore Farm, Stanton Lane	Sapcote (and Stoney Stanton)		
ECONOMIC Factors				
Available and achievable	The site is promoted through the Call for Sites 2019 on behalf of a single landowner.			
Site access and impact on road network	The site promoter indicates main access from Hinckley Road. LCC Highways advise Hinckley Road is a class C road with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph. Access from Hinckley Road is contrary to policy IN 5 of the LHDG, which restricts access points to roads where measured vehicle speeds are in excess of 40mph. Due consideration should be given to the requirement to alter the speed limit to cover the development as well as the village and site access proposals to ensure it conforms with appropriate standards set out within the relevant guidance. The LHA would recommend that access be gained from either Underwood Drive or Howe Close. There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained within the LHDG.			
Overall Assessment				
Identified Red Constraints	No			
Policy Designations	Part Area of Separation and part Countryside (Policies CS17, CS18 and Policies Map)			
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	345 dwellings (30dph)	11 - 15
Achievable	Yes			
Additional information	Site also submitted as part of STO026 – Land west of Stoney Stanton. SAP031 is assessed as a standalone site. The site promoter estimates a yield of 340 dwellings.			



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Parish: Sharnford

Site Reference	Site Name	Parish	
SHA008	Land west of Coventry Road	Sharnford	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
0.87	0.87	21 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 447760	Agricultural	Proposed Use	
N 291552		Residential	
SOCIAL Factors			
Proximity to large convenience store		The site is within 2610m of the Co-operative store in Sapcote.	
Proximity to GP surgery		The site is within 4020m of The Old School Surgery in Stoney Stanton.	
Proximity to primary school		The site is within 1040m of Sharnford Primary School.	
Proximity to secondary school		The site is within 5320m of Hastings High School in Burbage.	
Proximity to local employment		The site is within 4550m of Foxbank Industrial Estate in Stoney Stanton.	
Access to public transport		The site is within 350m of a bus stop with an infrequent (every two to three hours) bus service (X55).	
Proximity to open space		The site is within 1810m of open space over 1 hectare at Fosse Meadows nature reserve.	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC Ecology: part OK with mitigation, part further survey needed. Grassland to north and south may be species-rich; the destroyed LWS was. Retain hedges and trees with at least 5m buffer zone natural open space.	
Townscape and landscape		The site is located in the Stoney Stanton Rolling Farmland Character Area.	
Heritage assets		There are no protected heritage assets on or adjacent to the site. LCC Archaeology: no known archaeological remains on-site. Sharnford settlement core (MLE316) lies along the eastern boundary; medieval / post-medieval pits and ditches (MLE22888) were recorded to the immediate east. Heritage potential is medium-risk.	
Soil resources		The site is categorised as urban / industrial land.	
Previously developed land		The site is greenfield.	
Flood risk		The site is in Flood Zone 1 and there are no other known sources of flood risk.	
Land contamination, pollution and hazards		The site is within 250m of a historic landfill site to the south (adjacent to the B4114). Further investigation may be required to determine any potential land contamination / pollution.	
Minerals and waste		The site is not within a Minerals Consultation Zone or is the site protected for a waste facility.	
ECONOMIC Factors			
Available and achievable		The site is in single ownership by a house-builder.	
Site access and impact on road network		Public footpath U80 crosses east to west through the site. Access is proposed through the new-build residential development to the east. LCC highways: Due consideration should be given to the requirement to alter the speed limit to cover the development as well as the village and site access proposals to ensure it conforms with appropriate standards set	

Site Reference	Site Name		Parish	
SHA008	Land west of Coventry Road		Sharnford	
		out within the relevant guidance. There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained within the LHDG.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		The site is in Countryside (policy CS18)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	21 (30dph)	6 - 10
Achievable	Yes			
Additional information				



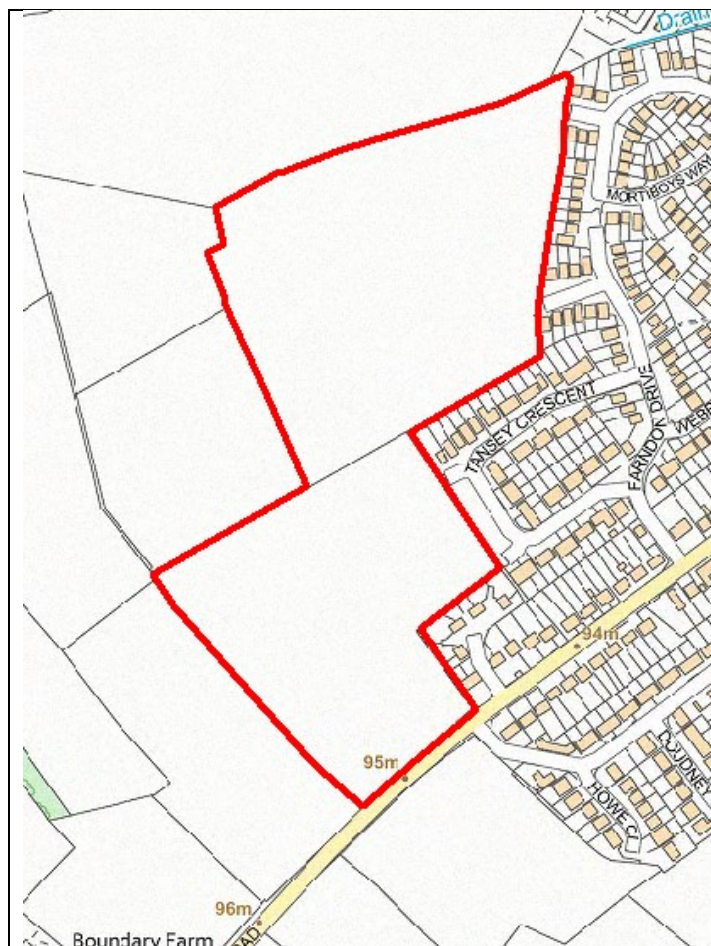
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Parish: Stoney Stanton

Site Reference	Site Name	Parish	
STO002	Land at Boundary Farm (smaller site) Stanton Lane	Stoney Stanton	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
9.65	9.65	180 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 448894	Agricultural land	Proposed Use	
N 295681		Residential	
SOCIAL Factors			
Proximity to large convenience store		The site is within 1090m of the Co-op store at Stoney Stanton.	
Proximity to GP surgery		The site is within 840m of the Old School Surgery in Stoney Stanton.	
Proximity to primary school		The site is within 850m of Manorfield C of E Primary School.	
Proximity to secondary school		The site is more than 5km to Heath Lane Academy, Earl Shilton or Hastings High School, Burbage.	
Proximity to local employment		The site is within 1110m of Foxbank Industrial Estate, Station Road, Stoney Stanton.	
Access to public transport		The site is within 1250m of a bus stop with a low frequency service (2 hourly) (X55 Leicester to Hinckley)	
Proximity to open space		The site is within 760m of open space over 1 hectare at Memorial Playing Fields.	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC ecology advise that there are possible protected species and that protected species and habitat surveys are required.	
Townscape and landscape		The site is within the Stoney Stanton Rolling Farmland Landscape Character Area and is characteristic of this. Key pressures include expansion around the edges of Stoney Stanton (and Sapcote) which may result in the loss of their individual identities, the loss of already scarce hedgerow trees, and increased urban influence at the edge of villages which may reduce the already fragmenting rural character.	
Heritage assets		There are no designated heritage assets within the vicinity. LCC Archaeology advise that heritage potential is high.	
Soil resources		The land is Grade 3. Approximately 60% of the site has a moderate likelihood of being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile.	
Previously developed land		The site is currently in agricultural use and so is greenfield.	
Flood risk		The site is located in Flood Zone 1.	
Land contamination, pollution and hazards		The site is unlikely to be affected by land contamination or landfill, pollution and the site is unlikely to cause groundwater pollution or other environmental quality issues.	
Minerals and waste		The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.	
ECONOMIC Factors			
Available and achievable		The site is promoted through Call for Sites 2019 on behalf of a single landowner who intends to sell / develop the site. There are no known legal issues.	
Site access and impact on road network		LCC Highways advise that the 30mph speed limit may need to be extended and a footway provided adjacent to the site on	

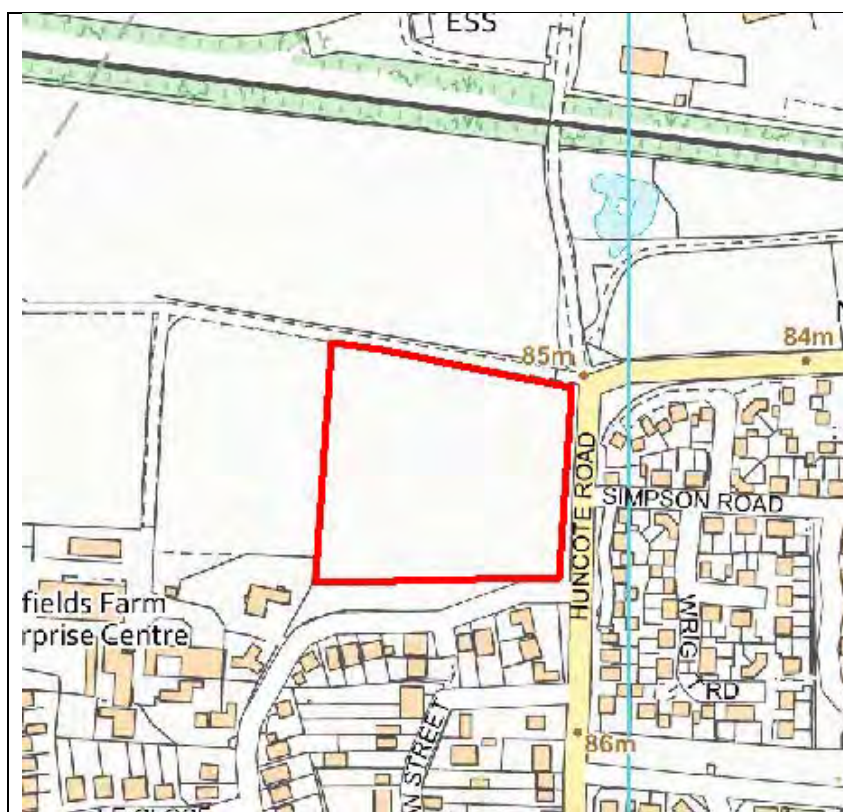
Site Reference	Site Name		Parish	
STO002	Land at Boundary Farm (smaller site) Stanton Lane		Stoney Stanton	
		Hinckley Road. The walking distances to bus stops may exceed recommended distances set out in LHDG and if this can be addressed there are no apparent fundamental reasons to exclude this site from consideration at this stage.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Countryside (Policy CS18 and Policy Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	180 (30dph)	6 - 10
Achievable	Yes			
Additional information		The site promoter indicates that the estimated dwelling yield is 120 dwellings. The site is also promoted as a wider development (see STO026). Do not count towards final housing numbers to avoid double counting.		



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Site Reference	Site Name	Parish	
STO009	Land west of Huncote Road	Stoney Stanton	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
1.54	1.54	37 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 448894	Agricultural land	Proposed Use	
N 295681		Residential	
SOCIAL Factors			
Proximity to large convenience store		The site is within 1130m of the Co-op store at Stoney Stanton.	
Proximity to GP surgery		The site is within 1190m of the Old School Surgery, Stoney Stanton.	
Proximity to primary school		The site is within 1260m of Manorfield C of E Primary School.	
Proximity to secondary school		The site is more than 5km from Heath Lane Academy, Earl Shilton or Thomas Estley College, Broughton Astley	
Proximity to local employment		The site is within 1560m of employment opportunities at Foxbank Industrial Estate.	
Access to public transport		The site is within 160m of a bus stop with a low frequency service (2 hourly) (X55 Leicester to Hinckley).	
Proximity to open space		The site is within 630m of open space over 1 hectare at Cadle Close.	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		Arable field with hedges. LCC ecology advise that possible protected species surveys needed.	
Townscape and landscape		The site is within the Stoney Stanton Rolling Farmland landscape character area, and is characteristic of this. A predominantly arable farmland, with gently rolling topography, with low hedgerows that create an open character. Key pressures for the character area are increased urban influences at the edge of villages and the construction of tall buildings which would contrast with relatively uniform rooflines within villages.	
Heritage assets		There are no designated heritage assets on the site or in the vicinity. LCC Archaeology advise that heritage potential is high.	
Soil resources		The land is Grade 3 and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.	
Previously developed land		The site is greenfield.	
Flood risk		The site is within Flood Zone 1.	
Land contamination, pollution and hazards		The site is unlikely to be affected by land contamination or landfill, pollution, groundwater pollution or other environmental quality issues	
Minerals and waste		The site is not located in a Minerals Consultation Zone or is a site protected for a waste facility.	
ECONOMIC Factors			
Available and achievable		The site is promoted through the Call for Sites 2019 on behalf of a developer. There is a single landowner and no known legal issues.	
Site access and impact on road network		LCC Highways advise that a suitable access / junction will need to be demonstrated and also may require the 30mph speed limit to be extended. Otherwise, there are no apparent	

Site Reference	Site Name		Parish	
STO009	Land west of Huncote Road		Stoney Stanton	
		fundamental reasons to exclude this site from consideration at this stage.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Countryside (Policy CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	37 (30dph)	6 - 10
Achievable	Yes			
Additional information				



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Site Reference	Site Name	Parish	
STO016	Land south of Hinckley Road	Stoney Stanton	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
2.26	2.26	42 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 448390	Agricultural land	Proposed Use	
N 294225		Residential	
SOCIAL Factors			
Proximity to large convenience store		The site is within 990m of the Co-op store, Stoney Stanton	
Proximity to GP surgery		The site is within 750m of the Old School Surgery, Stoney Stanton.	
Proximity to primary school		The site is within 760m of Manorfield C of E Primary School.	
Proximity to secondary school		The site is more than 5km to Heath Lane Academy, Earl Shilton or Thomas Estley College, Broughton Astley.	
Proximity to local employment		The site is within 1000m of Foxbank Industrial Estate, Station Road, Stoney Stanton.	
Access to public transport		The site is within 1160m of a bus stop with a low frequency service (2 hourly) (X55 Leicester to Hinckley).	
Proximity to open space		The site is within 670m of open space over 1 hectare at Memorial Playing Fields, Stoney Stanton.	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		Arable land. Possible protected species. LRERC advise that species and hedge surveys required.	
Townscape and landscape		The site is located within the Stoney Stanton Rolling Farmland landscape character area and is characteristic of that. The site comprises an arable field with hedgerow boundaries which is characteristic of the landscape character area. Key pressures include expansion around the edges of Stoney Stanton (and Sapcote) which may result in the loss of their individual identities, the loss of already scarce hedgerow trees, and increased urban influence at the edge of villages which may reduce the already fragmenting rural character.	
Heritage assets		There are no designated heritage assets within the site or in the vicinity. Possible Roman cemetery is nearby (MLE284). LCC Archaeology advise that heritage potential is high.	
Soil resources		The land is Grade 3. Approximately 80% of the site has a moderate likelihood of being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.	
Previously developed land		The site is agricultural land.	
Flood risk		The site is located in Flood Zone 1.	
Land contamination, pollution and hazards		The site is unlikely to be affected by land contamination or landfill, pollution, groundwater pollution or other environmental quality issues.	
Minerals and waste		The site is not located in a Mineral Consultation Zone or is a site protected for a waste facility.	
ECONOMIC Factors			
Available and achievable		The site is promoted through the Call for Sites 2019 on behalf of a single landowner who intends to sell or develop the site. There are no known legal issues.	
Site access and impact on road network		The site promotor indicates that site can be accessed from Hinckley Road. LCC Highways advise that the 30mph speed	

Site Reference	Site Name		Parish	
STO016	Land south of Hinckley Road		Stoney Stanton	
		limit may need to be extended and that the walking distance to bus stops may exceed recommended distances set out in the LHDG. If these issues can be addressed there are no apparent fundamental reasons to exclude this site from consideration at this stage.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Countryside (Policy CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	42 (30dph)	6 - 10
Achievable	Yes			
Additional information		The site is also promoted separately on behalf of the landowner as part of a wider development (see STO026). It also forms part of larger site SAP031. Do not count towards final housing numbers to avoid double counting.		

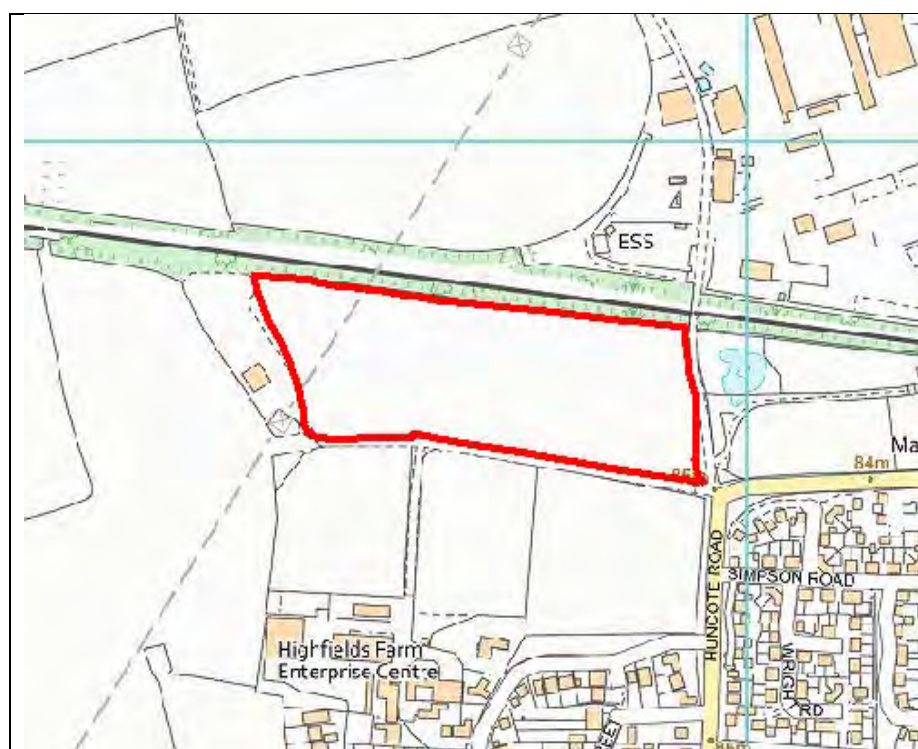


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Site Reference	Site Name	Parish	
STO019	Land at junction of Huncote Road and Calor Gas access road	Stoney Stanton	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
3.6	3.6	47 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 448806	Agricultural land	Proposed Use	
N 295812		Residential	
SOCIAL Factors			
Proximity to large convenience store	The site is within 1300m of the Co-op store at Stoney Stanton		
Proximity to GP surgery	The site is within 1420m of the Old School Surgery, Stoney Stanton.		
Proximity to primary school	The site is within 1480m of Manorfield C of E Primary School.		
Proximity to secondary school	The site is more than 5km from Heath Lane Academy, Earl Shilton or Thomas Estley College, Broughton Astley.		
Proximity to local employment	The site is within 1650m of employment opportunities at Foxbank Industrial Estate		
Access to public transport	The site is within 370m of a bus stop with a low frequency service (2 hourly) (X55 Leicester to Hinckley).		
Proximity to open space	The site is within 800m of open space over 1 hectare at Cadle Close.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	Wildlife corridor to the north of the site. LRERC advise that protected species surveys required.		
Townscape and landscape	The site is within the Stoney Stanton Rolling Farmland Landscape Character Area, and is characteristic of this. A predominantly arable farmland, with gently rolling topography, with low hedgerows that create an open character. Key pressures for the character area are increased urban influences at the edge of villages and the construction of tall buildings which would contrast with relatively uniform rooflines within villages.		
Heritage assets	Former 19th century 'tramway' cutting within western limit of site and railway along northern boundary. Roman, Medieval and Post-Medieval finds recorded in vicinity. Some potential for archaeological remains to be present. LCC Archaeology advise that the heritage potential is medium.		
Soil resources	The land is Grade 3 and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.		
Previously developed land	The site is greenfield.		
Flood risk	The site is in Flood Zone 1 (source: EA), and there are no other known forms of flood risk (source: SFRA).		
Land contamination, pollution and hazards	Electricity lines run across the north west corner and the north west corner is within the Hazard Consultation Zone for Calor Gas. This may affect the developable area of the site. The site is unlikely to be affected by land contamination / landfill or cause groundwater pollution.		
Minerals and waste	The site is not located in a Mineral Consultation Zone or is a site protected for a waste facility.		

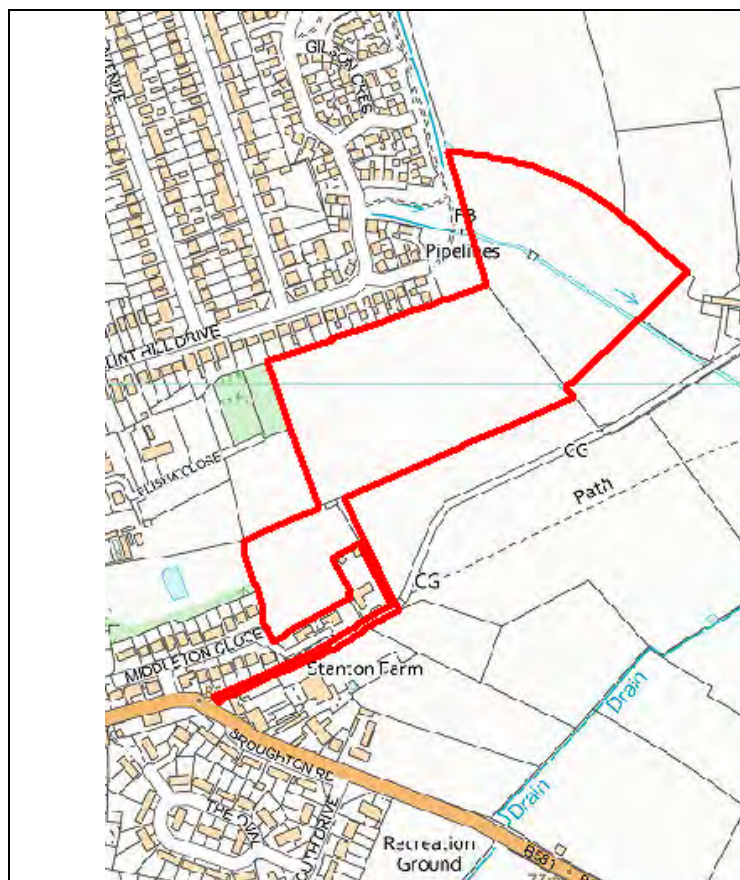
ECONOMIC Factors				
Available and achievable		The site is promoted through the Call for Sites 2019 on behalf of a landowner and a developer who intend to sell / develop the site. There are no known legal issues.		
Site access and impact on road network		LCC Highways advise that the site is unlikely to be acceptable due to the access road joining Huncote Road on a sharp bend which is subject to a 60mph speed limit. Unless the applicant can demonstrate that a suitable form of access / junction can be provided, the Highways Authority is likely to resist a planning application if it was to come forward.		
Overall Assessment				
Identified Red Constraints		Yes. Approx. 30% within Hazard Consultation Zone.		
Policy Designations		Countryside (Policy CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	47 (30dph)	6 - 10
Achievable	Yes			
Additional information		Part of the site is not suitable for development as it is within the Hazard Consultation Zone; this could affect the deliverability of the site.		



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Site Reference	Site Name	Parish	
STO023	Land off Middleton Close	Stoney Stanton	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
5.48	5.48	102 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 449395	Agricultural land	Proposed Use	
N 294986		Residential	
SOCIAL Factors			
Proximity to large convenience store	The site is within 530m of the Co-op store in Stoney Stanton centre		
Proximity to GP surgery	The site is within 800m of The old School Surgery		
Proximity to primary school	The site is within 850m of Manorfield C of E Primary School		
Proximity to secondary school	The site is within 4800m of Thomas Estley College, Broughton Astley		
Proximity to local employment	The site is within 1020m of employment opportunities at Foxbank Industrial Estate		
Access to public transport	The site is within 540m of a bus stop for a low frequency service (2 hourly) (X55 Leicester to Hinckley)		
Proximity to open space	The site is within 840m of open space over 1 hectare at Memorial Playing Fields.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC Ecology advise that protected species surveys are required. All grassland, which may be species-rich, some adjacent grassland was, but is not part developed. Watercourse through northern part needs protection with 5m buffer zone to bank. Northern hedge also looks good, with mature trees; 10m buffer. 5m buffer to other retained hedges; all buffer zones to be natural open space.		
Townscape and landscape	The site is within the Stoney Stanton Rolling Farmland Landscape Character Area, and is characteristic of this. The site is farmland, with a gently rolling topography and low hedgerow boundaries. Key pressures for the character area are increased urban influences at the edge of villages and the construction of tall buildings which would contrast with relatively uniform rooflines within villages.		
Heritage assets	The south-west part of the site appears to contain the remains of Medieval Ridge and Furrow cultivation but their condition and significance are not currently understood. Roman, Medieval and Post-Medieval coins have been recovered within and adjacent to the site and the Historic Settlement Core lies to the west. LCC Archaeology advise that heritage potential is uncertain and further investigation is required.		
Soil resources	The land is Grade 3 and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.		
Previously developed land	The site is greenfield.		
Flood risk	The site is in Flood Zone 1 (source: EA).		
Land contamination, pollution and hazards	The site is unlikely to be affected by land contamination / landfill or pollution and the site is unlikely to cause groundwater pollution.		

Site Reference	Site Name	Parish		
STO023	Land off Middleton Close	Stoney Stanton		
Minerals and waste		The eastern part of the site is within the Mineral Consultation Zone for rock. The site is not protected for a waste facility.		
ECONOMIC Factors				
Available and achievable		The site is promoted through Call for Sites 2019 on behalf of a single landowner who intends to sell / develop the site. There are no known detrimental legal issues.		
Site access and impact on road network		The site promoter indicates access is via a byway or via Middleton Close / Abbot Drive subject to third party landownership. LCC Highways advises that there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained in the LHDG.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Countryside (Policies CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	102 (30dph)	6 - 10
Achievable	Yes			
Additional information				



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Site Reference	Site Name	Parish	
STO024	Land north of Broughton Road	Stoney Stanton	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
5.91	5.91	110 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 449641	Agriculture, paddocks	Proposed Use	
N 294617		1 st choice: residential 2 nd choice: employment	
SOCIAL Factors			
Proximity to large convenience store	The site is within 690m of the Co-op store in Stoney Stanton centre		
Proximity to GP surgery	The site is within 970m of The old School Surgery		
Proximity to primary school	The site is within 1010m of Manorfield C of E Primary School		
Proximity to secondary school	The site is within 4210m of Thomas Estley College, Broughton Astley		
Proximity to local employment	The site is within 1190m of employment opportunities at Foxbank Industrial Estate		
Access to public transport	The site is within 700m of a bus stop for a low frequency service (2 hourly) (X55 Leicester to Hinckley)		
Proximity to open space	The site is within 1000m of open space over 1 hectare at Memorial Playing Fields.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC Ecology: further surveys required. All grassland, which may be species-rich. Some good mature trees and hedges 5m buffer to retained hedges; all buffer zones to be natural open space.		
Townscape and landscape	The site is located within the Stoney Stanton Rolling Farmland landscape character area and is characteristic of that. Key pressures include expansion around the edges of Stoney Stanton (and Sapcote) which may result in the loss of their individual identities, the loss of already scarce hedgerow trees, and increased urban influence at the edge of villages which may reduce the already fragmenting rural character.		
Heritage assets	There are no designated heritage assets on site or nearby. LCC Archaeology advise Iron Age site (MLE17840) to east of the area on-site, historic settlement core of Stoney Stanton to the west. Heritage potential is medium risk.		
Soil resources	The land is Grade 3 and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.		
Previously developed land	The site is agricultural land and so greenfield.		
Flood risk	The site is within Flood Zone 1 (EA Maps)		
Land contamination, pollution and hazards	There are non known land contamination, landfill, pollution or other environmental quality issues.		
Minerals and waste	The southern edge of the site is within the Minerals Consultation Zone for rock. The site is not affected by a safeguarded waste facility.		
ECONOMIC Factors			
Available and achievable	The site is promoted through the Call for Sites 2019 on behalf of a single landowner. There are no known legal issues.		
Site access and impact on road network	LCC Highways advise Broughton Road is a class B road with a 60mph speed limit. At the approach to the village, the speed		

Site Reference	Site Name	Parish		
STO024	Land north of Broughton Road	Stoney Stanton		
		limit changes to 30mph. Access from Broughton Road contrary to policy IN 5 of the LHDG, which restricts access points to roads where measured vehicle speeds are in excess of 40mph. Due consideration should be given to the requirement to alter the speed limit to cover the development as well as the village and site access proposals to ensure it conforms with appropriate standards set out within the relevant guidance. There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained within the LHDG. For employment development, the local community has concerns about traffic flows in the village in respect of HGVs.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Countryside (Policies CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	110 (30dph)	6 - 10
Achievable	Yes			
Additional information		The site promoter considers that the site may also be suitable for other uses such as small-scale employment, retail, leisure, recreation or community facilities. The employment floorspace yield would be 23,049sqm (mix of B uses).		

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Site Reference	Site Name	Parish	
STO025	Land south of Broughton Road	Stoney Stanton	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
8.85	8.85	165 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 449422	Agriculture, paddocks	Proposed Use	
N 294385		1 st choice: Residential 2 nd choice: Employment	
SOCIAL Factors			
Proximity to large convenience store	The site is within 840m of the Co-op store in Stoney Stanton centre		
Proximity to GP surgery	The site is within 1100m of The Old School Surgery		
Proximity to primary school	The site is within 1150m of Manorfield C of E Primary School		
Proximity to secondary school	The site is within 4250m of Thomas Estley College, Broughton Astley		
Proximity to local employment	The site is within 1330m of employment opportunities at Foxbank Industrial Estate		
Access to public transport	The site is within 840m of a bus stop for a low frequency service (2 hourly) (X55 Leicester to Hinckley)		
Proximity to open space	The site is within 850m of open space over 1 hectare at natural greenspace / Memorial Playing Fields.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC Ecology advise further surveys required. All grassland, which may be species-rich, some grassland known to be good in past. Some good mature trees and hedges 5m buffer to retained hedges; all buffer zones to be natural OS.		
Townscape and landscape	The site is located within the Stoney Stanton Rolling Farmland landscape character area and is characteristic of that. Key pressures include expansion around the edges of Stoney Stanton (and Sapcote) which may result in the loss of their individual identities, the loss of already scarce hedgerow trees, and increased urban influence at the edge of villages which may reduce the already fragmenting rural character.		
Heritage assets	There are no designated heritage assets on site or nearby. LCC Archaeology advise no known archaeological remains on the site. Quarry at Stoney Cove to immediate south (MLE21730) and Iron Age site to the east (MLE17840). Heritage potential is medium risk.		
Soil resources	The land is Grade 3 and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.		
Previously developed land	The site is agricultural land and so greenfield.		
Flood risk	The site is within Flood Zone 1 (EA Maps)		
Land contamination, pollution and hazards	There are non known land contamination, landfill, pollution or other environmental quality issues.		
Minerals and waste	The site is within the Minerals Consultation Zone for rock. The site is not affected by a safeguarded waste facility.		
ECONOMIC Factors			
Available and achievable	The site is promoted through the Call for Sites 2019 on behalf of a single landowner who has held discussions with potential developers. There are no known legal issues.		
Site access and impact on	LCC Highways advise Broughton Road is a class B road with		

Site Reference	Site Name	Parish		
STO025	Land south of Broughton Road	Stoney Stanton		
road network		a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph. Access from Broughton Road contrary to policy IN 5 of the LHDG, which restricts access points to roads where measured vehicle speeds are in excess of 40mph. Due consideration should be given to the requirement to alter the speed limit to cover the development as well as the village and site access proposals to ensure it conforms with appropriate standards set out within the relevant guidance. There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained within the LHDG. For employment development, the local community has concerns about the potential for HGVs to travel through the village.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Countryside (Policy CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	165 (30dph)	6 - 10
Achievable	Yes			
Additional information		The site promoter considers that the site may also be suitable for other uses such as small scale employment, retail, leisure, recreation or community facilities. The employment floorspace yield would be 34,515sqm (mix of B uses).		

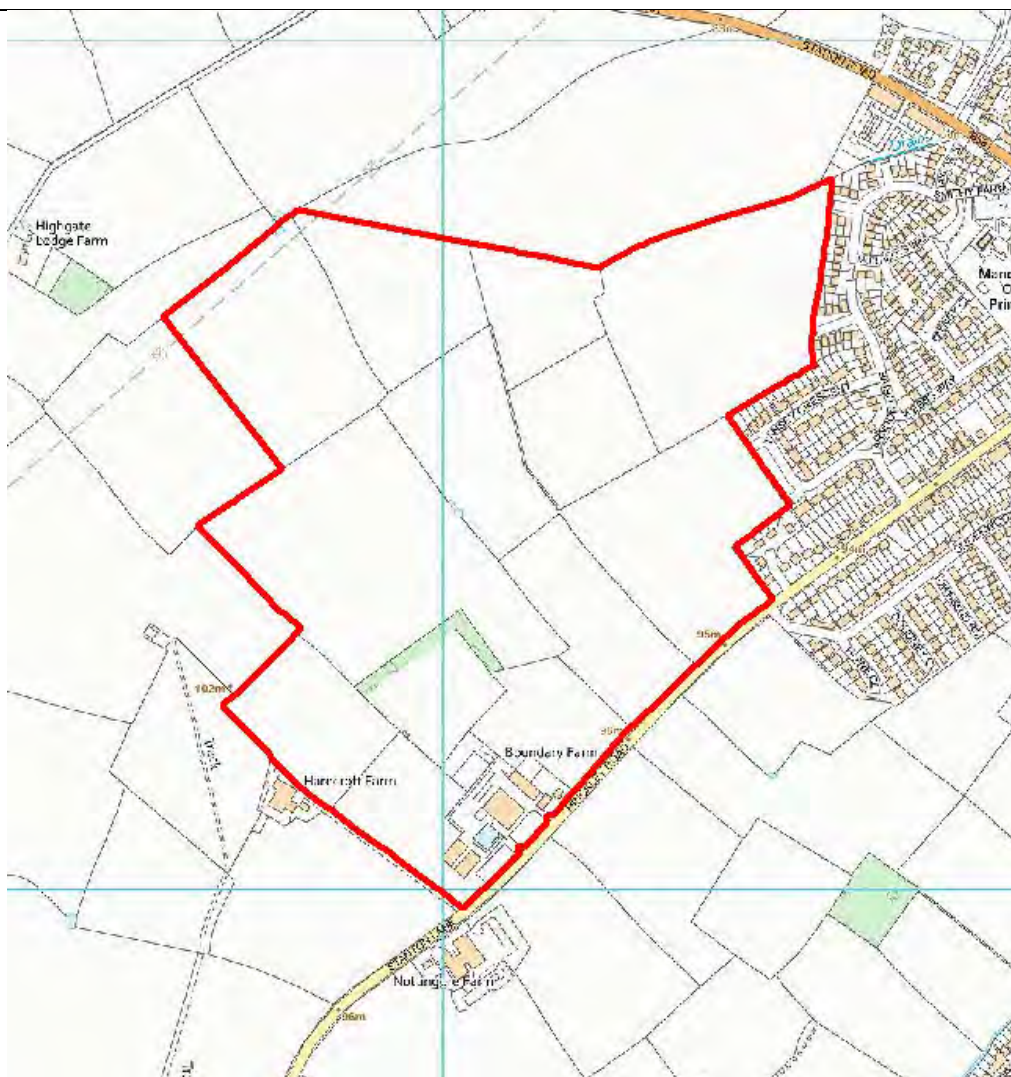


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Site Reference	Site Name	Parish	
STO028	Boundary Farm, Stanton Lane	Stoney Stanton (a small part of the site is in Sapcote parish)	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
41.25	41.25	618 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 448079	Agricultural land and farm buildings	Proposed Use	
N 294439		Residential	
SOCIAL Factors			
Proximity to large convenience store		The site is within 1120m of the Co-op store at Stoney Stanton	
Proximity to GP surgery		The site is within 920m of The Old School Surgery	
Proximity to primary school		The site is within 920m of Manorfield C of E Primary School	
Proximity to secondary school		The site is more than 5km from Thomas Estley Community College, Broughton Astley and Hastings High School, Burbage.	
Proximity to local employment		The site is within 1190m of employment opportunities at Foxbank Industrial Estate.	
Access to public transport		The site is within 1220m of a bus stop for a low frequency service (2 hourly) (X55 Leicester to Hinckley)	
Proximity to open space		The site is within 720m of open space over 1 hectare at Memorial Playing Fields, Stoney Stanton	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC ecology advise that further surveys are required. Arable farmland. It is not known if any of this is species-rich, but this is not a particularly species-rich or diverse area of countryside. Development masterplans should be able to retain pockets of spp-rich grassland and habitat features such as hedges, ponds and mature trees.	
Townscape and landscape		The site is within the Stoney Stanton Rolling Farmland landscape character area and is characteristic of that. Key pressures include: increased urban influence at the edges of villages emphasising the dominance of the built form in the landscape and reduces that already fragmenting rural character; expansion around the edges of Stoney Stanton and Sapcote may result in the loss of individual identities; and loss of already scarce hedgerow trees.	
Heritage assets		There are no designated heritage assets on site or nearby. LCC Archaeology: no known archaeological remains on-site, known archaeological remains in the vicinity. Heritage potential is medium.	
Soil resources		The site is Grade 3 and almost all has a moderate likelihood of being best and most versatile land. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.	
Previously developed land		The site is mostly agricultural land and includes farm buildings	
Flood risk		The site is within Flood Zone 1 (EA Maps)	
Land contamination, pollution and hazards		High voltage powerlines cross the site along the northern boundary. The site is has no known land contamination or pollution or issues.	
Minerals and waste		The site is not within a Minerals Consultation Zone or affected by a safeguarded waste facility.	

ECONOMIC Factors				
Available and achievable		The site is promoted through Call for Sites 2019 on behalf of a single landowner. There are no known legal issues.		
Site access and impact on road network		The site promoters indicate that site access is from Station Lane. LCC Highways advise that Hinckley Road is a class C road with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph. Access from Hinckley Road is contrary to policy IN 5 of the LHDG, which restricts access points to roads where measured vehicle speeds are in excess of 40mph. Due consideration should be given to the requirement to alter the speed limit to cover the development as well as the village and site access proposals to ensure it conforms with appropriate standards set out within the relevant guidance. There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained within the LHDG.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		Countryside (Policy CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	618 (30dph)	11 - 15
Achievable	Yes			
Additional information		Site also submitted as part of STO026 – Land west of Stoney Stanton. STO028 is assessed as a standalone site but not counted towards the final housing numbers to avoid double-counting. The site promoter estimates a yield of 770 dwellings.		



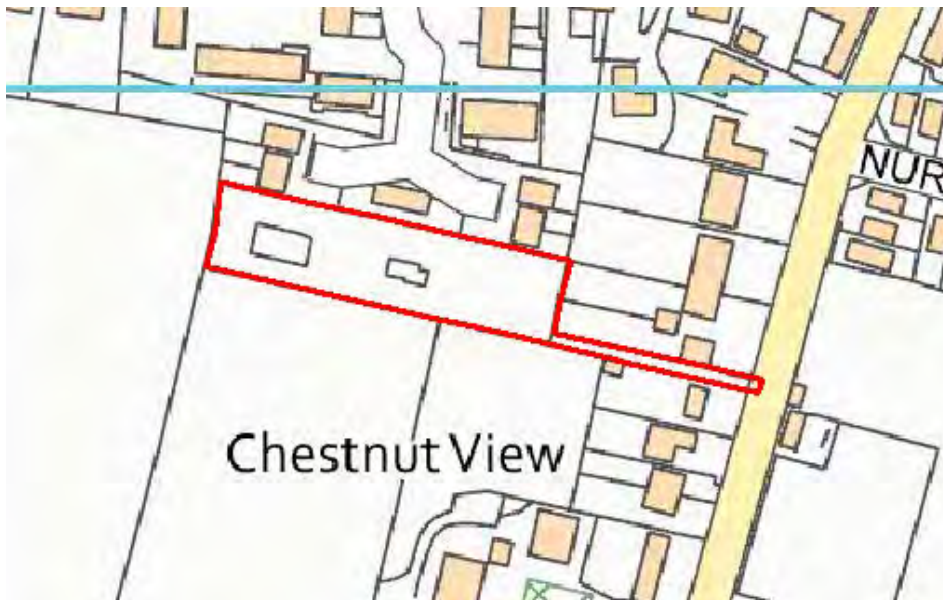
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Parish: Thurlaston

Site Reference	Site Name	Parish	
THU003	Land at Croft Road	Thurlaston	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
0.3	0.3	7 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 450130	Vacant greenfield site	Proposed Use	
N 298944		Residential	
SOCIAL Factors			
Proximity to large convenience store		The site is within 3850m of Tesco Express at Copt Oak Court, Narborough (although the route uses public footpaths that cross fields and so may not be practical in adverse weather conditions).	
Proximity to GP surgery		The site is within 4380m of Enderby Medical Centre, Enderby (although the route uses public footpaths that cross fields and so may not be practical in adverse weather conditions).	
Proximity to primary school		The site is within 250m of Thurlaston Primary School.	
Proximity to secondary school		The site is within 5200m of Brockington College, Enderby.	
Proximity to local employment		The site is within 3670m of Next head office, Enderby.	
Access to public transport		The site is within 350m of a bus stop with an infrequent service (the X55 bus, every two to three hours).	
Proximity to open space		The site is within 2330m of a source of open space over 1 hectare at Normanton Wood.	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC ecology: OK. Existing garden/amenity space. Either retain hedge to south, if native, or replace with new hedge of locally native spp.	
Townscape and landscape		The site is located within the Normanton Agricultural Parkland landscape character area. Key characteristics of the character area are: a strongly rolling landform, substantial rectilinear blocks of woodland and a heavily vegetated backdrop and horizon. The site is small and so does not have many of the characteristics of the landscape character area, except for tall hedgerow boundaries that create a strong sense of enclosure.	
Heritage assets		The site contains no designated heritage assets. The Church of All Saints (a grade 2* listed building) is approximately 150m north of the site. LCC archaeology: medieval and post-medieval remains on site (MLE361); historic settlement core of Thurlaston to the north (MLE8995). Heritage potential is medium risk.	
Soil resources		The site is categorised as urban / industrial land.	
Previously developed land		The site is greenfield.	
Flood risk		The site is in Flood Zone 1 and may be affected by 1 in 100 and 1 in 1,000 year surface water flood extent (source: SFRA 2014).	
Land contamination, pollution and hazards		The site has no known sources of land contamination or pollution.	
Minerals and waste		The site is not within a Minerals Consultation Zone and the site is not protected for a waste facility.	
ECONOMIC Factors			
Available and achievable		The site is in single ownership and there are no known legal issues.	

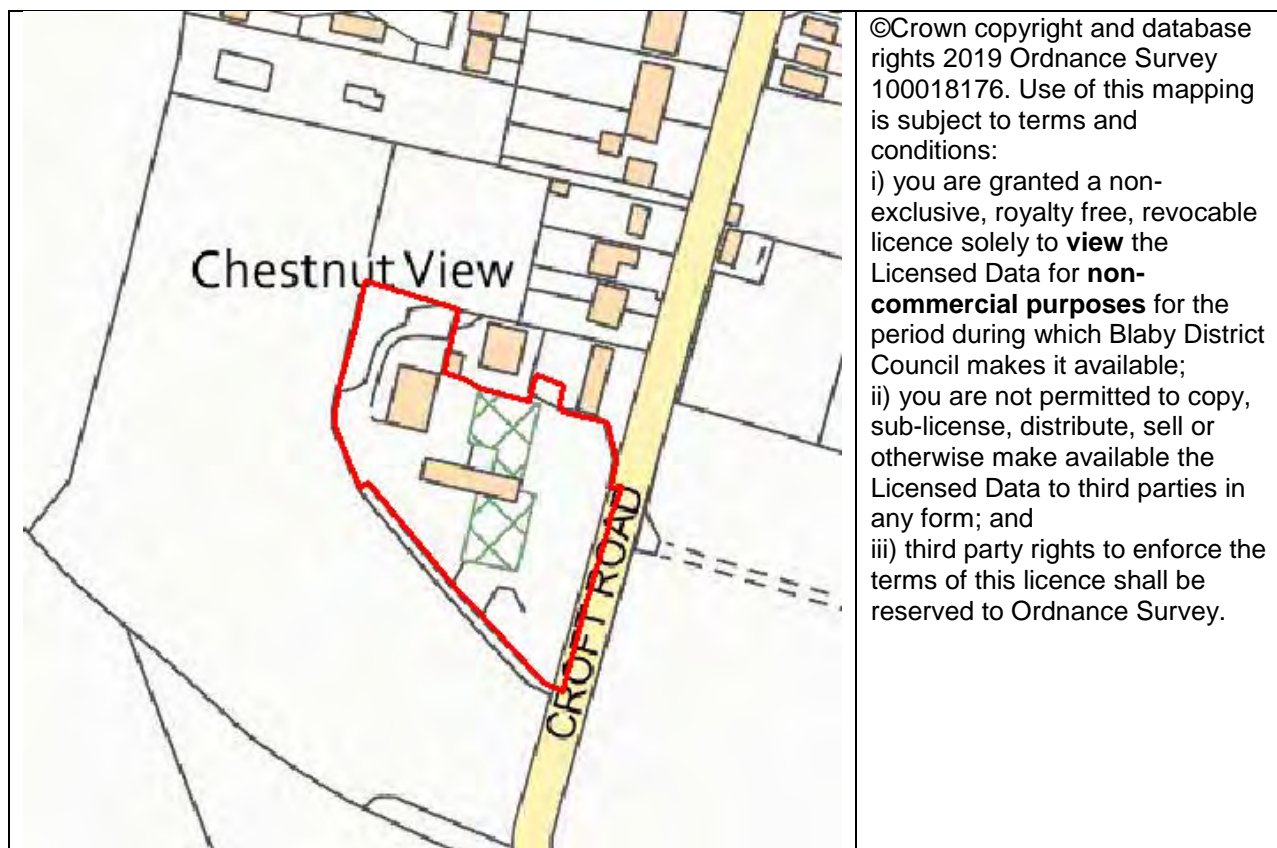
Site Reference	Site Name		Parish	
THU003	Land at Croft Road		Thurlaston	
Site access and impact on road network		LCC highways: Providing that adequate access widths can be achieved there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained within the LHDG.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		The site is in Countryside (policy CS18)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	7 (30dph)	6 – 10 years
Achievable	Yes			
Additional information				



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Site Reference	Site Name	Parish	
THU004	Nursery, Hill View Nurseries	Thurlaston	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
0.61	0.61	15 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	Yes
E 450156	Garden centre	Proposed Use	
N 298830		Residential	
SOCIAL Factors			
Proximity to large convenience store	The site is within 3720m of Tesco Express at Copt Oak Court, Narborough (although the route uses public footpaths that cross fields and so may not be practical in adverse weather conditions).		
Proximity to GP surgery	The site is within 4490m of Enderby Medical Centre, Enderby (although the route uses public footpaths that cross fields and so may not be practical in adverse weather conditions).		
Proximity to primary school	The site is within 510m of Thurlaston Primary School.		
Proximity to secondary school	The site is within 5160m of Brockington College, Enderby (although the route uses public footpaths that cross fields and so may not be practical in adverse weather conditions).		
Proximity to local employment	The site is within 3780m of Next head office, Enderby.		
Access to public transport	The site is within 320m of a bus stop with an infrequent service (the X55 bus, every two to three hours).		
Proximity to open space	The site is within 2610m of a source of open space over 1 hectare at Normanton Wood.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC ecology: OK. Plant new hedge. Already cleared/hardstanding; the only habitats are a few trees.		
Townscape and landscape	The site is located in the Countryside and is on the edge of the Normanton Agricultural Parkland landscape character area and the Thurlaston settlement character area. The site has a strong hedgerow boundary to Croft Road which is characteristic of the landscape character of the area		
Heritage assets	The site does not contain any designated heritage assets. LCC archaeology: no known archaeological remains on-site; medieval and post-medieval remains to north (MLE361), pit alignment to south (MLE364), possible Roman site south-east (MLE8651), historic settlement core of Thurlaston to north (MLE8995). Heritage potential is medium risk.		
Soil resources	The site is Grade 3 agricultural land and has a moderate likelihood of being best and most versatile.		
Previously developed land	The site is previously developed land.		
Flood risk	The site is in Flood Zone 1 and is affected by 1 in 100 and 1 in 1,000 year extent surface water flooding (source: SFRA 2014).		
Land contamination, pollution and hazards	The site has no known sources of land contamination or pollution.		
Minerals and waste	The site is not within a Minerals Consultation Zone and is not protected for a waste facility.		
ECONOMIC Factors			
Available and achievable	The site is currently in use as a garden centre. Development would require demolition of existing structures. The site is in single ownership and there is an intention to sell or develop the site for housing.		

Site Reference	Site Name	Parish		
THU004	Nursery, Hill View Nurseries	Thurlaston		
Site access and impact on road network		LCC highways: Croft Road is a class C road with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph. Access from Croft Road is contrary to policy IN 5 of the LHDG, which restricts access points to roads where measured vehicle speeds are in excess of 40mph. Due consideration should be given to the requirement to alter the speed limit to cover the development as well as the village and site access proposals to ensure it conforms with appropriate standards set out within the relevant guidance. There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained within the LHDG.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		The site is in Countryside.		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	No	Developable	15 (30dph)	11 – 15 years
Achievable	Yes			
Additional information		The site is not currently available as an existing business is in operation.		



Site Reference	Site Name	Parish	
THU005	Land east of Croft Road	Thurlaston	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
1.81	1.81	44 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 450300	Paddock with stable building, store and field shelters.	Proposed Use	
N 298864		Residential	
SOCIAL Factors			
Proximity to large convenience store	The site is within 3810m of Tesco Express at Copt Oak Court, Narborough (although the route uses public footpaths that cross fields and so may not be practical in adverse weather conditions).		
Proximity to GP surgery	The site is within 4410m of Enderby Medical Centre, Enderby (although the route uses public footpaths that cross fields and so may not be practical in adverse weather conditions).		
Proximity to primary school	The site is within 420m of Thurlaston Primary School.		
Proximity to secondary school	The site is within 5060m of Brockington College, Enderby (although the route uses public footpaths that cross fields and so may not be practical in adverse weather conditions).		
Proximity to local employment	The site is within 3690m of Next head office, Enderby.		
Access to public transport	The site is within 230m of a bus stop with an infrequent service (the X55 bus, every two to three hours).		
Proximity to open space	The site is within 2480m of a source of open space over 1 hectare at Normanton Wood.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC Ecology: needs further surveys before making a decision. All grassland, some may be species-rich. Retain all hedges, including cross hedge in southern part, with 5m buffer zones of natural open space.		
Townscape and landscape	The site is located in the Thurlaston Rolling Farmland landscape character area which is characterised by: a gently rolling landform, a simple land-use pattern and large fields bounded by well-managed hedgerows. The site is used for grazing and has a strong hedgerow / heavily vegetated south and eastern boundary.		
Heritage assets	There are no designated heritage assets on the site or adjacent. LCC archaeology: no known archaeological remains on-site; historic settlement core of Thurlaston to north (MLE8995), medieval and post-medieval remains to immediate west (MLE361), possible Roman site to south (MLE8651). Heritage potential is medium risk.		
Soil resources	The site is Grade 3 agricultural land and has a moderate likelihood of being best and most versatile.		
Previously developed land	The site is greenfield.		
Flood risk	The site is in Flood Zone 1 and there are no other known sources of flood risk.		
Land contamination, pollution and hazards	There are no known sources of land contamination or pollution.		
Minerals and waste	The site is not within a Minerals Consultation Zone and the site is not protected for a waste facility.		
ECONOMIC Factors			
Available and achievable	The site is in single ownership and there is an intention from the landowner to sell or develop the site.		

Site Reference	Site Name	Parish		
THU005	Land east of Croft Road	Thurlaston		
Site access and impact on road network		Public footpath V74 crosses part of the site in the south-western corner. LCC Highways: Croft Road is a class C road with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph. Access from Croft Road is contrary to policy IN 5 of the LHDG, which restricts access points to roads where measured vehicle speeds are in excess of 40mph. Due consideration should be given to the requirement to alter the speed limit to cover the development as well as the village and site access proposals to ensure it conforms with appropriate standards set out within the relevant guidance. There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained within the LHDG.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		The site is in Countryside.		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	44 (30dph)	6 - 10 years
Achievable	Yes			
Additional information				

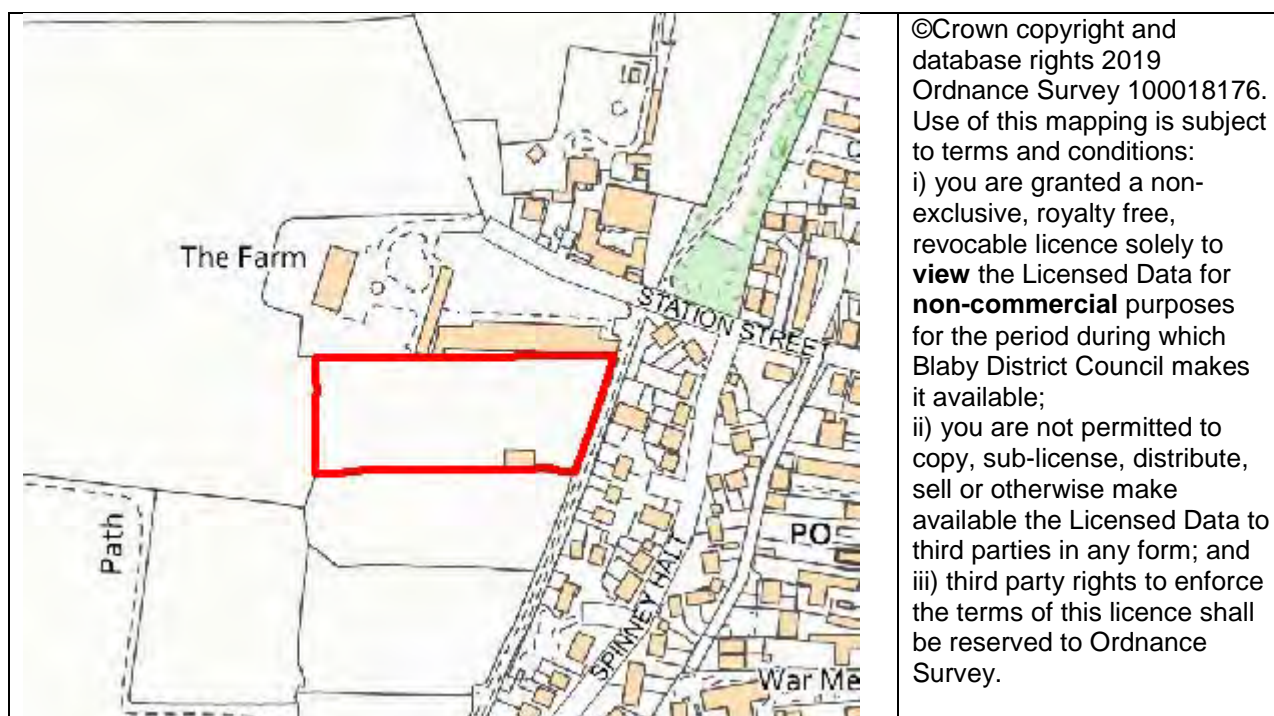


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Parish: Whetstone


Site Reference	Site Name	Parish	
WHE004	Land off Station Street	Whetstone	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
0.89	0.89	22 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 455438	Grazing / paddock	Proposed Use	
N 297618		Residential	
SOCIAL Factors			
Proximity to large convenience store	The site is within 1160m of the Co-operative convenience store on the corner of Warwick Road and Cambridge Road, Whetstone.		
Proximity to GP surgery	The site is within 1630m of Hazelmere Medical Centre, Lutterworth Road, Blaby.		
Proximity to primary school	The site is within 680m of St Peter's CoE Primary School, Whetstone.		
Proximity to secondary school	The site is within 2190m of Brockington College, Enderby.		
Proximity to local employment	The site is within 600m of Enderby Road Industrial Estate, Whetstone.		
Access to public transport	The site is within 280m of a bus stop served by a regular frequency bus service (no. 84 bus).		
Proximity to open space	The western boundary of the site adjoins Back Lane Meadows (Natural Green Space that is over 1 hectare in size).		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC ecology: Possible spp rich grassland. Possible protected species. Protected spp and habitat surveys needed.		
Townscape and landscape	The site is in the Sence and Soar Floodplain Landscape Character Area which has key features of: a floodplain landscape associated with the rivers Sence and Soar, wetland meadow and vegetation typical of wetland environments, and vegetated urban edges. The site appears to be used as a horse paddock and has strongly vegetated boundaries.		
Heritage assets	There are no designated heritage assets on the site. Whetstone Grange is a grade II listed property approximately 100m north of the site. LCC archaeology: heritage potential is medium.		
Soil resources	The site is categorised as being urban / industrial land.		
Previously developed land	The site is greenfield.		
Flood risk	The site is in Flood Zone 1 and there are no other known sources of flood risk (source: SFRA 2014).		
Land contamination, pollution and hazards	There are no known sources of land contamination or pollution.		
Minerals and waste	Part of the site to the west is in a Minerals Consultation Zone. The site is not protected for a waste facility.		
ECONOMIC Factors			
Available and achievable	The site is in single ownership and there are no known legal issues or covenants. The site owner has not expressly said that there is an intention to sell or develop the site in the immediate future.		
Site access and impact on road network	LCC highways: the site appears to be off Back Lane (footpath Z106) rather than Station Street, Whetstone. Back Lane (Z106) is maintained as an adopted footpath, as such it is not		

Site Reference	Site Name	Parish		
WHE004	Land off Station Street	Whetstone		
		appropriate for daily vehicular use and a change of use would require considerable upgrade and widening. If it can be demonstrated that a suitable access can be provided then there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		The site is located in Green Wedge.		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	22 (30dph)	11 - 15 years
Achievable	No			
Additional information		The site is not considered to be achievable because of the identified highways constraints.		



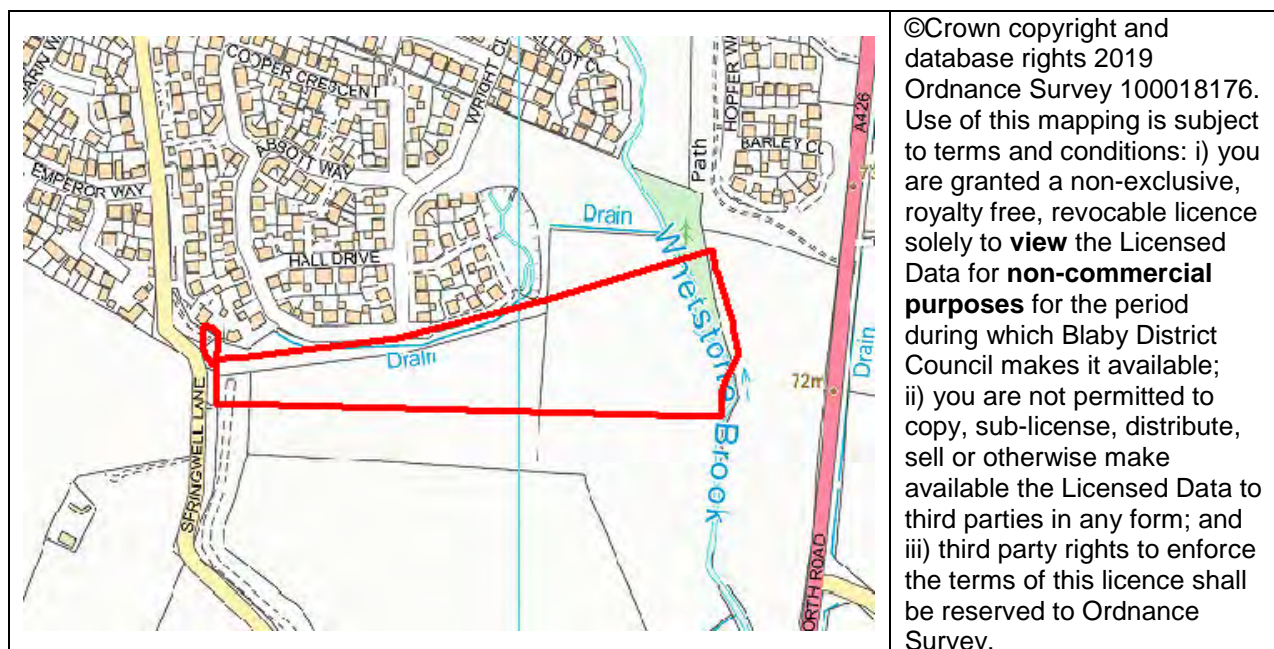
Site Reference	Site Name	Parish		
WHE019	JC Remedial, The Nook	Whetstone		
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)		
0.18 ha	0.18 ha	5 dwellings (30dph)		
Grid Ref	Current Use	Previously Developed	Yes	
E 455786	Industrial building	Proposed Use		
N 297207		Residential		
SOCIAL Factors				
Proximity to large convenience store		The site is within 340m of the Co-operative convenience store on the corner of Warwick Road and Cambridge Road, Whetstone.		
Proximity to GP surgery		The site is within 1320m of Hazelmere Medical Centre, Lutterworth Road, Blaby.		
Proximity to primary school		The site is within 290m of St Peter's CoE Primary School, Whetstone.		
Proximity to secondary school		The site is within 2700m of Countesthorpe Leysland Community College.		
Proximity to local employment		The site is within 480m of the Whittle Industrial Estate, Whetstone.		
Access to public transport		The site is opposite a bus stop served by a regular frequency bus service (no. 84 bus).		
Proximity to open space		The site is within 420m of a source of open space over 1 hectare at Spinney Holt informal open space.		
ENVIRONMENTAL Factors				
Biodiversity and geodiversity		Impact on biodiversity and geodiversity considered as part of the previous planning application and found to be acceptable.		
Townscape and landscape		The site is within the urban area of Whetstone.		
Heritage assets		Impact on archaeology / heritage considered as part of the previous planning application and found to be acceptable.		
Soil resources		The site is categorised as being urban / industrial land.		
Previously developed land		The site is previously developed land.		
Flood risk		The site is in Flood Zone 1 and there are no other known sources of flood risk (source: SFRA 2014).		
Land contamination, pollution and hazards		There are no known sources of land contamination or pollution.		
Minerals and waste		The site is not in a Minerals Consultation Zone. The site is not protected for a waste facility.		
ECONOMIC Factors				
Available and achievable		The site is currently in use by a business and there has been no recent planning history since a planning application in 2013. Therefore, the site may not be available for development.		
Site access and impact on road network		Site access considered as part of the previous planning application and found to be acceptable.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		The site is located within the settlement boundary.		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	No	Developable	5 (30dph)	11 – 15 years
Achievable	Yes			

Site Reference	Site Name	Parish
WHE019	JC Remedial, The Nook	Whetstone
Additional information	Planning permission for the construction of 21 apartments expired in May 2018 (planning application reference: 13/0005/1/OX). The site is not available as it is in use by a business.	

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Site Reference	Site Name	Parish	
WHE026	Land south of Abbott Way	Whetstone	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
3.28	2.21	41 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 455977	Agriculture	Proposed Use	
N 295638		Residential	
SOCIAL Factors			
Proximity to large convenience store	The site is within 610m of the Co-operative food store on Dog and Gun Lane, Whetstone (if access is to be obtained through the adjacent site).		
Proximity to GP surgery	The site is within 2110m of Hazelmere medical centre, Blaby.		
Proximity to primary school	The site is within 730m of Badgerbrook Primary School, Whetstone.		
Proximity to secondary school	The site is within 2010m of Countesthorpe Leysland Community College.		
Proximity to local employment	The site is within 910m of the Whittle Industrial Estate, Whetstone.		
Access to public transport	The site is within 500m of a bus stop served by a regular frequency bus service (no. 84 bus).		
Proximity to open space	The site is adjacent to amenity space provided as part of the new-build development off Wright Close, Whetstone.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC ecology: needs further survey before making a decision. Whetstone Brook is important wildlife corridor, with water vole. Retain at least 10m buffer zone of natural vegetation along. Retain hedges with 5m natural buffer zones. But grassland looks species-rich from aerals, and it may need to be conserved and not developed.		
Townscape and landscape	The site is in the Blaby, Countesthorpe and Whetstone Fringe landscape character area which has strong urban fringe characteristics and small-to-medium sized fields with well-maintained tall hedgerows. The site is characteristic of this.		
Heritage assets	The site contains no designated heritage assets and the site is not in close proximity to any designated heritage assets (the listed buildings at The Drive, Countesthorpe are approximately 1km away from the site). LCC archaeology: no known archaeological remains on-site; undated mounds, Cosby Road off-site (MLE54). Heritage potential is medium risk.		
Soil resources	The site is grade 3 agricultural land with a moderate likelihood of being best and most versatile.		
Previously developed land	The site is greenfield.		
Flood risk	Whetstone Brook runs along the site's eastern boundary and this part of the site is in Flood Zone 3b (source: SFRA 2014). Parts of the site appear to be affected by 1 in 100 and 1 in 1,000 year extent surface water flooding.		
Land contamination, pollution and hazards	There are no known sources of land contamination or pollution.		
Minerals and waste	A small part of the site is in a Minerals Consultation Zone and the site is not protected as a waste facility.		
ECONOMIC Factors			
Available and achievable	The site is in single ownership and under option to a house-builder. There is an intention to develop the land and there are		

Site Reference	Site Name	Parish		
WHE026	Land south of Abbott Way	Whetstone		
		no known legal issues or covenants.		
Site access and impact on road network		LCC highways: Springwell Lane is an unclassified road with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph. Access from Springwell Lane is contrary to policy IN 5 of the LHDG, which restricts access points to roads where measured vehicle speeds are in excess of 40mph. Due consideration should be given to the requirement to alter the speed limit to cover the development as well as the village and site access proposals to ensure it conforms with appropriate standards set out within the relevant guidance. The LHA would recommend that access be gained from Wright Close. There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained within the LHDG.		
Overall Assessment				
Identified Red Constraints		Yes, part of the site is affected by Flood Zone 3b.		
Policy Designations		The site is in Countryside.		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	41 (30dph)	6 – 10 years
Achievable	Yes			
Additional information		The site forms part of WHE031. Do not count towards final housing numbers to avoid double-counting.		



Site Reference	Site Name	Parish	
WHE028	Land off Enderby Road	Whetstone	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
1.73	1.73	42 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 455593	Agriculture	Proposed Use	
N 297852		Residential	
SOCIAL Factors			
Proximity to large convenience store	The site is within 1160m of the Co-operative convenience store at Warwick Road / Cambridge Road, Whetstone.		
Proximity to GP surgery	The site is within 1190m of Northfield Medical Centre, Blaby.		
Proximity to primary school	The site is within 770m of St Peter's C of E Primary School, Whetstone.		
Proximity to secondary school	The site is within 2310m of Brockington College, Enderby.		
Proximity to local employment	The site is opposite the Enderby Road Industrial Estate key employment site.		
Access to public transport	The site is within 270m of a bus stop served by a regular frequency bus (the no. 84 bus).		
Proximity to open space	The site is within 140m of a source of open space over 1 hectare at Back Lane Meadows natural green space.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC ecology: Possible spp rich grassland. Possible protected species; protected spp and habitat surveys needed. Adjacent to disused railway, important wildlife corridor; pending outcome of habitat survey, would be requirement to leave 10m buffer zone of natural open space which would limit development.		
Townscape and landscape	The site is within the Sence and Soar Floodplain Landscape Character Area. The site has the following key features of the landscape character area: low intensity of management, woodland vegetation at the urban edge and mature hedgerow boundaries.		
Heritage assets	LCC archaeology: there is a grade II listed building to the south. Heritage potential is high.		
Soil resources	The site is identified as being urban / industrial land.		
Previously developed land	The site is greenfield.		
Flood risk	The site is in Flood Zone 1 and there are no other known sources of flood risk.		
Land contamination, pollution and hazards	The site is within a SSSI impact risk zone; further investigation required. There are no known sources of land contamination or pollution.		
Minerals and waste	The site is not in a Minerals Consultation Zone and the site is not protected for a waste facility.		
ECONOMIC Factors			
Available and achievable	The site is in single ownership and has no known legal issues or restrictive covenants. Planning permission was refused in April 2018 for residential development.		
Site access and impact on road network	The B582 Enderby Road experiences congestion at peak times. Visibility to / from an access close to the M1 bridge may also be reduced. If appropriate visibility and junction type can be achieved, there is no fundamental reason for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development		

Site Reference	Site Name		Parish	
WHE028	Land off Enderby Road		Whetstone	
		Control process might lead to the site being viewed less favourably.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		The site is located in Green Wedge.		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	42 (30dph)	6 – 10 years
Achievable	Yes			
Additional information		Planning application reference refused in June 2017 and dismissed on appeal in April 2018.		



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Site Reference	Site Name	Parish	
WHE030	Land at Merrydale Farm	Whetstone	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
0.97	0.92	22 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	Y/N/M
E 455182	Grazing / pasture land.	Proposed Use	
N 298075		Residential	
SOCIAL Factors			
Proximity to large convenience store	The site is within 1530m of Co-operative convenience store at Warwick Road / Cambridge Road, Whetstone.		
Proximity to GP surgery	The site is within 1650m of Northfield Medical Centre, Blaby.		
Proximity to primary school	The site is within 1130m of St Peter's C of E Primary School, Whetstone.		
Proximity to secondary school	The site is within 1550m of Brockington College, Enderby.		
Proximity to local employment	The site is within 140m of Enderby Road Industrial Estate.		
Access to public transport	The site is within 660m of a bus stop served by a regular frequency service (no. 84 bus).		
Proximity to open space	The site is within 400m of a source of open space over 1 hectare at Back Lane Meadows natural green space.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC ecology: OK. Minor impacts on rough grassland.		
Townscape and landscape	The site is within the Sence and Soar Floodplain Landscape Character Area. The site has the following key features of the landscape character area: mature hedgerow boundaries.		
Heritage assets	There are no designated heritage assets on the site and the site is 325m away from Enderby Mill Bridge scheduled ancient monument. LCC archaeology: no known archaeological remains on-site, Mill shown on C18th map east of the area (MLE370). Heritage potential is medium risk.		
Soil resources	The site is grade 3 agricultural land and has a moderate likelihood of being best and most versatile.		
Previously developed land	The site is greenfield.		
Flood risk	Part of the site is in Flood Zone 3 and the same part of the site appears to be affected by 1 in 1,000 year extent surface water flooding.		
Land contamination, pollution and hazards	The site is within a SSSI impact risk zone; further investigation required. There are no known sources of land contamination or pollution.		
Minerals and waste	The site is not located in a Minerals Consultation Zone and the site is not protected as a waste facility.		
ECONOMIC Factors			
Available and achievable	The site is in single ownership and there are no known legal issues or covenants.		
Site access and impact on road network	LCC highways: Enderby Road is a class B road with a 30mph speed limit. The site access is likely to be close to a signal-controlled junction. Junction modelling may be required to test the capacity of the junction and pedestrian links would need extending to serve the development. There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained within the LHDG.		

Site Reference	Site Name		Parish	
WHE030	Land at Merrydale Farm		Whetstone	
Overall Assessment				
Identified Red Constraints		Yes, part of the site is in Flood Zone 3.		
Policy Designations		The site is in Green Wedge.		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	22 (30dph)	11 - 15 years
Achievable	Yes			
Additional information		Not suitable for development as isolated from built-up area of Whetstone.		



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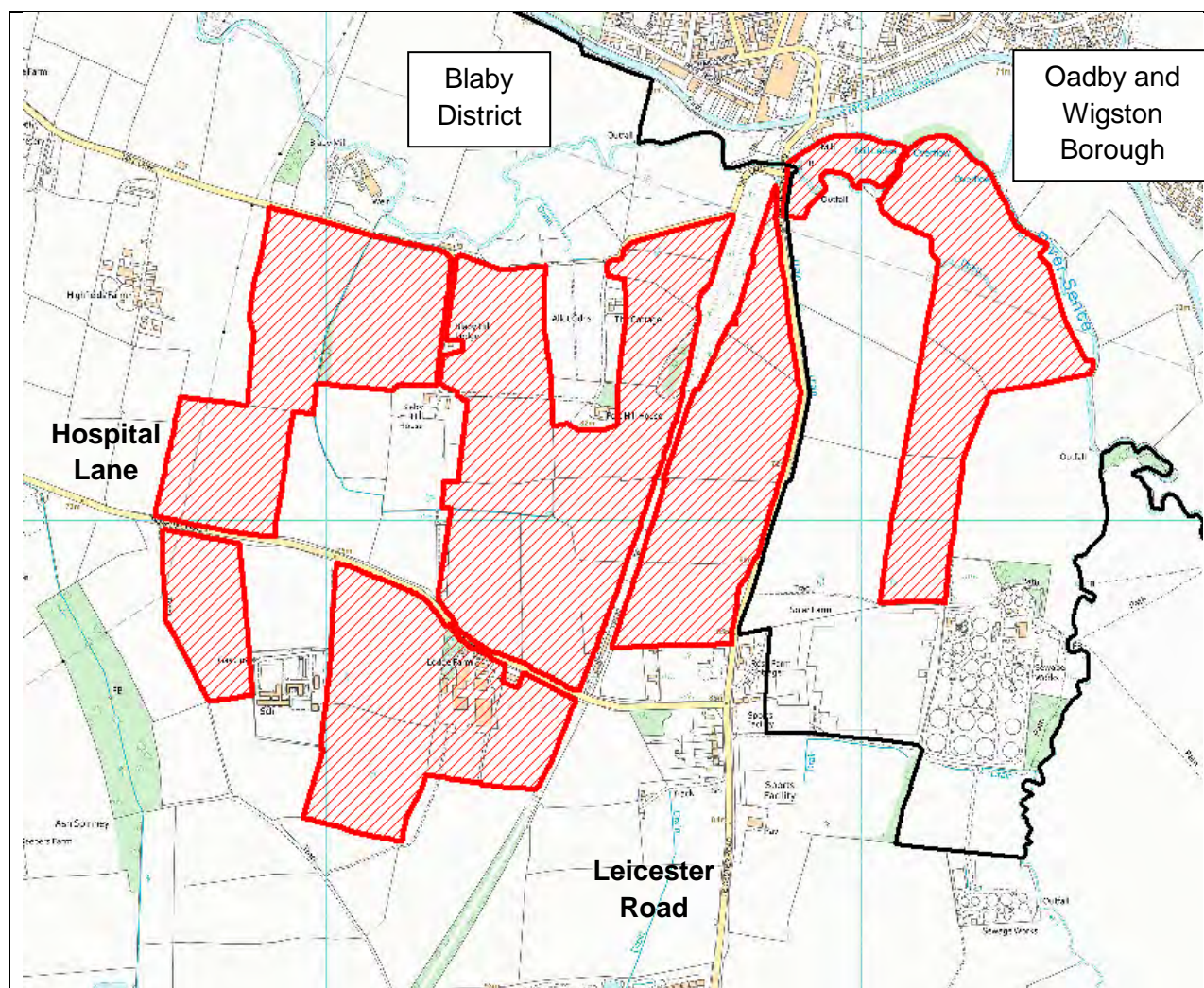
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Appendix 3 – SHELAA sites assessed for mixed-use development

Site Reference	Site Name	Parish	
BLA034	Land at Hospital Lane	Blaby*	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
90.26ha (*73.36ha within Blaby District. Remainder in Oadby and Wigston Borough)	Whole site: 79.81ha Area within Blaby District: 67.91ha	Whole site: 1,197 dwellings (30dph) In Blaby District: 1,018 dwellings (30dph)	
Grid Ref	Current Use	Previously Developed	No
E 458508	Agriculture and associated farm buildings	Proposed Use	
N 297068		New village including housing, employment and retail uses	
SOCIAL Factors			
Proximity to Local Centre with convenience store		The site is within 1960m of Aldi at Blaby Town Centre.	
Proximity to GP surgery		The site is within 2230m of Hazelmere Medical Centre.	
Proximity to primary school		The site is within 1370m of Thistly Meadow Community Primary School (but potential to provide new primary school due to scale of development)	
Proximity to secondary school		The site is within 3200m of Countesthorpe Leysland Community College.	
Proximity to local employment		The site is within 2160m of employment opportunities at Blaby town centre.	
Access to public transport		The site is within 930m of a bus stop with a regular frequency service.	
Proximity to open space		The site is within 9600m of open space over 1 hectare at Oakfield Park / Blaby Oaks, Blaby (and potential to provide new open space due to scale of development)	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC Ecology: very large site, part of which is arable, but part is grassland, including some (to NE) designated as LWS; more has historic designation. Numerous ponds, and hedges. There is potential for significant net-gain, but also the possible loss of habitats cannot be assessed at the moment. Watercourse, hedgerows, LWS and other habitats will need to be retained and buffered - 10m at least along watercourse. Requires a wide range of surveys before a decision can be made.	
Townscape and landscape		The northern part of the site is located in the Sence and Soar Floodplain Landscape Character Area and the rest is Blaby, Countesthorpe and Whetstone Fringe Landscape Character Area. Key pressures include: Expansion of new housing around settlement edges increases urbanising influences in the landscape.	
Heritage assets		There are no designated heritage assets. LCC Archaeology: medium risk. South Wigston COA (DLE665) borders the northern edge of the area. Possible ridge and furrow centred on SP585973. Enclosure cropmarks immediately west of the	

Site Reference	Site Name	Parish		
BLA034	Land at Hospital Lane	Blaby*		
		area; roman site to the south-east; old clay pit to immediate south, sand pit to south east, additional possible ridge and furrow in vicinity.		
Soil resources		The site is Grade 3 agricultural land and there is mix of a low (north) and moderate (south) likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile.		
Previously developed land		The land is agricultural land and so is greenfield.		
Flood risk		Northern parts of the site are within Flood Zones 2 and 3 (EA Maps).		
Land contamination, pollution and hazards		Electricity pylons cross the north eastern part of the site. The south western part of the site is within 250m of a source of potentially contaminated land / former landfill. There is no known pollution or hazards.		
Minerals and waste		The northern part of the site falls within the mineral consultation zone for sand and gravel. There are safeguarded waste sites (sewage treatment works) at Foston Road, Countesthorpe) that adjoin the site boundary.		
ECONOMIC Factors				
Available and achievable		Site promoted on behalf of a single landowner who intends to sell / develop the land. There are no known legal issues. However, the site currently is a number if separate parcels not all of which adjoin which may make a less achievable comprehensive development.		
Site access and impact on road network		LCC Highways advise: this location is relatively more remote from Blaby's facilities and passenger transport provision, which may present connectivity challenges in terms of walking, cycling and public transport. A development of this scale would be unlikely to provide sufficient 'onsite' facilities to be free-standing. Access to the site is likely to be from Hospital Lane, which is an unclassified road with a 60mph speed limit; Countesthorpe road which is a C class road with a 60mph speed limit; Leicester Road which is a C class road with a 40mph speed limit and/or Mill Lane which is an unclassified road. Access points to roads where measured vehicle speeds are in excess of 40mph, or roads with a speed limit of 40mph or less which are essentially rural in nature, is contrary to policy IN 5 of the LHDG. Hospital Lane signals / Leicester Road junction may need to be improved.		
Overall Assessment				
Identified Red Constraints		Yes. Part of the site is in Flood Zone 3.		
Policy Designations		Countryside (Policy CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	1,018 dwellings (30dph)	11 – 15 years
Achievable	No			
Additional information		The site promoter indicates a mixed use scheme of 1,500 – 2,000 dwellings, 10,000sqm employment floorspace and 5,000sqm retail floorspace but this seems unrealistic given the		

Site Reference	Site Name	Parish
BLA034	Land at Hospital Lane	Blaby*
		size of the site. It is considered that the site is not of a suitable size to deliver the necessary infrastructure to be a free-standing development, as submitted.



Key:



Assessed site



Blaby District administrative boundary

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Site Reference	Site Name	Parish	
END009	Quarry Lane	Enderby	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
3.56	3.56	44 dwellings (30dph) and 6,942m² of employment floorspace	
Grid Ref	Current Use	Previously Developed	No
E 455303	Overgrown vacant land (former landfill site)	Proposed Use	
N 299590		The site promoter has proposed a mixed use development on the site. The yield assumes a 50:50 split of residential to commercial development.	
SOCIAL Factors			
Proximity to Local Centre with convenience store		The site is within 570m of Co-op in Enderby district centre.	
Proximity to GP surgery		The site is within 670m of Enderby Medical Centre.	
Proximity to primary school		Site is within 990m of Enderby Danemill Primary School.	
Proximity to secondary school		Site is within 1180m of Brockington College, Enderby	
Proximity to local employment		Site is within 580m of Enderby district centre and 550m of the Mill Hill Industrial Estate and Warren Business Park, Enderby	
Access to public transport		Site is within 700m of a bus stop on Cross Street for a regular frequency bus service (Arriva No. 50 Leicester to Narborough). Also within 320m of a low frequency service (Arriva X55 Leicester to Hinckley)	
Proximity to open space		Site is within 940m of the Mill Hill Recreation Ground (and 490m from Whistle Way route)	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		Site is considered to be scrub, woodland, species rich grassland. There are protected species known to be present in the area. Protected species and habitat surveys needed.	
Townscape and landscape		The site is bounded by development to the north, east and south, but could be considered to play a role in the transition between the urban and rural environment as one travels out of Enderby to the west	
Heritage assets		There are no designated heritage assets on site. The conservation area is within 100m of the site to the south and east. LCC Archaeology indicate that as the area has been quarried – heritage potential is considered low.	
Soil resources		About 50% of the site is identified as having a moderate likelihood of the land being best and most versatile, and 50% being urban land.	
Previously developed land		The site is a former landfill, but could now be regarded as greenfield as per the National Planning Policy Framework.	
Flood risk		The Strategic Flood Risk Assessment (2014) indicates that a very small proportion of the site may be affected by surface water flood risk at a 30 year extent.	
Land contamination, pollution and hazards		The site is a former landfill site, within 500m of a gassing landfill and is within close proximity of the Mill Hill Industrial Estate and M69 which could cause some noise and amenity issues. Further investigation is required to understand whether any of these issues can be mitigated.	
Minerals and waste		The site is within a Mineral Consultation Zone, but given its former use as a landfill, development of this site would be	

Site Reference	Site Name	Parish		
END009	Quarry Lane	Enderby		
		unlikely to adversely affect this resource. The site is not safeguarded for a waste facility.		
ECONOMIC Factors				
Available and achievable		The site is promoted by a single landowner but does not indicate an intention to sell / develop. There are no known legal issues, however the site promoter has indicated that the landfill site may still be gassing.		
Site access and impact on road network		The Highways Authority consider that access to the site will be difficult to achieve as visibility on Seine Lane / Conery Lane is restricted and would require substantial infrastructure work, i.e. to provide a surfaced footway. Sustainability of the site would need to be addressed in more detail. If these issues can be overcome, there are no apparent fundamental reasons for this site to be excluded at this stage.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		The site is within the settlement boundary.		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	44 dwellings (30dph) and 6,942m² of employment floorspace	11 – 15 years
Achievable	No			
Additional information		The site is not considered achievable as it was formerly an employment land allocation in the Local Plan 1999 and was also considered as a possible employment land allocation in the Delivery DPD. The site was found to be not commercially attractive to the market due to possible issues related to its historic use as a landfill site and that despite being allocated for almost 20 years, no development has been forthcoming.		

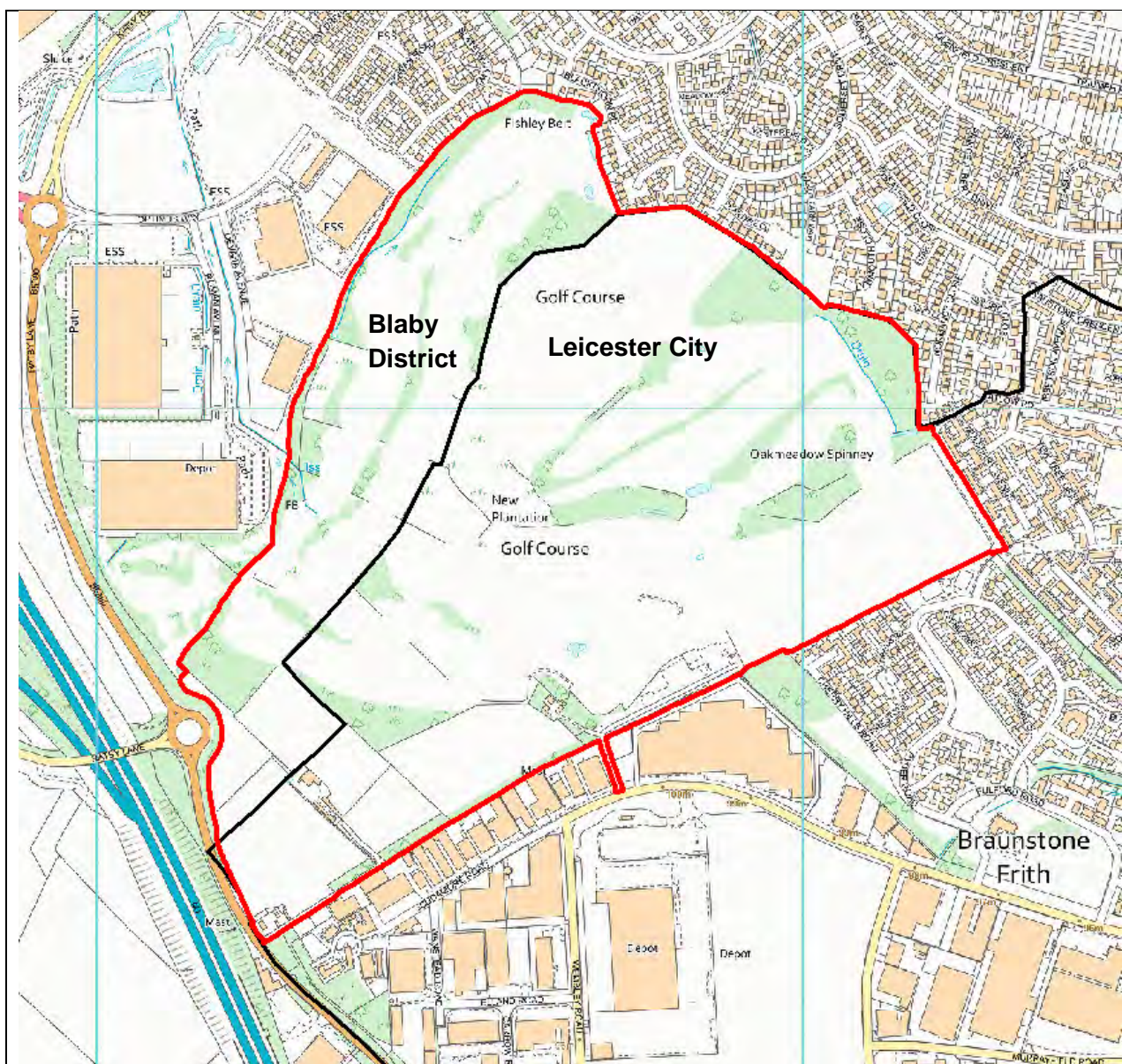


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Site Reference	Site Name	Parish	
GLE031	Western Park Golf Course	Glenfield*	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
73.11ha (of which 20.21ha is within Blaby District)	73.11ha (of which 20.21ha is within Blaby District)	252 dwellings (40dph) and 39,409m² employment floorspace based on 20.21ha of land in Blaby District (assuming half of the site in Blaby District is to be developed for housing and half for employment land)	
Grid Ref	Current Use	Previously Developed	No
E 453637	Former golf course	Proposed Use	
N 304874		Mixed use of housing and employment	
SOCIAL Factors			
Proximity to Local Centre with convenience store		The site is within 1,600m of a Co-op at Glenfield.	
Proximity to GP surgery		The site is within 1,400m of Oakmeadow Surgery.	
Proximity to primary school		The site is within 1,340m of Glenfield Primary School.	
Proximity to secondary school		The site is within 2,650m of New College, Leicester.	
Proximity to local employment		The site is within 150m of Optimus Point, Glenfield.	
Access to public transport		The site is within 570m of a bus stop with a regular frequency service.	
Proximity to open space		The site is within 750m of open space over 1 hectare at Ellis Park.	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC ecology: needs further surveys before making a decision. Designated as LWS for GCNs and other habitats. Due to presence of GCNs, mainly in ponds along edges of site, only a small amount of development would be possible in Blaby (site crosses over in to Leicester City). It would need to be carefully designed to retain connecting GCN corridors, etc.	
Townscape and landscape		The Landscape Character Type is urban fringe. The site falls within the Rothley Brook Fringe Landscape Character Area and is characteristic of urban fringes located on higher ground.	
Heritage assets		The site has no designated assets in the vicinity. LCC Archaeology: Kirby Fields Conservation Area lies 330m to the south. All within Leicester Forest East Park. Mancetter Rd (MLE3019) crosses the southern portion of the site, 'Via Devana' roman road (MLE4345) crosses the north. Bronze Age site (MLE127) at north end of area. Fishponds (MLE122) also at northern end. Some evidence of prehistoric remains off-site (MLE132 and 187). LIDAR shows ridge and furrow. Heritage potential is medium risk.	
Soil resources		The site is Grade 3 with a moderate likelihood of being best and most versatile agricultural land. No detailed evidence has been identified that identifies whether any of the land is grade 3a - Best and Most Versatile (BMV).	
Previously developed land		The site consists of a former golf course.	
Flood risk		The land is flood zone 1. There may be some potential for surface water flooding.	
Land contamination, pollution		The part of the site that lies within the administrative area of	

Site Reference		Site Name		Parish	
GLE031		Western Park Golf Course		Glenfield*	
and hazards		Blaby District has no known contamination issues.			
Minerals and waste		The site is not located in a mineral consultation zone or affected by a protected waste facility.			
ECONOMIC Factors					
Available and achievable		The site is available and achievable.			
Site access and impact on road network		LCC Highways: the A46 around the west and north of Leicester and the M1 between Junction 21a and Junction 21 experience significant congestion, accident and journey time unreliability problems, and this would need to be reflected / considered in any transport assessment work. There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained within the LHDG.			
Overall Assessment					
Identified Red Constraints		None identified			
Policy Designations		The site is identified as being located in Green Wedge in the Blaby District Local Plan and the Leicester City Local Plan.			
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development	
Available	Yes	Developable	252 dwellings (40dph) and 39,409m ² employment floorspace based on 20.21ha of land in Blaby District (assuming half of the site in Blaby District is to be developed for housing and half for employment land)	11 - 15 years	
Achievable	Yes				
Additional information		* The site crosses into the administrative boundary of Leicester City Council. Site promoter estimates approximately 750 dwellings, 108,511sqm of class B1, B2 and B8 employment floorspace and 4,498sqm of classes A1 to A5 retail floorspace across the whole site. Subject to overcoming the identified constraints and delivering the necessary identified infrastructure, the site meets the criteria of being available and achievable.			



Key:

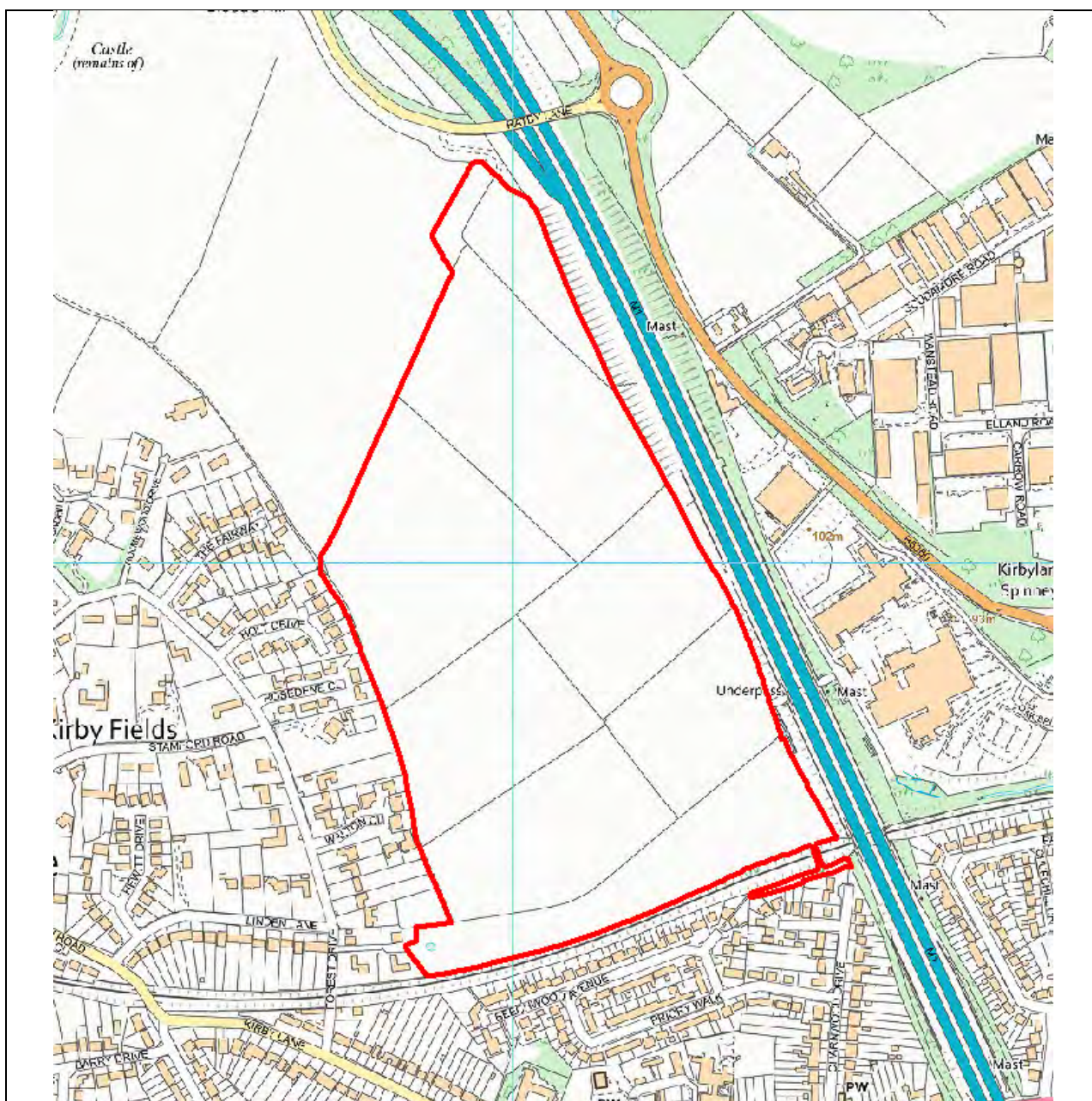
- Assessed site
- Blaby District administrative boundary

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Site Reference	Site Name	Parish	
KMU026	Land at Blood's Hill (south)	Kirby Muxloe	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
29.22	29.22	365 dwellings (40dph) and approx. 56,979sqm employment floorspace (mix of B class uses) (assuming 50:50 split of housing to employment land)	
Grid Ref	Current Use	Previously Developed	No
E 453030	Agricultural	Proposed Use	
N 303933		1 st choice: mixed use housing and employment development 2 nd choice: either 100% housing or employment	
SOCIAL Factors			
Proximity to large convenience store		There is a 'One-stop' convenience store on Main Street some 1310m away from the site. The nearest large convenience store is 2820m away (Co-op at Ratby).	
Proximity to GP surgery		The site is within 1580m of Warren Lane Surgery, Leicester Forest East.	
Proximity to primary school		The site is within 1290m of Kirby Muxloe Primary School.	
Proximity to secondary school		The site is within 3720m from Winstanley School.	
Proximity to local employment		The site is 970m from Optimus Point employment site at Glenfield.	
Access to public transport		The centre of the site is some 820m to the nearest bus stop on Kirby Lane (no. 153 bus).	
Proximity to open space		The centre of the site is some 1180m to the nearest large area of Open Space at Kirby Muxloe Recreation ground.	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC Ecology: arable fields with species-rich hedgerow. Semi-improved neutral / wet grassland LWS in the south of the site. Mature trees with potential for protected species to the western boundary.	
Townscape and landscape		The site is within the Rothley Brook Fringe landscape character area. The site has the following key characteristics of the character area: agricultural land with mature hedgerow boundaries.	
Heritage assets		The site lies directly to the south of Kirby Muxloe Castle, a scheduled monument and Grade I listed building, and it also lies alongside the Kirby Fields Conservation Area on its western boundary. The site forms part of the setting of Kirby Muxloe Castle. Much of the southern section of this site (the plateau area) is identified as falling within the Kirby Muxloe Park (MLE207). The southern section of this site alongside the railway lies within the extensive Medieval Leicester Forest (MLE22664). The HER also indicates that a Neolithic/Bronze Age flint (MLE21701) was found to the east of Kirby Fields and a geophysical survey in 2014 recorded sub-circular features east of Holt Drive (MLE22151). Potential for highly significant below-ground archaeological features. Development on the land is likely to significantly modify the setting of the Castle.	

Soil resources		Natural England Agricultural land Classification maps indicate that the land is grade 3 with a moderate likelihood of being best and most versatile.		
Previously developed land		The site is in agricultural use.		
Flood risk		The site is within Flood Zone 1 (SFRA Addendum, 2017) and there are areas that are affected by 1 in 30 year extent surface water flooding events to the south of the site.		
Land contamination, pollution and hazards		The site has no known contamination issues.		
Minerals and waste		The site is not in a Mineral Consultation Zone and is not a site protected for waste facility		
ECONOMIC Factors				
Available and achievable		The site is in single ownership and there are no known legal issues.		
Site access and impact on road network		LCC Highways indicate that the site is not well located in relation to existing services in the village. Substantial infrastructure works required to provide a surfaced footway to / from Kirby Muxloe. Access proposed from Ratby Lane which experiences congestion in peak periods.		
Overall Assessment				
Identified Red Constraints		None identified.		
Policy Designations		The site is in Green Wedge (policy CS16).		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	365 dwellings (40dph) and approx. 56,979sqm employment floorspace (mix of B class uses) (assuming 50:50 split of housing to employment land)	11 – 15 years
Achievable	Yes			
Additional information		The site is considered to be not suitable for development because of the significant heritage constraints. Subject to overcoming the identified constraints and delivering the necessary infrastructure, the site meets the criteria of being available and achievable.		

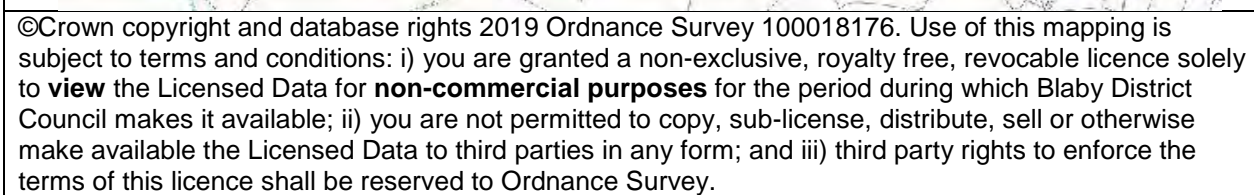


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Site Reference	Site Name	Parish	
STO026	Land west of Stoney Stanton	Stoney Stanton*	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
391.52	391.52	5,000 dwellings (based on site promoter's information)	
Grid Ref	Current Use	Previously Developed	No
E 447595	Agricultural land	Proposed Use	
N 294571		Mixed use	
SOCIAL Factors			
Proximity to large convenience store	The site is within 1400m of the Co-op at Stoney Stanton but the scale of the proposed site means there is potential to provide a new convenience store(s).		
Proximity to GP surgery	The site is within 1350m of the Old School Surgery but the scale of the proposed site means there is potential to provide new GP facilities.		
Proximity to primary school	The site is within 1250m of Manorfield C of E Primary School but the scale of the proposed site means there is potential to provide new primary school facilities.		
Proximity to secondary school	The site is within 4370m of Heath Land Academy, Earl Shilton but the scale of the proposed site means there is potential to provide new secondary school facilities.		
Proximity to local employment	The site is within 940m of Foxbank Industrial Estate but the scale of the proposed site means there is potential to provide new employment opportunities.		
Access to public transport	The site is within 1740m of a bus stop for a low frequency service (2 hourly) (X55 Leicester to Hinckley) but the scale of the proposed site means there is potential to provide new public transport services to the site.		
Proximity to open space	The site is within 1570m of War Memorial Playing Fields, Stoney Stanton but the scale of the proposed site means there is potential to provide new open space.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC Ecology advise that the site is OK with mitigation. A lot is arable, with some grassland; it is not known if any of this is species-rich, but this is not a particularly species-rich or diverse area of countryside. Development masterplans should be able to retain pockets of spp-rich grassland and habitat features such as hedges, ponds and mature trees. There are numerous ponds, and if these have GCNs (which are present around Sapcote in the south) this could affect layout; ponds would need to retain habitat connectivity.		
Townscape and landscape	The site is located within the Stoney Stanton Rolling Farmland landscape character area and is characteristic of that. Key pressures include expansion around the edges of Stoney Stanton (and Sapcote) which may result in the loss of their individual identities, the loss of already scarce hedgerow trees, and increased urban influence at the edge of villages which may reduce the already fragmenting rural character.		
Heritage assets	There are no known designated heritage assets on site or nearby. LCC Archaeology advise: listed building (DLE1903) west of area; Sapcote Castle and Moat to south-east. Known archaeological remains on-site: C19th railway line (MLE16084) crosses east-west across the development area.		

Site Reference	Site Name	Parish
STO026	Land west of Stoney Stanton	Stoney Stanton*
	site of post-medieval windmill (MLE286), possible Roman inhumation cemetery (MLE284) at Sapcote gravel pit, oval pond feature (MLE20175) at southern end. Several known archaeological remains in the vicinity of the site. Heritage potential is medium risk.	
Soil resources	The land is Grade 3 and there is a moderate likelihood of the land being best and most versatile. Further investigation may be required to identify whether the land is Grade 3a and so best and most versatile land.	
Previously developed land	The site is agricultural land and so greenfield.	
Flood risk	The northern boundary of the site is affected by Flood Zones 2 and 3 (EA Maps)	
Land contamination, pollution and hazards	Electricity powerlines and pylons cross through the site from south west to north east corner of the site. The M69 runs along the western boundary of the site and so potential for air quality and noise issues. The most north east part of the site is affected by the Hazard Consultation Zone for Calor Gas. There are no known land contamination or landfill issues.	
Minerals and waste	The site is not located in a Mineral Consultation Zone or is a site protected for a waste facility.	
ECONOMIC Factors		
Available and achievable	The site is promoted through the Call for Sites by a number of promoters for a number of landowners who propose a garden village of about 5000 dwellings and supporting uses and infrastructure.	
Site access and impact on road network	LCC Highways advise that: Any proposals to upgrade M69 Junction 2 and add south facing slip roads is likely to have a strategic impact on the routing of traffic in the south west area of the County. Consideration of this site will need to take account of any emerging proposals for the "A46 Expressway" (as described in the SGP) and associated infrastructure given the proximity of possible routes for this. Highways England and Network Rail would need to be involved. Hinckley Road and Station Road are class B roads with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph. Access from Hinckley Road and Station Road is contrary to policy IN 5 of the LHDG, which restricts access points to roads where measured vehicle speeds are in excess of 40mph. Due consideration should be given to the requirement to alter the speed limit to cover the development as well as the village and site access proposals to ensure it conforms with appropriate standards set out within the relevant guidance. There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained within the LHDG.	

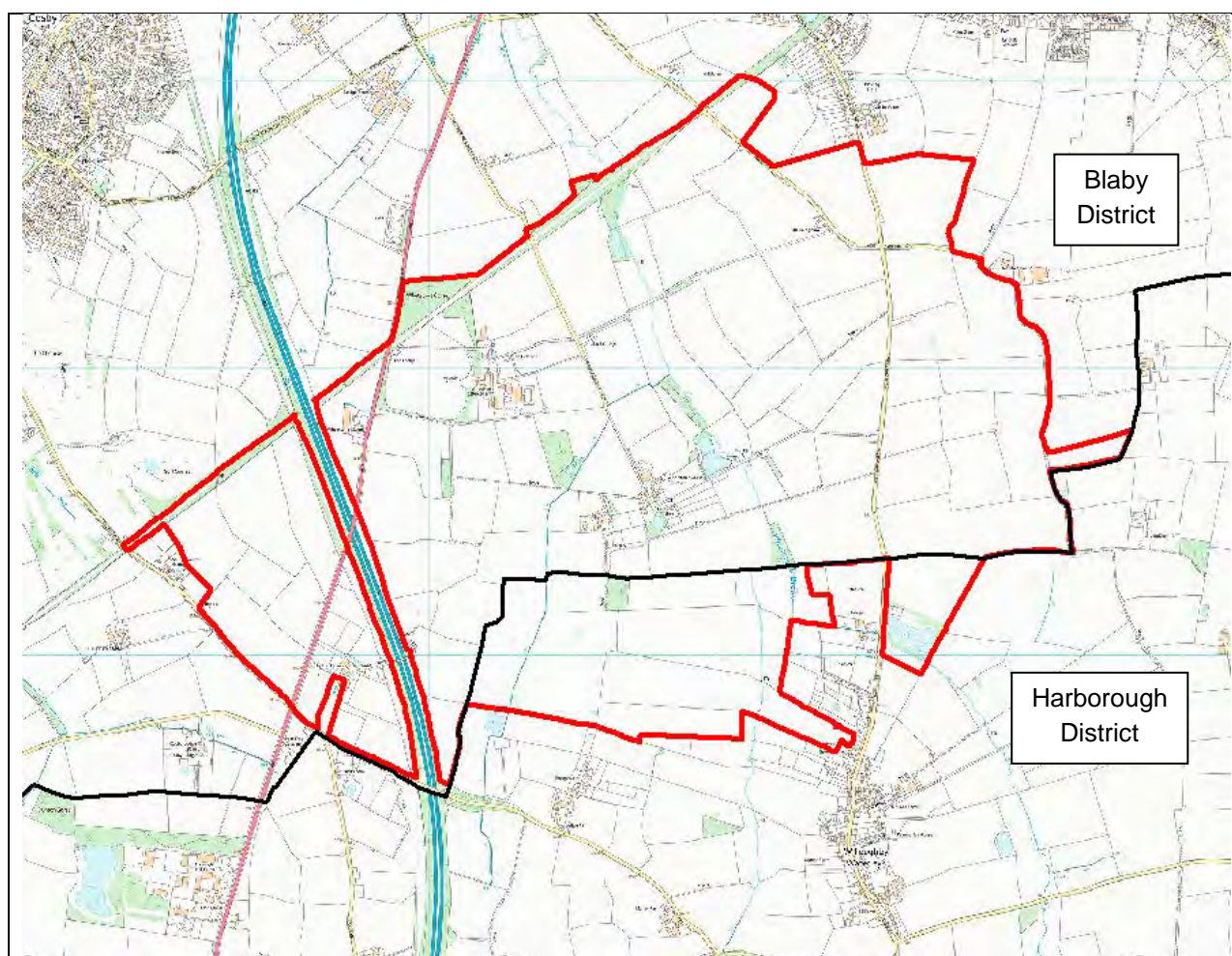
Overall Assessment				
Identified Red Constraints		Yes,		
Policy Designations		Countryside (Policy CS18 and Policies Map)		
Suitable	No	Conclusion	Estimated number of dwellings (density)	Timeframe for development
Available	Yes	Developable	5,000 (based on site promoter's information)	11 – 15 years
Achievable	Yes			
Additional information		*The site crosses into the parishes of Elmesthorpe, Sapcote and Potters Marston. This site represents the largest extent of the various sites submitted in relation to a garden village in this location. Estimated 5,000 dwellings based on site promoter's information, along with ancillary community and social facilities associated with a Garden Village. Subject to overcoming the identified constraints and delivering the necessary infrastructure, the site meets the criteria of being available and achievable.		



Site Reference	Site Name	Parish	
WHE027	Whetstone Pastures	Whetstone*	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
448.84ha (379.77ha within Blaby District. 69.06ha is within Harborough District)	Whole site: 344.10ha (parts of the site are in the hazard consultation zone of a high pressure gas pipeline and parts of the site are in Flood Zone 3). Area within Blaby District: 275.04ha	3,500 dwellings, approx. 372,000m² of employment floorspace, motorway services, and associated facilities and social and green infrastructure (based on site promoter's information)	
Grid Ref	Current Use	Previously Developed	Mixed, mostly greenfield
E 456701	Agriculture	Proposed Use	
N 293578		Mixed use	
SOCIAL Factors			
Proximity to large convenience store	A site of this size would expect to provide its own facilities, open space and social infrastructure. The site promoter indicates that approximately 372,000m² of employment floorspace will be provided on site. There are no bus routes that run through the site; the nearest bus routes that serve Cosby, Countesthorpe and Lutterworth are the number 84 / 85 services.		
Proximity to GP surgery			
Proximity to primary school			
Proximity to secondary school			
Proximity to local employment			
Access to public transport			
Proximity to open space			
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC ecology: OK with mitigation. A lot is arable, but there is also a significant amount of grassland that may be species-rich. It should be possible to retain any grassland of value within a masterplan, plus habitat features such as hedges, trees, ponds, etc. A 10m buffer along brooks and watercourse, and railway, is needed, of natural vegetation. 5m buffer along other retained hedges. There are numerous ponds, and if GCNs are present in any, ponds would need to be retained with connecting habitats, which could constrain the layout; GCNs are present in south east.		
Townscape and landscape	The site is in the Blaby, Countesthorpe and Whetstone Fringe Landscape Character Area and the key characteristics of the character area relevant to this site are: the southern part of the character area is more rural and characterised by farmland, several small and meandering stream corridors that influence the topography and small-to-medium scale fields bounded by well-maintained tall hedgerows.		
Heritage assets	The site contains the Whetstone Pastures residential home which is grade II listed. Part of the site in Harborough District abuts the Willoughby Waterleys conservation area. Countesthorpe conservation area is over 1km away from the site's northern boundary. Cosby conservation area is over 1km away from the site's western boundary. LCC archaeology: Roman Road (MLE1902) runs north-south through the area, Cosby Hill Farm (MLE23478), Whetstone Lodge Farm (MLE19802), Whetstone Gorse West Farm (MLE23477), Whetstone Gorse East Farm (MLE23476), Iron Age site (MLE19061), medieval track (MLE2239), possible ring ditch (MLE374), WW2 "Starfish" decoy site (MLE22669)		

Site Reference	Site Name	Parish
WHE027	Whetstone Pastures	Whetstone*
		on-site. Possible undated mound earthwork (MLE45), rectangular cropmark (MLE2646) to south east, possible Roman site (MLE2247) also to east, all off-site. Some indications of prehistoric, Roman and medieval archaeology and a number of post-medieval farmsteads in the area. Heritage potential is medium risk.
Soil resources		The site is grade 3 agricultural land and has a moderate likelihood of being best and most versatile.
Previously developed land		The site is mostly greenfield with some farm buildings on the site.
Flood risk		The site contains Flood Zone 3 in parts of the site (source: EA Maps) and is affected by surface water flooding.
Land contamination, pollution and hazards		There are no known sources of land contamination or pollution. A high pressure gas pipeline and its consultation zone runs through part of the site to the north. Noise and air pollution – the site is dissected by the M1 motorway.
Minerals and waste		The site is not in a Minerals Consultation Zone and the site is not protected for a waste facility.
ECONOMIC Factors		
Available and achievable		The site is in multiple ownership and there is an intention from all landowners to sell or develop the site. Part of the site is currently occupied by a farm and time would need to be allowed for the relocation of the occupants.
Site access and impact on road network		The site promoter identifies that a new junction on to the M1 will be required. Several public footpaths cross the site. LCC highways: It is likely to have extensive highways and transportation implications, necessitating improvements to access to the Strategic Road Network (M1). Consideration of this site will need to take account of any emerging proposals for the “A46 Expressway” (as described in the SGP) and associated infrastructure given the proximity of possible routes for this. Highways England would need to be involved. The IN5 Policy, set out in the LHDG, sets out a framework for maintaining traffic flow and safety when development is proposed on classified A roads and will need to be considered in relation to this site. Highways England would also need to be consulted on this proposal. There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained within the LHDG.
Overall Assessment		
Identified Red Constraints		Yes. Flood Zone 3 crosses part of the site and a high pressure gas pipeline runs parallel to the site's north-western boundary and across the northern part of the site.
Policy Designations		The site is in Countryside in both the Blaby Local Plan and the Harborough Local Plan. The fishing lake north of Willoughby Waterleys is identified as a source of open space, sport and recreation in the Harborough Local Plan 2019 (policy GI2).

Suitable	No	Conclusion	Estimated number of dwellings and floorspace (density)	Timeframe for development
Available	Yes	Developable	3,500 dwellings, 372,000m ² employment floorspace (based on site promoter's information)	11 – 15 years
Achievable	Yes			
Additional information		* The majority of the site is in Whetstone parish and crosses into Cosby and Countesthorpe parishes. 69ha of the site crosses into Harborough District. Subject to overcoming the identified constraints and delivering the necessary infrastructure, the site meets the criteria of being available and achievable.		



Key:



Assessed site

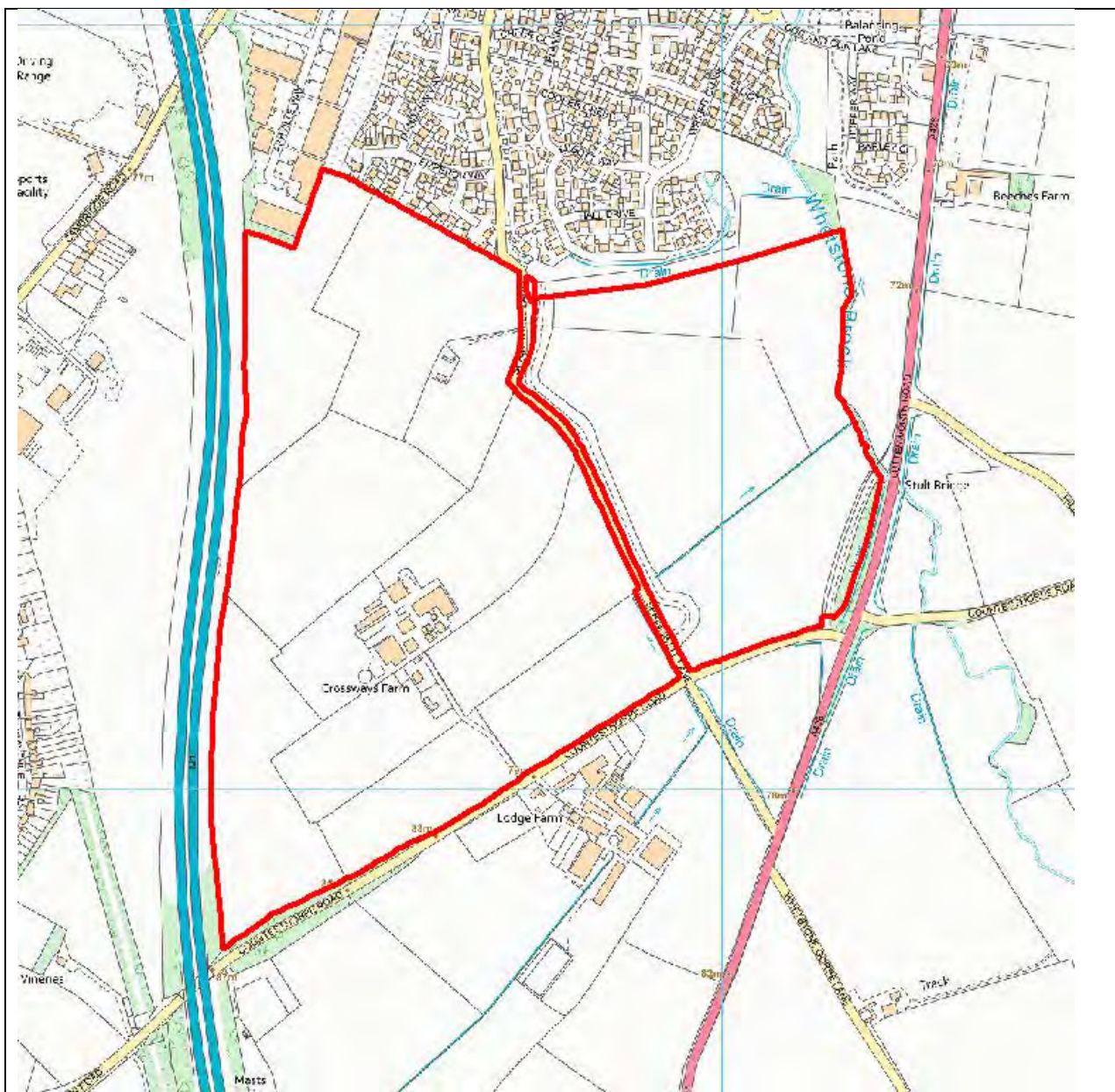


Blaby District administrative boundary

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Site Reference	Site Name	Parish	
WHE031	Land south of Whetstone	Whetstone	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
54.92	53.17	770 dwellings (average of site promoter's estimate), 15,600m ² of employment floorspace, 1 primary school and community facilities (based on site promoter's information).	
Grid Ref	Current Use	Previously Developed	No
E 455685	Agricultural land, farm and associated buildings	Proposed Use	
N 295331		Mixed use	
SOCIAL Factors			
Proximity to large convenience store	The site is within 1380m of the Co-operative food store on Dog and Gun Lane, Whetstone.		
Proximity to GP surgery	The site is within 2820m of Hazelmere Medical Centre, Blaby.		
Proximity to primary school	The site is within 960m of Badgerbrook Primary School, Whetstone.		
Proximity to secondary school	The site is within 1710m of Countesthorpe Leysland Community College.		
Proximity to local employment	The site is within 1140m of the Whittle Industrial Estate, Whetstone.		
Access to public transport	The site is within 1110m of a bus stop served by a regular frequency service (no. 84 bus).		
Proximity to open space	The site is within 740m of a source of open space over 1 hectare at Shelduck Close, Whetstone.		
ENVIRONMENTAL Factors			
Biodiversity and geodiversity	LCC Ecology comments: OK with mitigation. Protected species and Phase 1 habitat surveys needed. Whetstone Brook is Local Wildlife Site and requires buffer of c.10m natural vegetation. Layout will depend on result of surveys but is likely to be acceptable with mitigation.		
Townscape and landscape	The site is within the Blaby, Countesthorpe and Whetstone Fringe Landscape Character Area and has the following characteristics of the landscape character area: farm land with well maintained, tall hedgerows.		
Heritage assets	There are no designated heritage assets on or adjacent to the site. LCC heritage / archaeology comments: high heritage potential. A Roman coin has been found within this site, and the Roman Road linking Leicester and Tripontium (south of Lutterworth) forms part of the eastern boundary. Part of the former Turnpike Road lies within the site and there is high potential for the preservation of Paleo-environmental remains in the area around Whetstone Brook. Archaeological features are recorded to the immediate west and Prehistoric, Iron Age, Roman and Medieval finds and features are recorded in the vicinity.		
Soil resources	The site is grade 3 agricultural land and has a moderate likelihood of being best and most versatile.		
Previously developed land	The majority of the site is greenfield.		
Flood risk	There is Flood Zone 3 in part of the site to the east and the site is affected by surface water flooding.		

Land contamination, pollution and hazards		The north-west part of the site is within 250m of a source of unstable or contaminated land. Further investigation is required. Noise and air pollution – the western boundary of the site runs parallel to the M1 motorway.		
Minerals and waste		The site is not located in a Minerals Consultation Zone and the site is not protected as a waste facility.		
ECONOMIC Factors				
Available and achievable		The site is currently occupied by a farm and time would need to be allowed for the relocation of the occupants. The site is in single ownership and is under option to a house-builder. There are no other known constraints to development.		
Site access and impact on road network		The A426 passes to the east of the site, it is an A classified road and subject to the national speed limit of 60mph. As such, the LHA would not support an access onto this road as it would be contrary to the Leicestershire Highways Design Guide. Access may be possible from Countesthorpe Road, a C classified road subject to the national speed limit if it can be designed in accordance with the Leicestershire Highways Design Guide. Springwell Lane is adopted, unclassified, subject to a 60mph speed limit and very narrow to the south of the existing 30mph speed limit. In its present state, the LHA would not consider that a suitable and safe access could be achieved. However, if significant alterations, improvements and possible realignment could be agreed access may be possible from Springwell Lane. The site is some distance from local facilities and public transport which, dependent upon the size of the development (and potential for new local facilities), may affect its suitability in terms of promoting sustainable methods of travel. No more than 150 dwellings should be accessed from a single point.		
Overall Assessment				
Identified Red Constraints		Yes, part of the site is in Flood Zone 3.		
Policy Designations		The site is in Countryside.		
Suitable	No	Conclusion	Estimated number of dwellings / floorspace	Timeframe for development
Available	Yes	Developable	770 dwellings, 15,600m² employment floorspace	11 – 15 years
Achievable	Yes			
Additional information		Part of the site overlaps with WHE026. The site promoter estimates 660 to 880 dwellings, 4 hectares of employment floorspace, a primary school and community facilities. Subject to overcoming the identified constraints and delivering the necessary identified infrastructure, the site meets the criteria of being available and achievable.		



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Appendix 4 – SHELAA sites assessed for economic development

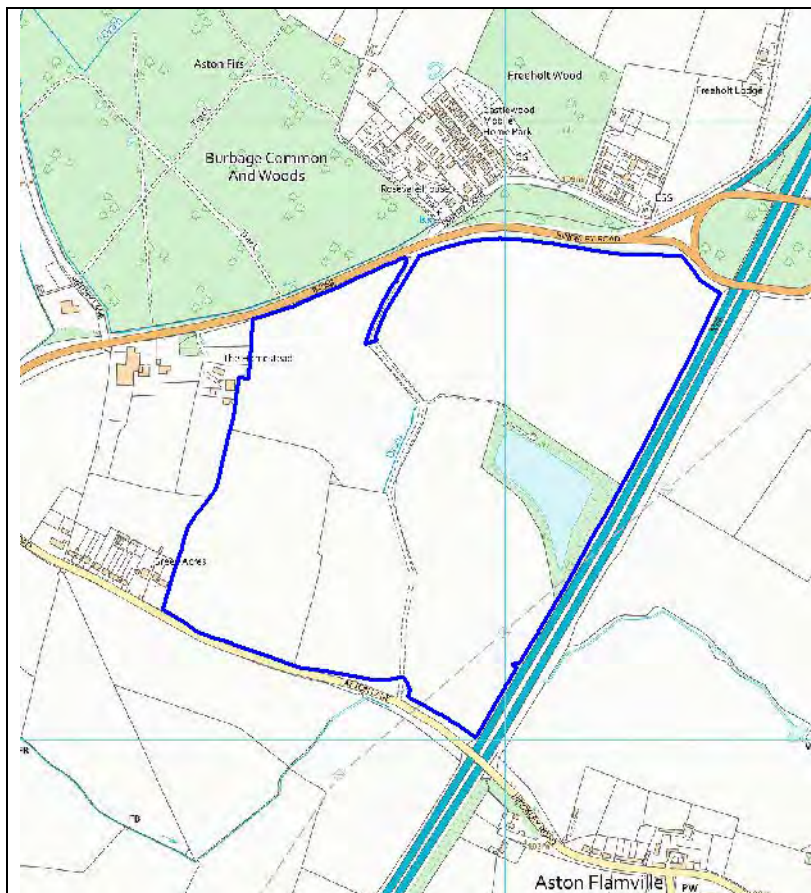
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Parish: Aston Flamville

Site Reference	Site Name	Parish	
AST001	Land west of Junction 2, M69	Aston Flamville	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
44.41 ha	44.41 ha	Site promoter estimates approx. 100,000m ² of employment floorspace and a motorway services area and hotel.	
Grid Ref	Current Use	Previously Developed	No
E 445871	Agriculture and fishing pond.	Proposed Use	
N 293411		Employment	
SOCIAL Factors			
Access to public transport		The site is within 910m of a bus stop served by an irregular bus service (the X55 bus that runs between Leicester and Hinckley).	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		The site is south of Burbage Common and Woods SSSI. LCC ecology: OK with mitigation. Mostly arable, so OK with mitigation and retention of hedges, wetland, species-rich grassland verges and edge habitats, ponds and any veteran trees. LWS must be retained and protected. Retained hedges and ponds need buffer zones at least 5m of natural open space. Depending on results of badger / bat and GCN surveys, may need to retain larger buffer zones / corridors.	
Townscape and landscape		The site is within the Aston Flamville Wooded Farmland Character Area. The site has irregular field patterns and is visible from the M69 and Aston Lane. Heavily vegetated northern site boundary and wooded area around the fishing pond.	
Heritage assets		The site is north-west of the Aston Flamville conservation area (the centre of the proposed site is approximately 550m from the edge of the conservation area). LCC archaeology: ring ditch cropmark south-east of Aston Firs (MLE4) on-site; Iron Age or Roman quern-stone from Church Farm (MLE6552) off-site. Heritage potential is medium risk.	
Soil resources		The site is grade 3 agricultural land and has a moderate likelihood of being best and most versatile land.	
Previously developed land		The site is greenfield.	
Flood risk		There is a fishing pond in the eastern part of the site. The site is in Flood Zone 1 and there are areas of 1 in 1,000 year extent surface water flooding across the site.	
Land contamination, pollution and hazards		An overhead power line crosses part of the site in the south-east corner; however this should not affect the developable area of the site. There are no other known sources of land contamination or pollution.	
Minerals and waste		The site is not within a Minerals Consultation Zone and is not protected for a waste facility.	
ECONOMIC Factors			
Available and achievable		The land is subject to a promotional agreement and there are no known legal covenants or ransom strips.	
Site access and impact on road network		LCC highways: Any proposals to upgrade M69 Junction 2 and add south facing slip roads is likely to have strategic impact on the routing of traffic in the south west area of the County. Consideration of this site will need to take account of any emerging proposals for	

Site Reference		Site Name		Parish	
AST001		Land west of Junction 2, M69		Aston Flamville	
		the “A46 Expressway” (as described in the SGP) and associated infrastructure given the proximity of possible routes for this. The communities of Sapcote and Stoney Stanton have concerns about traffic flows in this area. Highways England would need to be involved / consulted on this proposal. There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual development control process subject to satisfying development control and access to the highway policies contained within the LHDG.			
Overall Assessment					
Identified Red Constraints		No			
Policy Designations		The site is within an area designated as Countryside.			
Suitable	No	Conclusion	Estimated quantity of floorspace	Timeframe for development	
Available	Yes	Developable	100,000m ² employment floorspace, one motorway services area and a hotel	11 – 15 years	
Achievable	Yes				
Additional information					



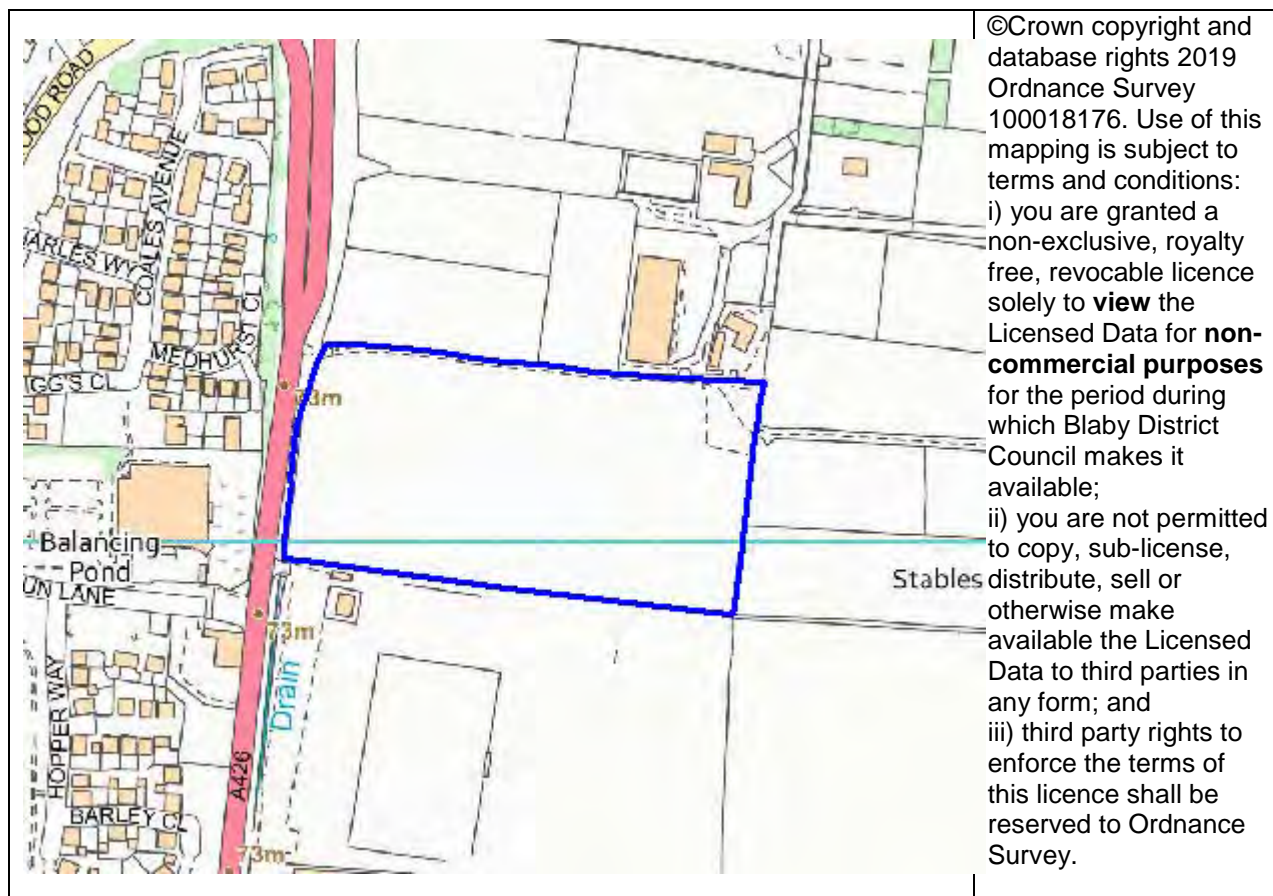
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Parish: Blaby

Site Reference	Site Name	Parish		
BLA002	Land off Lutterworth Road	Blaby		
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)		
3.43 ha	3.43 ha	Site promoter estimates 13,200sqm of use class B employment floorspace		
Grid Ref	Current Use	Previously Developed	No	
E 456437	Agriculture	Proposed Use		
N 296037		Employment		
SOCIAL Factors				
Access to public transport		The site is within 400m of a bus stop served by a regular frequency bus service (the no. 84 bus).		
ENVIRONMENTAL Factors				
Biodiversity and geodiversity		LCC Ecology: OK with mitigation. Possible protected species; protected species surveys needed. Retain boundary hedges with 5m buffer; hedge / buffer strip to be managed as continuous corridor of natural vegetation.		
Townscape and landscape		The site is in the Blaby, Countesthorpe and Whetstone Fringe landscape character area which has strong urban fringe characteristics and small-to-medium sized fields with well-maintained tall hedgerows.		
Heritage assets		There are no designated heritage assets on or adjacent to the site. LCC archaeology: heritage – uncertain. Further information required prior to determination to ascertain potential presence of significant archaeological remains.		
Soil resources		The site is Grade 3 agricultural land and has a moderate likelihood of being best and most versatile.		
Previously developed land		The site is greenfield.		
Flood risk		The site is in Flood Zone 1 and is affected by 1 in 1,000 year extent surface water flooding (source: SFRA 2014).		
Land contamination, pollution and hazards		There are no known sources of land contamination or pollution.		
Minerals and waste		The site is not located in a Minerals Consultation Zone and the site is not protected for a waste facility.		
ECONOMIC Factors				
Available and achievable		The site is in single ownership and there is an intention to sell or develop the site for development. There are no known legal issues or covenants.		
Site access and impact on road network		LCC Highways: access would be off a 50mph stretch of a Class I road, which would be contrary to the Leicestershire Highways Design Guidance. This site is therefore unlikely to be acceptable to the Highways Authority.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		The site is located in Green Wedge.		
Suitable	No	Conclusion	Estimated quantity of floorspace	Timeframe for development
Available	Yes	Developable	13,200m²	11 – 15 years
Achievable	Yes			
Additional information		LCC highways indicate that the creation of a site access on to		

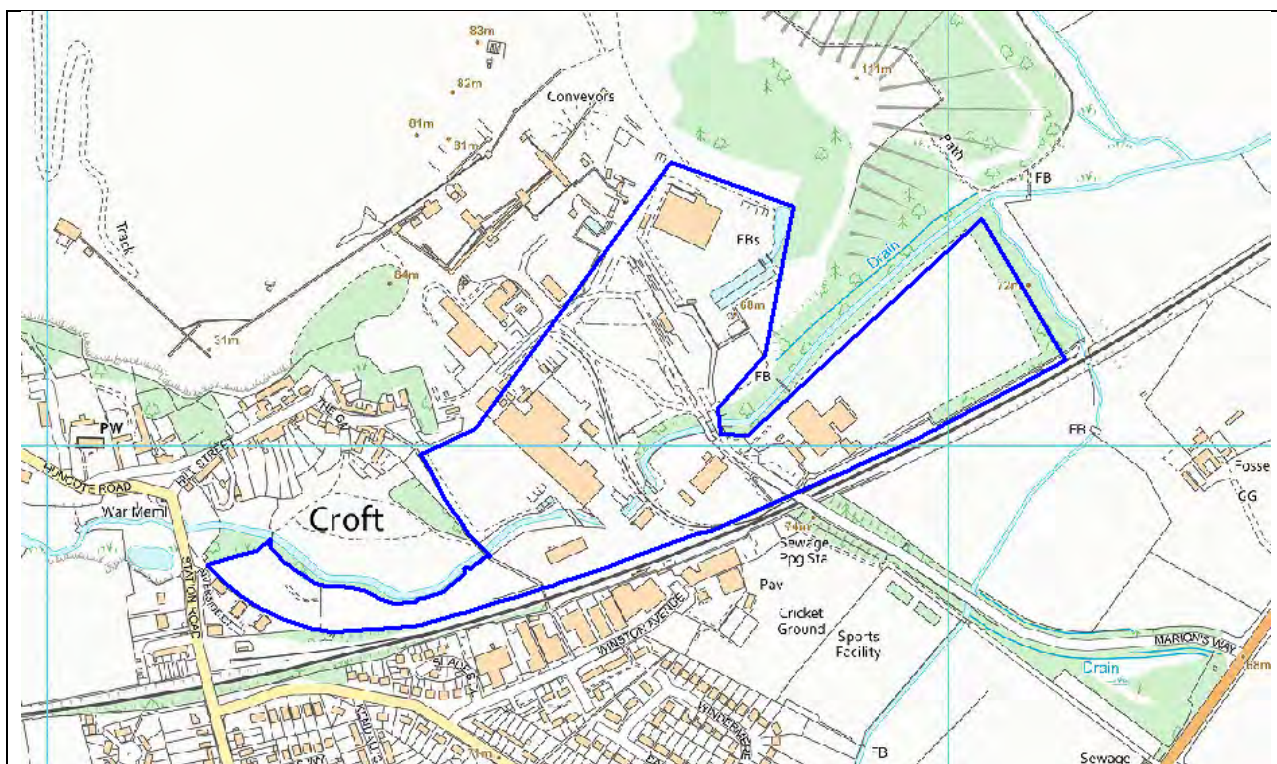
Site Reference	Site Name	Parish
BLA002	Land off Lutterworth Road	Blaby
		a 50mph road would be contrary to the Leicestershire Highways Design Guidance and therefore be unlikely to be acceptable to the Highways Authority.



Parish: Croft

Site Reference	Site Name	Parish	
CRO002	Croft Quarry	Croft	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
20.4 ha	11.51 ha (excluding Flood Zone 3 and areas proposed to be retained)	44,889m ² employment floorspace (mix of B uses)	
Grid Ref	Current Use	Previously Developed	Yes
E 451702	Concrete block plant and ready-mix concrete plant.	Proposed Use	
N 295972		Employment	
SOCIAL Factors			
Access to public transport		The site is within 650m of a bus stop served by an hourly bus service (no. X84 bus).	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		A designated Site of Special Scientific Interest (SSSI), Croft quarry, lies north of this site. Consideration would need to be given to the impact of any development on this. The site is in a sensitive location in terms of potential for protected species and habitats. A habitat survey is required. Possible species-rich grassland adjacent to the quarry.	
Townscape and landscape		The site is within the Croft Hill landscape character area. Parts of the site can be seen from the B4114 to the south-east and the Birmingham-Leicester railway line runs adjacent to the site so redevelopment could have an impact on landscape.	
Heritage assets		The western boundary of the site adjoins the Croft conservation area.	
Soil resources		The majority of the site is previously developed land and there is limited potential for impact on BMV.	
Previously developed land		The majority of the site is previously developed land.	
Flood risk		Approximately 2.38ha of the site is located in Flood Zone 3 (source: Environment Agency maps). Further investigation required to establish the area of the site affected by Flood Zone 3b.	
Land contamination, pollution and hazards		The site promoter has indicated that the site will be available for employment development once work at the quarry has ceased. Therefore, any noise or air pollution risks associated with operations at the quarry will not be present when the site is redeveloped. However, there may be residual pollution or land contamination associated with the neighbouring site's use and the promoted site's former use which may require further investigation.	
Minerals and waste		The site is within a Minerals Consultation Zone for igneous rock. The site is not protected for a waste facility.	
ECONOMIC Factors			
Available and achievable		The site is not currently available. The site owner indicates that they will retain the existing concrete block plant and ready-mix plant and redevelop any remaining industrial hardstanding for mixed development (approx. 6.4ha of the site will be retained). The site promoter indicates that the site will be available in over ten year's time subject to the adjoining quarry gaining planning permission to extend the extraction area and then to restore the quarry void.	

Site access and impact on road network		The site promoter indicates that access would be obtained from the existing Marion's Way which HGVs use to access the quarry from the B4114. Public footpath V58 crosses through part of the site to the west.		
Overall Assessment				
Identified Red Constraints		Yes, Flood Zone 3b affects part of the site.		
Policy Designations		The site is within an area designated as Countryside.		
Suitable	No	Conclusion	Estimated quantity of floorspace	Timeframe for development
Available	No	Developable	44,889m ² employment floorspace (mix of B uses)	11 – 15 years
Achievable	Yes			
Additional information		The site owner indicates that they will retain the existing concrete block plant and ready-mix plant and redevelop any remaining industrial hardstanding for mixed development (approx. 6.4ha of the site will be retained).		



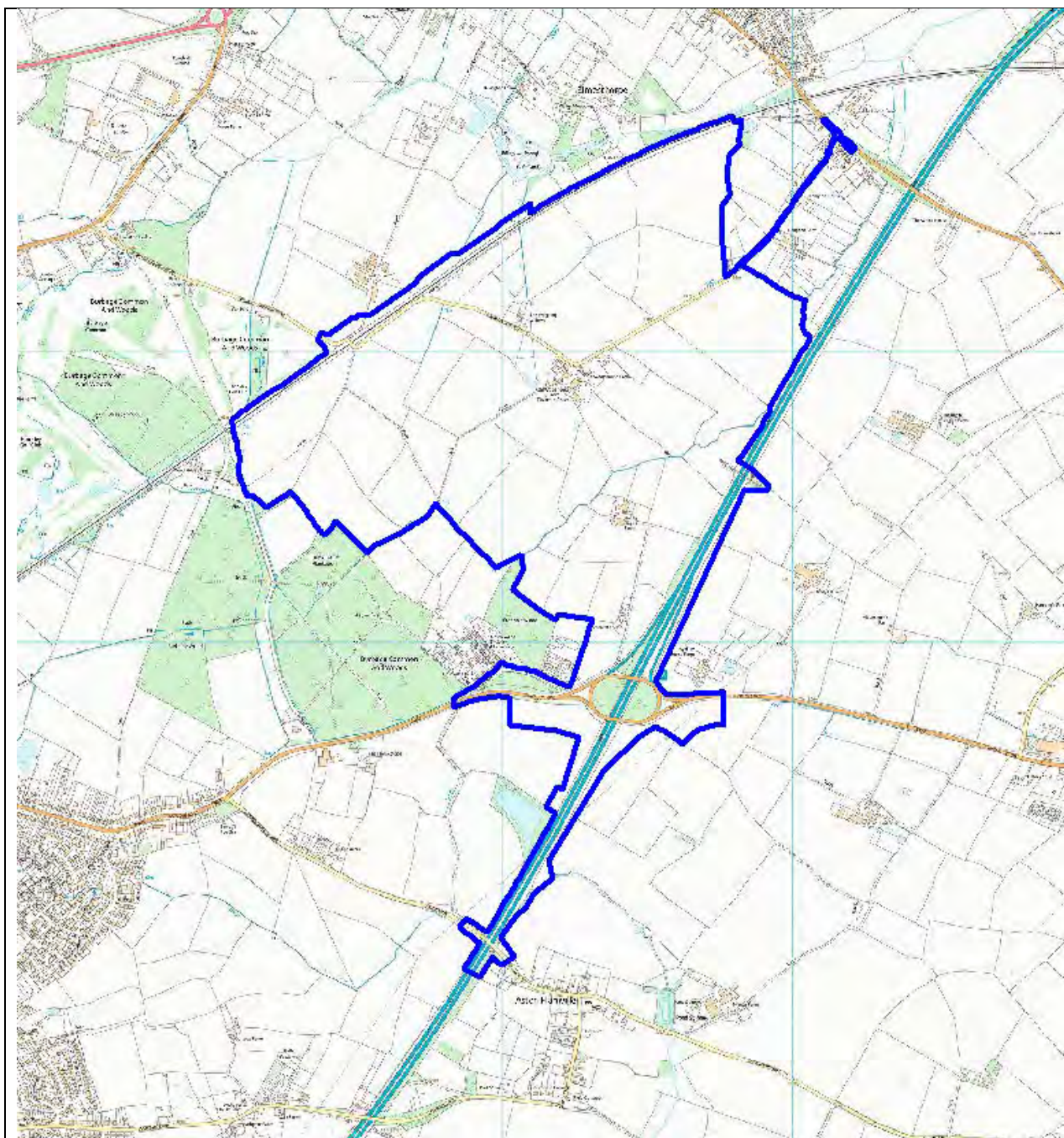
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Parish: Elvesthorpe

Site Reference	Site Name	Parish	
ELM001	Land north of J2 of the M69	Elmesthorpe (and Sapcote and Aston Flamville)	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
224 ha	222.67 ha	Site promoter estimates 639,400sqm of use class B employment floorspace	
Grid Ref	Current Use	Previously Developed	No
E 446308	Agriculture	Proposed Use	
N 294827		Employment	
SOCIAL Factors			
Access to public transport		The site is within 00m of a bus stop served by a regular frequency bus service (the no. 84 bus).	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC Ecology: adjacent to Burbage Wood and Aston Firs SSSI. Extended Phase 1 survey, protected species / habitats surveys, hedgerow / tree surveys required before making a recommendation.	
Townscape and landscape		The majority of the site is in the Aston Flamville Wooded Farmland landscape character area and a small part of the site is in the Elmesthorpe Floodplain landscape character area. The site consists of rolling farmland within a rural landscape and irregular field patterns with hedgerow boundaries.	
Heritage assets		There are 6 scheduled monuments, 98 listed buildings (8 grade 1 and 2*) and 9 conservation areas within 5km of the proposed development. LCC archaeology: heritage – uncertain. Further information required prior to determination to ascertain potential presence of significant archaeological remains.	
Soil resources		The site is Grade 3 agricultural land and has a moderate likelihood of being best and most versatile.	
Previously developed land		The site is greenfield.	
Flood risk		A small part of the site in the north-east corner is in Flood Zone 3. The majority of the site is in Flood Zone 1 and parts of the site are affected by 1 in 30, 1 in 100 and 1 in 1,000 year extent surface water flooding (source: SFRA 2014).	
Land contamination, pollution and hazards		There are no known sources of land contamination or pollution. High voltage overhead power line crosses part of the site to the south (where the south-bound entry slip road is proposed). Development at the site may impact on air quality and noise pollution. Consideration needs to be given to potential impact on neighbouring uses – caravan sites at Aston Firs.	
Minerals and waste		The site is not located in a Minerals Consultation Zone and the site is not protected for a waste facility.	
ECONOMIC Factors			
Available and achievable		The site is in multiple ownership and the site promoter states that a developer has control over most of the land interests. There are no known legal issues or covenants.	
Site access and impact on		The site abuts the M69 and vehicular access is proposed off	

Site Reference	Site Name	Parish		
ELM001	Land north of J2 of the M69	Elmesthorpe (and Sapcote and Aston Flamville)		
road network		the roundabout at Junction 2 with the creation of south-facing entry and exit slips on to the motorway. A rail freight terminal is proposed. A Transport Assessment is required to understand the impact of the development on the strategic and local road network.		
Overall Assessment				
Identified Red Constraints		Yes, part of the site is in Flood Zone 3.		
Policy Designations		The site is located in Countryside.		
Suitable	No	Conclusion	Estimated quantity of floorspace	Timeframe for development
Available	Yes	Developable	Site promoter estimates 639,400sqm of use class B employment floorspace	11 – 15 years
Achievable	Yes			
Additional information		The site is being promoted for a national rail freight interchange development through the National Infrastructure Planning process. The environmental information is ascertained from the EIA Scoping Opinion adopted by the Planning Inspectorate on behalf of the Secretary of State for Housing, Communities and Local Government in April 2018 and is not an exhaustive list.		



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Parish: Lubbesthorpe

Site Reference	Site Name	Parish	
LUB001	Land east of Narborough Wood Park	Lubbesthorpe	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
7.6 ha	7.6 ha	29,640m² use class B floorspace (a mix of B1(a), B2, and B8)	
Grid Ref	Current Use	Previously Developed	No
E 452262	Agriculture	Proposed Use	
N 301108		Employment	
SOCIAL Factors			
Access to public transport		The site is within 1920m of a bus stop served by an infrequent bus service (the X55 bus, every two to three hours).	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC ecology: OK with mitigation. Arable, OK with retention hedges with 5m buffer zones natural open space. If GCN present off-site, may need to adjust layout to create corridors, buffers, etc.	
Townscape and landscape		The site is within the Thurlaston Rolling Farmland landscape character area. The area is characterised by: a gently rolling landform, a simple land use pattern (primarily arable farming), and large fields bounded by well-managed hedgerows.	
Heritage assets		There are no designated heritage assets on site or adjacent to the site. LCC archaeology: Rabbit warren (DLE414) to north, moated site (DLE261) to west, Medieval settlement (DLE391) east and Enderby Conservation Area (DLE689) to south-east. Medium risk heritage potential.	
Soil resources		The site is Grade 3 agricultural land and has a moderate likelihood of being best and most versatile.	
Previously developed land		The site is greenfield.	
Flood risk		The site is in Flood Zone 1 and there are no other known sources of flood risk.	
Land contamination, pollution and hazards		The site is not affected by any known sources of land contamination or pollution. A solar farm is to the north-west and it may require investigation whether there is any solar panel glare which may affect a proposed development on this site.	
Minerals and waste		The site is not within a Minerals Consultation Zone and is not protected for a waste facility.	
ECONOMIC Factors			
Available and achievable		The site is in single ownership and there is an intention to sell or develop the site for development.	
Site access and impact on road network		Public footpath V80a is adjacent to the north-western boundary of the site. LCC highways: Desford Road is a class B road with a 60mph speed limit. Access from Desford Road is contrary to policy IN 5 of the LHDG, which restricts access points to roads where measured vehicle speeds are in excess of 40mph. B582 / Beggar's Lane / NEXT HQ junction is already over capacity – implications for this junction as well as A47 / Beggars Lane and Desford Crossroads.	

Overall Assessment				
Identified Red Constraints		No		
Policy Designations		The site is in Countryside.		
Suitable	No	Conclusion	Estimated quantity of floorspace	Timeframe for development
Available	Yes	Developable	29,640m²	11 – 15 years
Achievable	No			
Additional information		The site promoter estimates that the site could yield 6,000 to 12,000m² of use class B floorspace. The estimated yield is based on the SHELAA methodology. The site is isolated from the nearest settlements and public transport access is poor; the site is an unsustainable location for further growth and so is not suitable or achievable.		



Parish: Sharnford

Site Reference	Site Name	Parish	
SHA001	Aston Lane	Sharnford	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
14.06 ha	14.06 ha	The site promoter indicates: 21,600m² B1, B2 and B8 uses and use class A floorspace of up to 5,400m²	
Grid Ref	Current Use	Previously Developed	No
E 447481	Agricultural	Proposed Use	
N 292160		Employment and retail	
SOCIAL Factors			
Access to public transport		The site is within 290m of a bus stop served by an infrequent bus service (the X55 bus, once every two to three hours).	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC Ecology: OK with mitigation. Arable, OK with retention hedges with 5m buffer zones natural open space. If GCN present in pond and off-site ponds, may need to adjust layout to create corridors, buffers etc.	
Townscape and landscape		The site is within the Aston Flamville Wooded Farmland landscape character area.	
Heritage assets		There are no known heritage assets on or adjacent to the site. LCC archaeology: Neolithic / Bronze Age flint scatter (MLE311) on-site; further flints from Mickie Hill (MLE7392) to south-west and Mesolithic / Bronze Age flint scatters to the north. Large area with some potential for prehistoric occupation: heritage potential is medium risk.	
Soil resources		The site is Grade 3 agricultural land and has a moderate likelihood of being best and most versatile.	
Previously developed land		The site is greenfield.	
Flood risk		The site is in Flood Zone 1 and part of the site to the east is affected by 1 in 100 and 1 in 1,000 year extent surface water flooding (source: SFRA 2014).	
Land contamination, pollution and hazards		There are no known sources of land contamination or pollution.	
Minerals and waste		The site is not within a Minerals Consultation Zone and the site is not protected for a waste facility.	
ECONOMIC Factors			
Available and achievable		The site is in single ownership and there is an intention to sell or develop the site. An overhead power line crosses through the site and this will affect any proposed layout.	
Site access and impact on road network		LCC highways: Aston Lane is a class C road with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph. Access from Aston Lane is contrary to policy IN 5 of the LHDG, which restricts access points to roads where measured vehicle speeds are in excess of 40mph. Due consideration should be given to the requirement to alter the speed limit to cover the development as well as the village and site access proposals to ensure it conforms with appropriate standards set out within the relevant guidance. There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However.	

Parish: Thurlaston

Site Reference	Site Name	Parish	
THU001	Thurlaston Sawmill	Thurlaston	
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)	
1.4 ha	1.4 ha	1 st choice: employment (site promoter suggests 5,000sqm floorspace) 2 nd choice: site promoter suggests an extra care scheme to provide 75 bed spaces	
Grid Ref	Current Use	Previously Developed	Yes
E 450579	Industrial building	Proposed Use	
N 299243		1 st choice: employment 2 nd choice: housing	
SOCIAL Factors			
Access to public transport		The site is within 500m of a bus stop with an infrequent service (the X55 bus, every two to three hours).	
ENVIRONMENTAL Factors			
Biodiversity and geodiversity		LCC Ecology: retain boundary hedges with 5m buffers. Protected species surveys needed. OK with mitigation.	
Townscape and landscape		The site is located in the Thurlaston Rolling Farmland landscape character area and has heavily vegetated boundaries typical of the landscape character area. The saw mill is identified as a gateway feature to the village in the Blaby District Landscape and Settlement Character Area assessment (2008), and that it appears unkempt and neglected which detracts from the character of the village.	
Heritage assets		There are no designated heritage assets on or adjacent to the site. LCC archaeology: no known archaeological remains on-site; historic settlement core of Thurlaston to the west (MLE8995).	
Soil resources		The site is Grade 3 agricultural land with a moderate likelihood of being best and most versatile.	
Previously developed land		The majority of the site is previously developed land. Part of the site to the south is greenfield though appears to have been used for storage.	
Flood risk		The site is in Flood Zone 1 and there are no other known sources of flood risk.	
Land contamination, pollution and hazards		There are no known sources of land contamination or pollution.	
Minerals and waste		The site is not located within a Minerals Consultation Zone and is not protected for a waste facility.	
ECONOMIC Factors			
Available and achievable		The site promoter indicates that if the site was to be developed for the first choice use (employment), the existing business would be retained. If the site was to be redeveloped for the second choice use (residential), the industrial building would need to be demolished. The site is in single ownership and there is an intention to sell or develop the site for either of the proposed uses. There are no known legal issues or covenants.	

Site Reference	Site Name	Parish		
THU001	Thurlaston Sawmill	Thurlaston		
Site access and impact on road network		Public footpath V73 runs along the site's southern boundary. LCC Highways: Enderby Road is a Class C road with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph. Access from Enderby Road is contrary to policy IN 5 of the LHDG. Due consideration should be given to altering the speed limit to cover the development as well as the village. No apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail during the development control process.		
Overall Assessment				
Identified Red Constraints		No		
Policy Designations		The site is in Countryside as identified on the Blaby District Local Plan Policies Map 2019, but identified as an employment area in the Fosse Villages Neighbourhood Plan (policy FV20).		
Suitable	No	Conclusion	Estimated quantity of floorspace	Timeframe for development
Available	Yes	Developable	5,000m ²	11 – 15
Achievable	Yes			
Additional information		Estimated quantity of floorspace is based on site promoter's information and the intention to retain the existing industrial building on site.		



Appendix 5 - Summary of Assessed Sites

SHELAA site reference			Housing yield			Employment floorspace yield (m²)			Retail floorspace yield (m²)		
			0 - 5 years	6 - 10 years	11 - 15 years	0 - 5 years	6 - 10 years	11 - 15 years	0 - 5 years	6 - 10 years	11 - 15 years
Parish	Address		SHELAA sites - Housing only								
Blaby	Land north of Grove Road	BLA007		20							
Blaby	Land south of Church Street and rear of Blaby Hall	BLA025		7							
Blaby	Land off Lutterworth Road	BLA030		51							
Blaby	Land north of Hospital Lane	BLA031		104							
Blaby	Land at Glebe Farm	BLA032			306						
Blaby	Land at Keepers Farm	BLA033			300						
Cosby	Land west of Broughton Road	COS009			366						
Cosby	Land at Cosby Hill	COS010			*48						
Cosby	Land off Narborough Road	COS011		177							
Cosby	Land north of Countesthorpe Road	COS012		99							
Cosby	Land west of Cosby	COS013			385						
Countesthorpe	Land to the west of Leicester Road	COU022		181							
Countesthorpe	Land to the east of Willoughby Road	COU024		*78							
Countesthorpe	Land to the south of Hospital Lane and east of Leicester Road	COU025			25						
Countesthorpe	Land rear of 33 Willoughby Road	COU037			40						
Countesthorpe	Land north of Foston Road	COU038			146						
Countesthorpe	Land east of Willoughby Road	COU042			234						
Countesthorpe	Land east of Willoughby Road (smaller site)	COU043			*148						
Countesthorpe	Land at Newton House, Banbury Lane	COU044			129						
Countesthorpe	Land off Cosby Road	COU045		99							
Countesthorpe	Land off Peatling Road	COU046			240						
Croft	Land to the north of Hill Street and Station Road and east of Huncote Road	CRO003			56						
Croft	Land at Poplars Farm	CRO006		123							
Elmesthorpe	Land north of The Home Farm	ELM001			358						
Elmesthorpe	Land north of the railway line, Elmesthorpe	ELM008			1100						
Enderby	Land to the west of the M1 (adjacent the public footpath)	END017			29						
Enderby	Land off Blaby Road	END022		84							
Enderby	Enderby Metals	END023			8						
Enderby	Land rear of Strawberry Gardens	END024			55						
Glenfield	Land rear of County Hall	GLE030			185						
Glenfield	Land north of Glenfield	GLE032			947						
Glen Parva	Land at Glen Ford Grange, Little Glen Road	GPA010			19						
Glen Parva	Summit Engineering, Wharf Way	GPA023			65						
Huncote	Land south of Narborough Road	HUN013			182						
Huncote	Land east of Huncote	HUN016			126						
Huncote	Land west of Forest Road	HUN017		40							
Kilby	Steeple Chase Farm, Main Street	KIL002			30						
Kilby	Land to the south of Chapel Close and Main Street	KIL006			17						
Kilby	Land rear of 40 Main Street	KIL008		7							
Kirby Muxloe	Land north of Desford Road	KMU009			318						
Kirby Muxloe	Blood's Hill (small)	KMU020			156						
Kirby Muxloe	Blood's Hill (large)	KMU021			468						
Kirby Muxloe	Land off Farley Way	KMU022			23						
Kirby Muxloe	Land at Roundhill	KMU023		39							
Kirby Muxloe	Land off Portland Road	KMU024			128						
Kirby Muxloe	Land north of Hinckley Road	KMU025			748						
Leicester Forest East	Land at Baines Lane	LFE018			65						
Leicester Forest East	Land at Kingstand Farm	LFE019			199						
Leicester Forest East	Land at Kingstand Golf Course	LFE020			334						
Leicester Forest East	Land north and east of Desford Crossroads (majority of site is in LFE parish)	LFE021			807						
Littlethorpe	40 Cosby Road	LIT003		22							
Littlethorpe	Land south of Tysoes Nursery and west of Cosby Road	LIT008		14							
Littlethorpe	Tysoes Nursery, 53 Cosby Road	LIT009			11						
Littlethorpe	Former Council Depot, Warwick Road	LIT014		20							
Littlethorpe	Land to the south of Warwick Road and east of Cosby Road	LIT022			194						
Littlethorpe	Land off Oak Road	LIT023			142						
Lubbesthorpe	Land at Desford Road / Beggar's Lane	LUB002			800						
Lubbesthorpe	Land north of Desford Road	LUB003		*65							
Narborough	Land at ambulance station, adjacent to the Rosings	NAR002			45						
Narborough	Land off Leicester Road	NAR008		55							
Narborough	Land south of Carlton Park	NAR016			336						
Narborough	Land at Seine Lane (Narborough Parish)	NAR018		243							
Narborough	Land north of Huncote Road	NAR019		109							
Narborough	Land off Forest Road	NAR020*		104 (19)							
Narborough	Land at Cottage Farm	NAR021		117							
Sapcote	Land north of Hinckley Road	SAP013			113						
Sapcote	Land at Park Road	SAP019		37							
Sapcote	Land at Strawberry Cottage, Hinckley Road	SAP023		32							
Sapcote	Land north of Leicester Road	SAP024			149						
Sapcote	Land south of Hinckley Road	SAP025		77							
Sapcote	Lime Avenue, The Limes	SAP026		22							
Sapcote	Land north of Stanton Lane, south west of Stoney Stanton	SAP028			*82						
Sapcote	London Leys Farm, Sharnford Road	SAP029		144							
Sapcote	Nuttingore Farm, Stanton Lane	SAP031			*345						
Sharnford	Land west of Coventry Road	SHA008		21							
Stoney Stanton	Land at Boundary Farm (smaller site), Stanton Lane	STO002		*180							
Stoney Stanton	Land west of Huncote Road	STO009		37							
Stoney Stanton	Land south of Hinckley Road	STO016		*42							
Stoney Stanton	Land at junction of Huncote Road and Calor Gas access road	STO019		47							
Stoney Stanton	Land off Middleton Close	STO023		102							
Stoney Stanton	Land north of Broughton Road	STO024		110							
Stoney Stanton	Land south of Broughton Road	STO025		165							
Stoney Stanton	Boundary Farm, Stanton Lane	STO028		*618							
Thurlaston	Land at Croft Road	THU003		7							
Thurlaston	Nursery, Hill View Nurseries	THU004		15							
Thurlaston	Land east of Croft Road	THU005		44							
Whetstone	Land off Station Street	WHE004			22						
Whetstone	JC Remedial, The Nook	WHE019			5						
Whetstone	Land south of Abbott Way	WHE026		*41							
Whetstone	Land off Enderby Road	WHE028		42							
Whetstone	Land at Merrydale Farm	WHE030		22							
TOTAL			4,116	8,849							
SHELAA sites - Mixed use											
Blaby	Land at Hospital Lane	BLA034		1,018							
Enderby	Quarry Lane	END009		44				6,942			
Glenfield	Western Park Golf Course	GLE031		252				39,409			
Kirby Muxloe	Land at Blood's Hill (south)	KMU026		365				56,979			
Stoney Stanton	Land west of Stoney Stanton	STO026		5,000							
Whetstone	Whetstone Pastures	WHE027		3,500				372,000			
Whetstone	Land south of Whetstone	WHE031		770				15,600			
TOTAL			10,949				490,930				
SHELAA sites - Employment only											
Aston Flamville	Land west of Junction 2, M69	AST001					100,000				
Blaby	Land off Lutterworth Road	BLA002					13,200				
Croft	Croft Quarry	CRO002					44,889				
Elmesthorpe	Land north of Junction 2, M69	ELM001					639,400				
Lubbesthorpe	Land east of Narborough Wood Park	LUB001					29,640				
Sharnford	Aston Lane	SHA001					21,600			5,400	
Thurlaston	Thurlaston Sawmill	THU001					5,000				
TOTAL							853,729			5,400	
TOTALS			-	4,116	19,798	-	-	1,344,659	-	-	5,400
			23,914 dwellings			1,344,659m² employment floorspace			5,400m² retail floorspace		

Notes
NAR020* : site overlaps with NAR018, leaving 1.09ha available for development which would yield 19 dwellings at a 62.5% development ratio at 30dph.
* indicates that the yield of this site is not counted towards the final housing numbers to avoid double-counting with that of an overlapping site.

Appendix 6 – Non-developable sites and sites not carried forward for assessment

This SHELAA is not started 'from afresh'. The 2017 SHLAA and EDLAA documents have been reviewed to consider whether any of the sites in the documents can be carried forward into this SHELAA.

Sites with planning permission, allocated for development, or are under construction with a dwelling yield of 5 or more dwellings are listed in Appendix 1. Their development trajectories have been taken from the Council's Five Year Housing Land Supply calculations and are considered to accurately reflect the potential development trajectories of the sites based on site-specific information and historic build-out rates across the District.

The promoters or landowners of the remaining sites have been contacted to see whether they still intend to develop the sites for housing or employment land. Where no response has been received, the site has not been assessed because the Council considers that the site is no longer available for development. If information is submitted to the Council in the future that identifies that the site is available for development and has a landowner or developer willing to sell or develop the site for development, then the site will be re-assessed.

A 'Call for Sites' exercise was undertaken between March and May 2019. Some of the sites submitted to the Council have been assessed previously and, where appropriate, the new information provided has been used to update the Council's records on a site.

Below is a list of sites that are either non-developable due to the presence of a 'red constraint' that affects the whole site or are featured in the 2017 SHLAA and the 2017 EDLAA but are not assessed in this SHELAA for the following reasons:

- Where the site had planning permission or was under construction, and is now complete.
- Where the site is now allocated for employment or housing development in the Blaby District Local Plan Delivery DPD (2019).
- Where the site was identified in the District Council's Urban Capacity Study (2006) and it is now considered that the sites are not available for development as they have not been expressly promoted for development.
- Where new information has been received about a site which has required a change of a site boundary and so the creation of a new site assessment pro forma.
- Where no information has recently been sent to the Council stating that the site remains available for development.
- Where information has been received by a previous site promoter to state that they are no longer promoting the site and no further information has been forthcoming.

Housing Sites

Parish: Aston Flamville		
Site reference	Site address	Notes
AST001	Land opposite The Cottage, Lychgate Lane	The land owner has expressed an interest to undertake a self-build project for one dwelling. This is below the threshold for inclusion in the SHELAA.
Blaby		
Site reference	Site address	Notes
BLA001	Land adjacent Lutterworth Road	Site also forms part of BLA030; now allocated as a reserve housing site in the Blaby Neighbourhood Plan 2018.
BLA003	Winchester Road, Blaby	Site complete.
BLA004	Land east of Lutterworth Road and west of Winchester Road, Blaby	New site information has been received. New site pro forma created (see BLA032).
BLA005	Land at Hospital Lane	New site information has been received. New site pro forma created (see BLA031).
BLA006	Land at Glebe Farm	No longer being promoted for residential development. Site promoted solely for employment use.
BLA008	Land rear of 24a – 70 Welford Road	Site identified in the Urban Capacity Study 2006 and has nobody actively promoting the site for development.
BLA009	Land between 9 and 11 The Crescent / rear of 85 – 123 Welford Road	Site identified in the Urban Capacity Study 2006 and has nobody actively promoting the site for development.
BLA014	Land at Keepers Farm	New site information has been received. New site pro forma created (see BLA033).
BLA016	Former Pyramid Posters Ltd, Park Road	Site complete.
BLA018	Land adjacent to Lutterworth Road	Forms part of site BLA030; now allocated as a reserve housing site in the Blaby Neighbourhood Plan 2018.
BLA019	Land to the north of Hospital Lane and south of Mill Lane, Blaby	New site information received. New site pro forma created (see BLA031).
BLA020	Land to the east of Blaby bypass and southwest of Ridley Close	No recent site information received.
BLA021	Land east of Blaby bypass and south of Grove Road	No recent site information received.
BLA024	Land to the east of Winchester Road and to the south of Saville Road	New site information received. New site pro forma created (see BLA033).
BLA026	Land south of Enderby Road and east of Blaby bypass	No recent site information received.
BLA027	Land south of Lichfield Drive	Forms part of site BLA030 and is allocated as a reserve housing site in the Blaby Neighbourhood Plan 2018.

BLA028	Land to the rear of 34 Chapel Street	No recent site information received. The majority of the site is in Flood Zone 3b and is non-developable.
BLA029	4 – 6 Enderby Road	Site complete.
Braunstone Town		
Site reference	Site address	Notes
BRA003	Parkers Depot, Braunstone Lane	Change of site ownership and no information received to say that the site is being promoted for development.
BRA008	Land at Hazel Drive	No recent site information received.
BRA009	Land to the west of Brockenhurst Drive	No recent site information received.
BRA011	Land at junction of Narborough Road South and Watergate Lane	No recent site information received.
Cosby		
Site reference	Site address	Notes
COS002	Narborough Road	New site information received.
COS004	Rear of Croft Road	Site identified in the Urban Capacity Study 2006 and has nobody actively promoting the site for development.
COS005	The Ridges, Main Street	Site complete.
COS007	Land east of Narborough Road	New site information received.
COS008	Land at Croft Road	New site information received.
Countesthorpe		
Site reference	Site address	Notes
COU002	Land south of Cosby Road	Information received to confirm that this site is no longer being promoted for development. A smaller parcel of the site is being promoted separately.
COU004	Land at Peatling Road	No recent site information received.
COU006	Land off Station Road / Glebe Drive	No recent site information received.
COU008	Land east of Peatling Road	No recent site information received.
COU011	Land at Foston Lane	New site information received.
COU012	Land at Willoughby Road	New site information received.
COU013	Biggins Orchard, land off Willoughby Road	Site complete.
COU014	Rear 89 – 105 Station Road	Site identified in the Urban Capacity Study 2006 and has nobody actively promoting the site for development.
COU015	Rear 44 – 80 Cosby Road	Site identified in the Urban Capacity Study 2006 and has nobody actively promoting the site for development.
COU019	Griffs Bodyworks Ltd, 85 – 87 Station Road	Historic planning permission expired (date of decision: May 2008) and no recent site information received.
COU021	Land to the south of Countesthorpe, off Willoughby Road	New site information received.
COU023	Land to the south of Glebe Drive and Waterloo Crescent	New site information received. Site no longer being promoted as a standalone site but with adjacent parcel of land.

COU026	Land at Glebe Garden Centre, Foston Road	No recent site information received. Planning application pending consideration for improvements to garden centre.
COU029	Land south of Gillam Butts	Site complete.
COU031	Land south of Countesthorpe, east of Willoughby Road and west of Peatling Road	Information received to confirm that the site is no longer being promoted for development.
COU032	Land at junction of Austrey Lane and Peatling Road	New site information received.
COU033	Land west of Peatling Road	New site information received.
COU034	Land rear of 57 Peatling Road and adjoining allotments	No recent site information received.
COU035	Land to the rear of 55 Peatling Road	No recent site information received.
COU036	Land to the north of 81 Bassett Avenue	Site complete.
COU039	Land west of Willoughby Road	No recent site information received.
Croft		
Site reference	Site address	Notes
CRO001	Poplars Farm, land to the east of Broughton Road and south of Poplars Road, Croft	New site information received.
CRO005	Land at Croft Quarry	Information received to confirm that this site is no longer being promoted for development.
Elmesthorpe		
Site reference	Site address	Notes
ELM002	Land at Elmesthorpe Lane	Site complete.
ELM003	Leicester Road	No recent site information received.
ELM004	Land between Elmesthorpe Lane, A47 Earl Shilton bypass and Wilkinson Lane	Planning application approved for a stable block and change of use of land to horsicultural use. No recent information received to indicate that the site is still being promoted for residential development.
ELM005	Land to the rear of 35 Billington Road West	No recent site information received.
Enderby		
Site reference	Site address	Notes
END003	Land south of Leicester Lane and west of M1	No recent site information received.
END004	Land south of Grove Park	Now allocated for employment land in the Local Plan Delivery DPD 2019.
END006	Land at Seine Lane	No recent site information received.
END013	Land to the east of ASDA, Motorways Retail Area	No recent site information received. The site is in Flood Zone 3b and so is non-developable.
END014	Land to the east of ASDA, Motorways Retail Area	No recent site information received. The site is in Flood Zone 3b and so is non-developable.
END016	Land at Leicester Lane and St Johns	Now allocated for employment land in the Local Plan Delivery DPD 2019.

END018	Land to the rear of 14 – 16 Aldeby Close	Planning permission expired and the site is too small to yield more than 5 dwellings for inclusion in the SHELAA.
END019	Land to the west of Harolds Lane	No recent site information received.
END020	Land at Townsend Road	Historic planning permission has expired (date of decision: August 2006) and there is no recent site information that has been submitted to indicate that the site is being promoted for residential development.
END021	Imperial Buildings, King Street	Site complete.
Glenfield		
Site reference	Site address	Notes
GLE008	44a – 60 Liberty Road	Site identified in the Urban Capacity Study 2006 and has nobody actively promoting the site for development.
GLE009	Rear 84 – 92 Sports Road	Site identified in the Urban Capacity Study 2006 and has nobody actively promoting the site for development.
GLE011	Land off Mill Lane Industrial Estate	New site information received.
GLE013	Land at Oakleys Farm	New site information received.
GLE015	Land to the rear of Stelle Way	The western part of the site is under construction and new information has been received about the eastern half of the site.
GLE020	Land to the rear of 57 Gynsill Lane	Site complete.
GLE023	Land south of Sacheverell Way	No recent site information received. The site crosses into the boundary of Hinckley and Bosworth borough and was not submitted through Hinckley and Bosworth Borough's most recent Call for Sites exercise.
GLE024	Land west of A46 and south of Sacheverell Way	No recent site information received.
GLE025	Land north of Mill Lane Industrial Estate	New site information received.
GLE026	Glebe Farm, Kirby Road	Site complete.
GLE028	Glenfield Frith Depot	Site complete.
Glen Parva		
Site reference	Site address	Notes
GPA001	Land off Wharf Way	No recent site information received. One of the landowners has submitted part of the site separately (see reference GPA023).
GPA002	Land off Little Glen Road	No recent site information received.
GPA003	Land off Little Glen Road	No recent site information received.
GPA004	Land off Little Glen Road	No recent site information received.
GPA007	Glenhills Sports and Social Club	Site identified in the Urban Capacity Study 2006 and has nobody actively promoting the site for development.
GPA008	Former County Arms, Little Glen Road	Site complete.

GPA009	Rear of 5 – 23 Glen Rise	Site identified in the Urban Capacity Study 2006 and has nobody actively promoting the site for development.
GPA011	Land to the west of Cork Lane	No recent site information received.
GPA012	Land at Glen Parva Lodge	No recent site information received.
GPA013	Land to the south of New Bridge Road and west of Leicester Road	No recent site information received. The site is in Flood Zone 3b and is non-developable.
GPA014	Land to the south of New Bridge Road and west of Leicester Road	No recent site information received. The site is in Flood Zone 3b and is non-developable.
GPA015	Land west of Navigation Drive and Westdale Avenue and to the east of the Grand Union Canal	No recent site information received.
GPA017	Land at Glen Ford Grange, Little Glen Road	No recent site information received.
GPA018	Land at Cork Lane	Site completed.
GPA020	Land south of Little Glen Road	No recent site information received.
GPA021	Land at The Piggery, The Ford	No recent site information received. The site is in Flood Zone 3b and is non-developable.
GPA022	Land at 74 Leicester Road and 2 Wharf Way	No recent site information received.
Huncote		
Site reference	Site address	Notes
HUN002	Land off Huncote Road	New site information received.
HUN004	Land off Chantry Close	No recent site information received.
HUN014	Land off Forest Road	The previous site promoter is no longer involved with promoting the site and no information has been submitted to the Council to indicate that the site remains available for development.
HUN015	Land off Mill View	The previous site promoter is no longer involved with promoting the site and no information has been submitted to the Council to indicate that the site remains available for development.
Kilby		
Site reference	Site address	Notes
KIL001	8 Main Street and land to the rear	No longer being promoted for development.
KIL003	The Limes Farm and outbuildings	Part of the site has been redeveloped for housing and the remainder of the site is no longer being promoted for development.
KIL005	Broadway Farmstead, north of Main Street	Similar site area to KIL001. No longer being promoted for development.
KIL007	Land at Halford Farm, Fleckney Road	No recent site information received.

Kirby Muxloe		
Site reference	Site address	Notes
KMU001	Land at Ratby Lane	Site is now allocated for residential development in the Local Plan Delivery DPD 2019.
KMU002	Land adjacent to sports ground, beyond Portland Road	New site information received.
KMU003	Land at Ratby Lane	New site information received.
KMU004	Rear of Vicarage Close	Site identified in the Urban Capacity Study 2006 and has nobody actively promoting the site for development.
KMU005	Rear of Barwell Road and 1 – 9 The Croft	Site identified in the Urban Capacity Study 2006 and has nobody actively promoting the site for development.
KMU007	Blood's Hill	New site information received.
KMU008	Land off Portland Road	No recent site information received.
KMU012, KMU015, KMU016, KMU017, KMU018	Land north of the A47 and west of Barry Drive	The sites are now allocated for residential development in the Local Plan Delivery DPD 2019. New site information submitted for remainder of KMU015 that does not form part of the allocation.
KMU019	Land adjacent to the service station, Desford crossroads	No recent site information received.
Leicester Forest East		
Site reference	Site address	Notes
LFE009	Land south of A47 and west of Beggars Lane	Site complete.
LFE012	Land to the south of Hinckley Road at Kingstand Farm	New site information received.
LFE013	Land to the south of Hinckley Road at the Kingstand Farm Golf and Country Club	New site information received.
LFE014	Land west of Beggars Lane	Site complete.
LFE015	Land off Forest House Lane	Site complete.
LFE016	Land at Grange Farm, Hinckley Road	Site now allocated for residential development in the Local Plan Delivery DPD 2019.
LFE017	Land south of Webb Close	Site now allocated for residential development in the Local Plan Delivery DPD 2019.
Littlethorpe		
Site reference	Site address	Notes
LIT012	Land west of Chestnut Close	New site information received.
LIT013	Land bordering Sycamore Way	No recent site information received.
LIT016	Land south of Beechwood Road	Information received to say that the site is no longer being promoted for residential development.
LIT020	Land to the south of Warwick Road and east of Cosby Road	New site information received.
LIT021	Land to the west of Cosby Road (Tysoes Nursery excluding the residential dwelling)	No recent site information received for this site from the original site promoter, however the site has a similar site area to LIT009 which is being retained for assessment.

Narborough		
Site reference	Site address	Notes
NAR003	Land at Regent Street Industrial Estate	Site now has outline planning permission for employment development.
NAR004	Land off Burrows Close	The site is no longer available for residential development as a historic employment permission has been implemented and the site is being developed for employment use.
NAR013	Land rear of 66 Huncote Road	Site complete.
NAR014	Land off Seine Lane, Enderby (within Narborough parish)	New site information received.
NAR015	Land at Seine Lane / Forest Road	New site information received.
Sapcote		
Site reference	Site address	Notes
SAP001	Land at Hinckley Road	New site information received.
SAP004	Land at London Leys Farm	New site information received.
SAP007	Land at the Rectory, Bassett Lane	Site identified in the Urban Capacity Study 2006 and has nobody actively promoting the site for development.
SAP009	Land to the west of Sapcote, south of Hinckley Road	Part of the site has planning permission and the remainder of the site has been promoted for residential development and has a new reference (SAP025).
SAP010	Land at London Leys Farm to the south of Leicester Road	New site information received.
SAP011	Land at London Leys Farm, between Leicester Road and Sharnford Road	New site information received.
SAP014	Land north of Hinckley Road	New site information received.
SAP015	Land south of Hinckley Road	Part of the site has planning permission; part of the site has been submitted for residential development (see reference SAP025); but the remainder of the site to the south of SAP025 has not been recently promoted for residential development.
SAP016	Land at Rosevale House and Park, north of Hinckley Road	Planning application pending consideration on this and the wider site to reconfigure and regularise the site's Gypsy and Traveller use.
SAP017	Land to the east of Grace Road	Site complete.
SAP020	Land at Aston Firs, north and south of Hinckley Road	This site has not been re-promoted for development; however, the area of land to the south of Hinckley Road has been promoted as part of a larger site for employment land.
SAP022	Land off Grace Road	Site complete.

Sharnford		
Site reference	Site address	Notes
SHA002	Land off Holyoak Drive	No recent site information received.
SHA003	Land to the west of Sharnford, off Leicester Road	No recent site information received.
SHA006	Land at 16 Leicester Road	No recent site information received.
SHA007	Land to rear of 2 Holyoak Drive	No recent site information received.
Stoney Stanton		
Site reference	Site address	Notes
STO006	Land at Robertson Close	Site identified in the Urban Capacity Study 2006 and has nobody actively promoting the site for development.
STO008	Land north of Highfields Farm	The site has outline planning permission for employment land.
STO012	Land off Huncote Road	Site complete.
STO013	Land south-west of Tansey Crescent	No recent site information received. Site promoted as part of a larger site.
STO015	Land north of Hinckley Road	New site information received.
STO018	Land west of Mountsorrel Cottages	No recent site information received. Site being promoted as part of wider development proposals.
STO020	Land east of the junction of Huncote Road and Calor Gas access road	No recent site information received. The majority of the site is within the hazard consultation zone of the nearby gas pipeline and so the site is non-developable.
STO021	Land south of Abbott Drive	New site information received.
STO022	Land at junction of Sapcote Road and Grace Road	No recent site information received.
Thurlaston		
Site reference	Site address	Notes
THU001	Hill View Nurseries	New site information received.
THU002	Land south of Earl Shilton Road	No recent site information received.
Whetstone		
Site reference	Site address	Notes
WHE002	Land east of Springwell Lane and south of Dog and Gun Lane	Part of the site is complete and part of the site has been promoted separately for residential development (see reference WHE026).
WHE003	Warwick Road	No recent site information received.
WHE005	Land off Enderby Road	New site information received.
WHE006	The Farm, Station Street	Site no longer being promoted for development.
WHE009	South of Enderby Road, to the west of Whetstone	No recent site information received.
WHE010	Land south of the Dog and Gun public house, Dog and Gun Lane	Site complete.
WHE011	Land at Cambridge / Warwick Road	Site complete.
WHE012	Land east of Cambridge Road	Site complete.

WHE014	Land to the west of Lutterworth Road	No recent site information received.
WHE015	Land between Station Street and Enderby Road	New site information received.
WHE016	Land at The Farm, Station Street	Site no longer being promoted for development.
WHE018	Land east of B582 Blaby Road and south of Jubilee Park	No recent site information received. The site is located in Flood Zone 3b and so is non-developable.
WHE021	Land at Elms Farm Bungalow, Springwell Lane	Site identified in the Urban Capacity Study 2006 and has nobody actively promoting the site for development.
WHE022	Land south of Whetstone – Phase 1	Site no longer promoted on its own but as site WHE023 which is retained for assessment.
WHE025	Land off Vicarage Lane, Blaby (Whetstone Parish)	No recent site information received.

Economic Development Sites

Blaby		
Site reference	Site address	Notes
BLA003	Land to the east of Blaby Bypass and southwest of Ridley Close	Site also submitted for consideration in the SHLAA for housing development (reference BLA020). No recent site information received.
BLA004	Land to the east of Blaby Bypass and south of Grove Road	Site also submitted for consideration in the SHLAA for housing development (reference BLA021). No recent site information received.
BLA005	Aldi, Welford Road	Site now complete.
BLA035	Land at Leicester Road, north of Northfield Park	Leisure / community facility proposed. The site is non-developable as it is located in Flood Zone 3b.
Braunstone Town		
Site reference	Site address	Notes
BRA001	Land off Centurion Way, Meridian Business Park	No recent site information received. Also considered as an employment allocation in the Local Plan Delivery DPD but concerns about availability and achievability.
BRA002	Land adjacent to McDonalds, Meridian Business Park	No recent site information received. Also considered as an employment allocation in the Local Plan Delivery DPD but concerns about availability and achievability.
Croft		
Site reference	Site address	Notes
CRO001	Land at Croft Quarry	Information received to confirm that this site is no longer being promoted for development.

Elmesthorpe		
Site reference	Site address	Notes
ELM001	Land to the rear of 35 Billington Road West	Site also submitted for consideration in the SHLAA for housing development (reference ELM005). No recent site information received.
Enderby		
Site reference	Site address	Notes
END010	Land between Leicester Lane, B582 Blaby Road and B4114.	Site now allocated for employment development in Local Plan Delivery DPD.
END011	Land at Leicester Lane, St Johns	Site now allocated for employment development in Local Plan Delivery DPD.
END013	Land west of St Johns and south of Leicester Lane, Enderby	Part of the site is now allocated for employment development in Local Plan Delivery DPD. Part of the site to the south is assessed as a housing site only (reference END022).
END015	Palmers Garden Centre	Site now complete.
Glenfield		
Site reference	Site address	Notes
GLE004	Land west of Mill Lane Industrial Estate	Site also submitted for housing development in the SHLAA (reference GLE011). New site information received. No longer being promoted for employment development.
GLE005	Land at Oakleys Farm	Site also submitted for housing development in the SHLAA (reference GLE013). New site information received. No longer being promoted for employment development.
GLE006	Land west of A46 and south of Sacheverell Way	Site also submitted for housing development in the SHLAA (reference GLE024). No recent site information received.
GLE007	Land north of Mill Lane Industrial Estate	Site also submitted for housing development in the SHLAA (reference GLE025). New site information received. No longer being promoted for employment development.
GLE011	Plot 40a, Optimus Point	Site now complete.
GLE012	Plot 30, Optimus Point	Site now complete.
Glen Parva		
Site reference	Site address	Notes
GPA001	Land west of A426 and north of Winchester Avenue Industrial Estate	No recent site information received. Site is non-developable due to flood risk.
GPA002	Wharf Way	Site also submitted for housing development (reference GPA001). No recent site information received. One of the landowners has submitted part of the site separately (see reference GPA023).

Narborough		
Site reference	Site address	Notes
NAR001	Carlton Park	No recent site information received.
NAR002	Coventry Road Industrial Estate, Coventry Road	Historic planning permission is being constructed.
Sapcote		
Site reference	Site address	Notes
SAP001	Land at Strawberry Cottage, Hinckley Road	Information received to indicate that the site is being promoted for housing development only (reference SAP023).
SAP002, SAP003, SAP004	Land north of Hinckley Road	New information received to indicate that the site is being promoted for housing development only (reference SAP027).
SAP005, SAP006, SAP007	Land at London Leys Farm, between Sharnford Road and Leicester Road	New information received to indicate that the site is being promoted for housing development only (reference SAP029).
Stoney Stanton		
Site reference	Site address	Notes
STO003	Land at junction of Huncote Road and Calor Gas access road	Information received to indicate that the site is being promoted for housing development only (reference STO019).
STO004	Land at Mill on the Soar, Coventry Road	No recent site information received.
STO005, STO006, STO007	Land at Hinckley Road	New information received to indicate that the site is being promoted for housing development only (reference STO002).
STO008	Land south of Hinckley Road	New information received to indicate that the site is being promoted for housing development only (reference STO016).
Whetstone		
Site reference	Site address	Notes
WHE002	Land at The Farm, Station Street	Site also submitted for housing development (reference WHE006). Site no longer being promoted for development.
WHE003	Land between Station Street and Enderby Road	Site being considered for housing development only (reference WHE028).
WHE004	Land off Station Street	Site being considered for housing development only (reference WHE004).
WHE005	Land at Warwick Road / Cambridge Road	Site now complete.

Appendix 7 – Housing numbers by parish

The housing numbers in the table below are taken from Appendices 1 and 5.

Parish	0 – 5 years	6 – 10 years	11 – 15 years	TOTAL
Blaby	80	182	1,624	1,886
Braunstone Town	6	0	0	6
Cosby	152	336	751	1,239
Countesthorpe	18	700	394	1,112
Croft	14	123	56	193
Elmesthorpe	7	0	1,458	1,465
Enderby	0	84	136	220
Glenfield	45	0	1,384	1,429
Glen Parva	70	124	65	259
Huncote	24	348	0	372
Kilby	0	24	30	54
Kirby Muxloe	319	394	2,423	3,136
Leicester Forest East	0	275	1,206	1,481
Littlethorpe	86	392	11	489
Lubbesthorpe	1,395	1,575	1,809	4,779
Narborough	0	543	381	924
Sapcote	177	574	0	751
Sharnford	0	21	0	21
Stoney Stanton	6	461	5,000	5,467
Thurlaston	0	66	0	66
Whetstone	178	42	4,319	4,539
TOTALS	2,577	6,264	21,047	29,888