

Appendix 4 – Site Assessments by Parish: Aston Flamville to Enderby

Site Assessments: Aston Flamville

Summary

One site has been assessed for employment development and detail of its capacity is set out below:

SHELAA site reference	Site address	Potential capacity (floorspace)	Is the site reasonable to consider further?	Reason for exclusion from further assessment
EAST001	Land west of Junction 2, M69 motorway	100,000sqm employment floorspace, a motorway services area and hotel	Reasonable	N/A
	TOTAL	100,000sqm (and motorways service area and hotel, unknown floorspace)		

Settlement Hierarchy

Aston Flamville is proposed to be a hamlet. It is served by an infrequent bus service (less than 1 per hour and no Sunday service) and has no facilities except for a faith building. Whilst the site is technically in the parish of Aston Flamville it is located north-west of the hamlet, on the north-side of the M69 motorway.

Settlement Constraints

Heritage

There is a Conservation Area that covers the hamlet.

Motorway

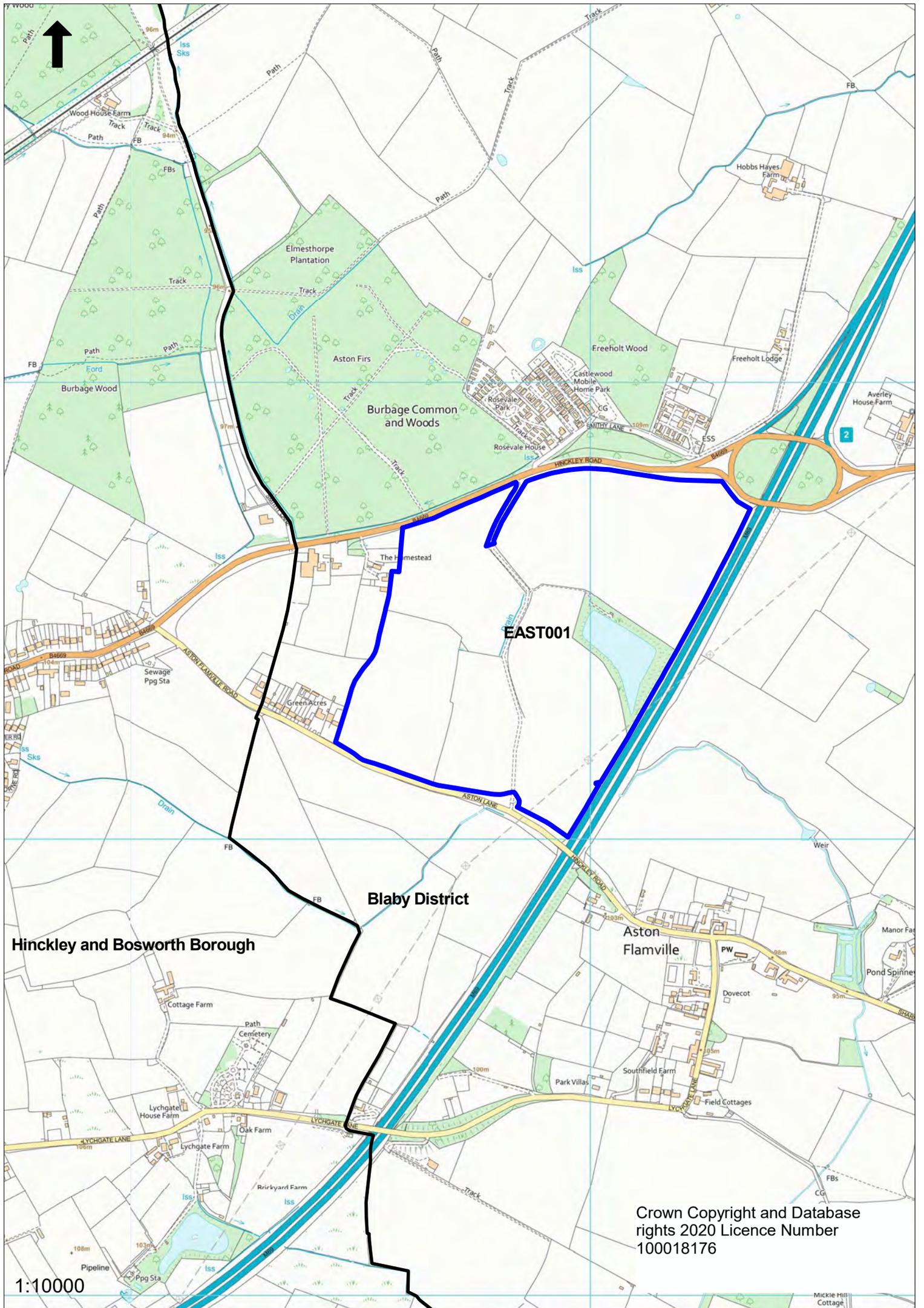
The M69 motorway runs through the parish.

Biodiversity

Burbage Common and Woods Site of Special Scientific Interest is located to the north west of the site option EAST001.

Landscape

The hamlet is surrounded by the Aston Flamville Wooded Farmland landscape character area. This has a landscape sensitivity of moderate-high sensitivity for small-scale commercial development (use classes B1 and B2) and high sensitivity for large-scale commercial warehousing (use classes B8).



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EAST001 Land west of Junction 2, M69 motorway

Aston Flamville	
Stage 1	Initial Site Identification
Criteria	Comment
Site reference	EAST001
Site name (Parish)	Land west of Junction 2, M69 motorway
Proposed use	Employment
Size in hectares (developable area and reason)	44.41 ha
Size in floorspace, square metres (density)	100,000sqm employment floorspace, a motorways service area and a hotel (based on site promoter's information)
Grid Reference	E 445871 N 293411
Current use (previously developed?)	Agriculture and fishing pond
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores positively for creation of employment land (large-scale site) and access to strategic transport route (adjoins M69 motorway).
Negative Scores	The site scores poorly for amenity impact because it is under 100m to a Gypsy and Traveller caravan site at Aston Firs. The site scores poorly for potential harm to landscape character as it is in Aston Flamville Woodland Farmland which has high sensitivity to large-scale commercial warehousing (moderate-high sensitivity to small-scale commercial, i.e. B1 / B2 uses). The site contains a Local Wildlife Site to the south-west of the site.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	Aston Flamville is proposed to be a hamlet. The site is located in the parish of Aston Flamville but is located away from the hamlet, alongside the M69 motorway.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, the site is in Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	The site is in single ownership.
Access to the road network	LCC Highways comment that any proposals to upgrade M69 J2 and add south-facing slips is likely to have a strategic impact on the routing of traffic in the south-west

Aston Flamville	
	area of the County. Highways England would need to be involved / consulted on this proposal.
Key infrastructure requirements and capacity issues	Site promoter identifies that south-facing slips onto the motorway are likely to be needed to facilitate development.
Lead-in times, delivery rates and market capacity	Site promoter estimates a start on site within 5 years; take-up would be dependent on market interest and build-out rate could vary, expected average 10 years.
Barriers to delivery	Highways constraints as identified above. No known legal constraints to development.
Delivery approach	Site under option to a promoter.
Net dwelling (or floorspace) capacity within plan period	The site promoter estimates a yield of 100,000 sqm employment floorspace (use class B) and a motorways service area and a hotel (source: Call for Sites submission). In response to Site Surveys: approx. yield of 115,000sqm B class employment uses on an area of the site of 28.5ha and 15ha given over to the proposed Motorways Service Area.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ The site has good access to the strategic road network (adjoins M69 motorway) and could deliver a large-scale employment site. + The site is in single ownership with no known legal constraints.
Negative Attributes	- Part of the site is affected by flooding (requires further investigation to understand full extent) - A small part of the site (south-west corner) contains an overhead power line; this could be mitigated through design.
Recommendation	Site is a reasonable option that requires further investigation.

Site Assessments: Blaby

Introduction

Seven sites have been assessed for housing development in Blaby and details of their capacity are set out below:

SHELAA site reference	Site address	Potential capacity (dwellings)	Is the site reasonable to consider further?	Reason for exclusion from further assessment
BLA007	Land north of Grove Road	20	Reasonable	N/A
BLA025	Land south of Church Street and rear of Blaby Hall	7	N/A	Site has planning permission
BLA030	Land off Lutterworth Road	51	Reasonable	N/A
BLA031	Land north of Hospital Lane	150	Reasonable	N/A
BLA032	Land at Glebe Farm	306	Reasonable	N/A
BLA033	Land at Keepers Farm	300	Reasonable	N/A
BLA034	Land at Hospital Lane	1,018	Reasonable	N/A
	TOTAL	1,852		

One site has been assessed for employment development in Blaby and detail of its capacity is set out below:

SHELAA site reference	Site address	Potential capacity (floorspace)	Is the site reasonable to consider further?	Reason for exclusion from further assessment
EBLA002	Land off Lutterworth Road	13,200sqm	Reasonable	N/A
	TOTAL	13,200sqm		

Settlement Hierarchy

Blaby is proposed to be part of the Extended Principal Urban Area (PUA). The village scores well for access to all services, however there is no secondary school in the parish. Blaby has a bus service to higher order centres with a frequency of 20 minutes or better and a Sunday service. The village has good access to employment opportunities with both a retail centre and business sites on the fringes of the village.

Development Constraints

Green Wedge

The built-up area of Blaby is bound by Green Wedge to the north, south and west. Land to the east is in Countryside. Five sites are in areas currently identified as Green Wedge: EBLA002, BLA007, BLA030, BLA032 and BLA033.

Landscape

The land around Blaby sits within two different landscape character areas. The land to the north and east is identified as Sence and Soar Floodplain landscape character area where landscape sensitivity to residential development is identified as having moderate sensitivity. The land to the east, south and west is identified as Blaby, Countesthorpe and Whetstone Fringe where landscape sensitivity for residential development is low-moderate and affects site option BLA007, BLA030, BLA031, BLA032 and BLA033. The landscape sensitivity for site options involving employment use: small-scale commercial is moderate sensitivity and for large-scale commercial (B8 warehousing) is moderate-high sensitivity (site EBLA002 applies).

Flooding

Land to the north of Blaby is affected by flood risk associated with the River Sence. Site BLA034 is affected by this area of flood risk.

Local Green Space

The Blaby Neighbourhood Plan identifies an area of land to the east of the village as a Local Green Space. One site directly affects this designation, Land North of Hospital Lane (site reference BLA031) and the site promoter has indicated that they are not seeking to build on the area designated as Local Green Space.

Biodiversity

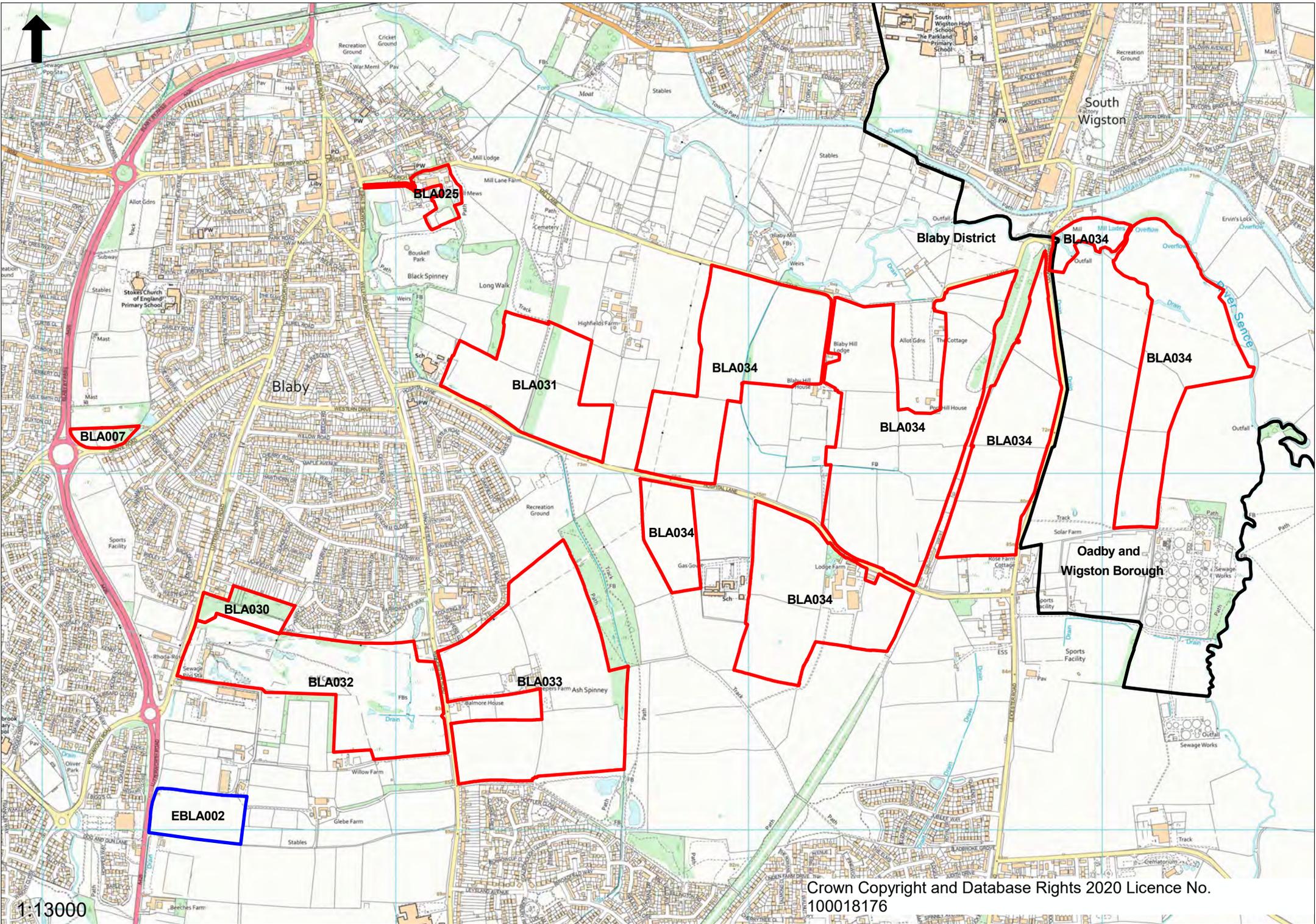
Sites BLA007, BLA032 and BLA034 have the potential to affect Local Wildlife Sites.

Minerals Safeguarding Area

Sites BLA031 and BLA034 are in a minerals safeguarding area for sand and gravel.

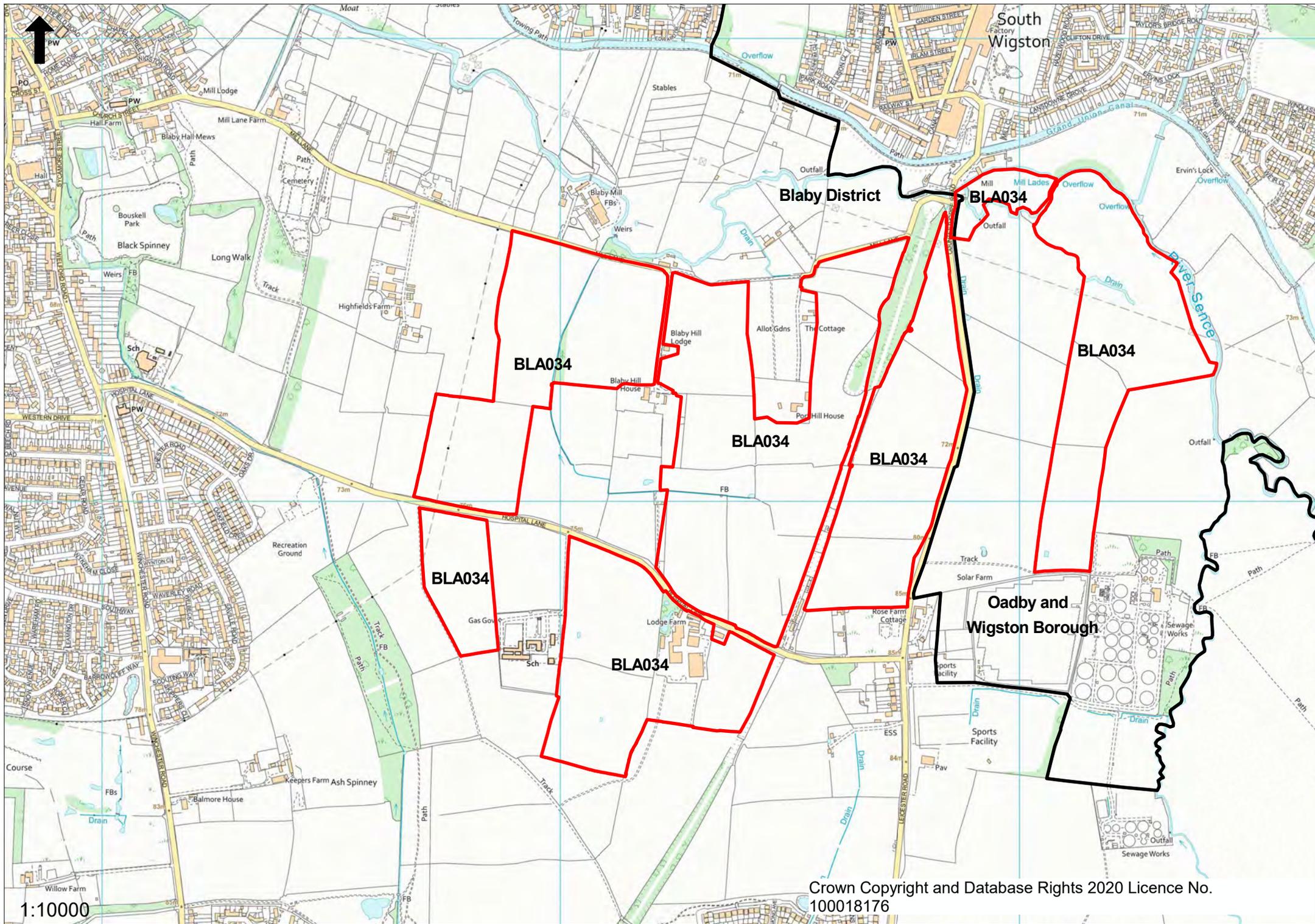
Site Summaries

- Site BLA025 land south of Church Street and rear of Blaby Hall gained planning permission for 7 dwellings in March 2020 (planning application reference: 16/0238/FUL).
- The site promoter of land at Glebe Farm (BLA032) has indicated that they are promoting the site for housing development and some community facilities. Further investigation is required.
- The site promoter of land at Keepers Farm (BLA033) has indicated that they are promoting the site for approximately 300 homes and the provision of a new country park to the east of the site of approximately 11 hectares in size.
- The site promoter of land at Hospital Lane (BLA034) has indicated that they are promoting the site for a new settlement of 1,500 to 2,000 dwellings, 10,000sqm employment floorspace and 5,000sqm retail facilities. In their site survey response, the site promoter indicated that the site could yield approximately 3,000 dwellings. The Council has significant concerns that a development at this density with associated facilities is not achievable on a site of this size. Consequently, the site's yield was calculated using the SHELAA (2019) methodology for 100% residential development. Further investigation is required.



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BLA007 Land north of Grove Road, Blaby

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	BLA007
Site Name (Parish)	Land north of Grove Road (Blaby)
Proposed use	Housing
Size in hectares (developable area and reason)	0.84 ha
Size in dwellings (density, dwelling per hectare)	20 (30dph)
Grid Reference	E 456163 N 297102
Current use (previously developed?)	Grazing land / woodland (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores well for: population and housing, access to a primary school, health care, public transport, employment and a convenience store.
Negative Scores	The site scores poorly for air quality due to distance from an AQMA and proximity to an A-road.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	Adjoins Blaby which is proposed to be part of the Extended PUA.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, in the Green Wedge between Blaby and Whetstone.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Not known. Site had a planning application for 22 dwellings refused in 2017; application made by a housing association. Further investigation required.
Access to the road network	Yes, previous planning application in 2017 was able to comply with Highways requirements.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	Not known.
Barriers to delivery	None known.
Delivery approach	Not known.
Net dwelling (or floorspace) capacity within plan period	Site has capacity for approximately 20 dwellings (SHELAA estimate); previously refused planning application was for 22 dwellings.

Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Good access to local services and employment opportunities
Negative Attributes	- Uncertainties around ownership and willingness of land owner to develop - Site is in green wedge between Blaby and Whetstone
Recommendation	Reasonable option that requires further assessment.

BLA025 Land south of Church Street and rear of Blaby Hall, Blaby

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	BLA025
Site Name (Parish)	Land south of Church Street and rear of Blaby Hall (Blaby)
Proposed use	Housing
Size in hectares (developable area and reason)	1.48 ha (1.43 ha, flooding)
Size in dwellings (density, dwelling per hectare)	7 (planning permission)
Grid Reference	E 457148 N 297780
Current use (previously developed?)	Agricultural buildings (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	Not applicable, site has benefit of planning permission.
Negative Scores	Not applicable, site has benefit of planning permission.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	Adjoins Blaby which is proposed to be part of the Extended PUA.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	Yes, small part of the site's access in Flood Zones 2 and 3a.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Not applicable, site has benefit of planning permission.
Access to the road network	Not applicable, site has benefit of planning permission.
Key infrastructure requirements and capacity issues	Not applicable, site has benefit of planning permission.

Lead-in times, delivery rates and market capacity	Not applicable, site has benefit of planning permission.
Barriers to delivery	Not applicable, site has benefit of planning permission.
Delivery approach	Not applicable, site has benefit of planning permission.
Net dwelling (or floorspace) capacity within plan period	7 dwellings.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	Not applicable, site has benefit of planning permission.
Negative Attributes	Not applicable, site has benefit of planning permission.
Recommendation	Site now has benefit of planning permission and so will contribute towards future housing supply.

BLA030 Land off Lutterworth Road, Blaby

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	BLA030
Site Name (Parish)	Land off Lutterworth Road (Blaby)
Proposed use	Housing
Size in hectares (developable area and reason)	2.02 ha
Size in dwellings (density, dwelling per hectare)	51 (reserve housing allocation in Blaby Neighbourhood Plan)
Grid Reference	E 456593 N 296613
Current use (previously developed?)	Former allotments and golf course (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores well for population and housing, access to education, health care, public transport and employment opportunities.
Negative Scores	The site scores poorly for impacts on biodiversity (potential for high ecological value).
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	Adjoins Blaby which is proposed to be part of the Extended PUA.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, site is in Green Wedge to the south of Blaby.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.

Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Site owned by multiple landowners and under option to a housebuilder.
Access to the 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.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	Site promoter estimates start date within 9 months following the grant of an outline consent.
Barriers to delivery	None known.
Delivery approach	Site under option to a housebuilder.
Net dwelling (or floorspace) capacity within plan period	51 dwellings (based on site promoter's information and size of reserve housing allocation in neighbourhood plan, this yield is considered in broad compliance with the SHELAA).
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Scores well against Sustainability Appraisal objectives for access to education, health care and employment opportunities + Site under option to a housebuilder and also identified as a reserve housing allocation in the Blaby Neighbourhood Plan.
Negative Attributes	- Further investigation required about the site's biodiversity.
Recommendation	Reasonable option that requires further assessment.

BLA031 Land north of Hospital Lane, Blaby

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	BLA031
Site Name (Parish)	Land north of Hospital Lane (Blaby)
Proposed use	Housing
Size in hectares (developable area and reason)	23.9 ha
Size in dwellings (density, dwelling per hectare)	150 (based on site promoter's information)
Grid Reference	E 457472 N 297203
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores well for population and housing, access to a primary school, open space and employment opportunities.
Negative Scores	The site has medium ecological and archaeological risk. Further investigation required.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	Adjoins Blaby which is proposed to be part of the Extended PUA.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside. The western half of the site is within the Long Walk Local Green Space but is not proposed for built development. The site promoter is proposing improvements to the Local Green Space.
Flood risk: is the site affected by Flood Zone 2 or 3?	No. Proposed developable area of the site is in Flood Zone 1.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Site in single ownership.
Access to the road network	LCC Highways comments in SHELAA indicate access likely to be from Hospital Lane which is an unclassified road with a 60mph speed limit and this is contrary to policy IN 5 of Leicestershire Highway Design Guide. However, a safe access could be demonstrated through the previously refused planning application (reference 14/2000/1/S62A).
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	Site promoter estimates start date of September 2022 and peak delivery of 45 units per year.
Barriers to delivery	None known.
Delivery approach	Site promoter states that the site will be disposed of on receipt of planning consent.

Net dwelling (or floorspace) capacity within plan period	150 (based on site promoter's information).
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ The site promoter has indicated that they may be able to make improvements to the Long Walk open space which forms part of the site. Further investigation required to understand extent of proposals. + Good access to a primary school and open spaces in the vicinity.
Negative Attributes	- Part of the site comprises a Local Green Space that is designated in the Blaby Neighbourhood Plan. - The proposed housing area of the site is not adjacent to the settlement.
Recommendation	Reasonable option that requires further assessment.

BLA032 Land at Glebe Farm, Blaby

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	BLA032
Site Name (Parish)	Land at Glebe Farm (Blaby)
Proposed use	Housing
Size in hectares (developable area and reason)	16.34 ha
Size in dwellings (density, dwelling per hectare)	306 (30dph)
Grid Reference	E 456776 N 296462
Current use (previously developed?)	Golf course and buildings (mixed, mostly greenfield).
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores well for access to public transport and employment opportunities.
Negative Scores	The site scores poorly for impacts on biodiversity (medium ecological value but site is bounded and dissected by trees and hedgerows). Further investigation required.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	Adjoins Blaby which is proposed to be part of the Extended PUA.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, the site is in Green Wedge to the south of Blaby.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.

Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Site in single ownership and under option to a land agent.
Access to the road network	LCC Highways comment that access could be from Lutterworth Road or Winchester Road (both C class roads with 40mph speed limits) and that there are no apparent fundamental reasons for the site to be excluded from consideration.
Key infrastructure requirements and capacity issues	LCC Highways note that more than one point of access may be required if over 150 dwellings.
Lead-in times, delivery rates and market capacity	Site promoter estimates development could take 5 years to complete with two developers on-site.
Barriers to delivery	Promoted site area contains Blaby golf course buildings and car park.
Delivery approach	Site to be disposed of by land agent.
Net dwelling (or floorspace) capacity within plan period	SHELAA estimate = 306 dwellings (at 30dph). Site promoter estimates potential for between 377 dwellings (at 38dph and with some community facilities) and 420 dwellings for a residential-only development.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ The site scores well for access to public transport and employment opportunities. + The site is under option to a land agent and the site promoter has indicated that the site could deliver some community facilities; further investigation is required.
Negative Attributes	- The site is currently in use as a golf course and so time would be required for cessation of current use. - SA identifies negative impact on biodiversity to potential for medium ecological value and layout of trees and hedgerows on the site.
Recommendation	Reasonable option that requires further assessment

BLA033 Land at Keepers Farm, Blaby

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	BLA033
Site Name (Parish)	Land at Keepers Farm (Blaby)
Proposed use	Housing (and Country Park)
Size in hectares (developable area and reason)	22.63 ha
Size in dwellings (density, dwelling per hectare)	300 (based on site promoter's information)
Grid Reference	E 457452 N 296443
Current use (previously developed?)	Agricultural land and related farm buildings (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores well for: population and housing; access to a secondary school (in Countesthorpe), open spaces and public transport.
Negative Scores	The site scores poorly for access to a convenience store. Other scores are "neutral", identifying some harm but possible to be mitigated: low ecological value and medium heritage risk.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	Adjoins Blaby which is proposed to be part of the Extended PUA.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, the site is in the Green Wedge to the south-east of Blaby.
Flood risk: is the site affected by Flood Zone 2 or 3?	No
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Site is in single ownership and under option to a housebuilder.
Access to the road network	LCC Highways comment that access is likely to be via Winchester Road (40mph speed limit C class road) and there are no apparent fundamental reasons to exclude the site at this stage.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	Site promoter estimates following grant of a full planning consent, works could start on site within 12-18 months, peak delivery rates of 60 dwellings per year.
Barriers to delivery	None known.
Delivery approach	Site under option to a housebuilder.

Net dwelling (or floorspace) capacity within plan period	Site promoter indicates approximately 11 hectares of the site will be a Country Park and that the remainder of the site could accommodate 300 dwellings.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Limited environmental constraints (ecology and archaeology); + Potential for creation of a country park and enhanced links to existing open spaces in the vicinity. + Site under option to a housebuilder and no apparent constraints to delivery.
Negative Attributes	- Potential for small part of the site to be affected by Flood Zone 3 and further investigation required. - Distance to Blaby town centre and amenities and primary school.
Recommendation	Reasonable option that requires further assessment.

BLA034 Land at Hospital Lane, Blaby

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	BLA034
Site Name (Parish)	Land at Hospital Lane (Blaby)
Proposed use	Mixed use: new village including housing, employment and retail uses
Size in hectares (developable area and reason)	Whole site is 90.26 ha, 73.36 ha in Blaby District and remainder in Oadby and Wigston Borough. (79.81 ha whole site, 67.91 ha in Blaby District, reduced developable area due to flooding)
Size in dwellings (density, dwelling per hectare)	Whole site could yield 1,197 dwellings (30dph); 1,018 dwellings (30dph) in Blaby District.
Grid Reference	E 458508 N 297068
Current use (previously developed?)	Agricultural land and related farm buildings (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores well for access to primary school and health care on the basis that the site could provide a new primary school and health care facility. The site also scores well for access to employment opportunities.
Negative Scores	The site scores poorly for impacts on biodiversity as it contains a LWS but mitigation could be possible. 77% of the site is in a minerals safeguarding area and over 60ha of the site is Grade 3 agricultural land (further investigation required). The site is affected by Flood Zone 3 to the north and east. The site has poor access to a convenience store.

Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	Site is in open Countryside, away from the built-up area of Blaby.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	Yes, northern parts of the site are in Flood Zones 2 and 3.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Area shown is in single ownership and under option to a housebuilder.
Access to the road network	LCC Highways comment that access likely to be from Hospital Lane (unclassified, 60mph speed limit), Countesthorpe Road (C class road, 60mph speed limit), Leicester Road (C class road, 40mph speed limit) and / or Mill Lane (unclassified). Location is remote from Blaby's facilities and passenger transport provision and a development of this scale is unlikely to provide sufficient on-site facilities to be free-standing.
Key infrastructure requirements and capacity issues	Given uncertainties around the yield (see below), further investigation is required. A site over 750 dwellings is expected to provide a new primary school on-site and provide extended facilities for a new GP at an existing facility.
Lead-in times, delivery rates and market capacity	2 to 3 housebuilders on site, anticipated delivery of 150 to 250 open market dwellings plus affordable housing per year. Delivery rates per outlet in the District are approximately 50 dwellings per year, so annual delivery could be at least 150 dwellings per year (depending on number of outlets). Lead-in times would be dependent on the size of the development and infrastructure requirements.
Barriers to delivery	Flood Zone 3 on parts of the site and the submitted site is a number of separate parcels, not all of which adjoin, which may make a comprehensive development less achievable.
Delivery approach	Site under option to a housebuilder.
Net dwelling (or floorspace) capacity within plan period	<p>Site promoter initially indicated a mixed-use scheme of 1,500 – 2,000 dwellings, 10,000sqm employment floorspace and 5,000sqm retail floorspace at the Call for Sites stage. In response to Site Surveys, site promoter estimates 3,000 dwellings, unknown amount of employment land, one primary school, and one GP facility.</p> <p>Assumptions are that a site of over 750 dwellings is expected to provide a new primary school and extended facilities for a new GP. The SHELAA methodology indicates that the site could yield approximately 1,197 dwellings (1,018 in Blaby).</p>

Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	<p>+ If a large-scale development could be achieved on the site, there is the potential to provide a new primary school and health care facilities.</p> <p>+ The site is under option to a housebuilder and there are no known legal constraints to development.</p>
Negative Attributes	<p>- Concerns around the scale of the development and what amount of development could reasonably be achieved on the site. If a large development could not be delivered, then associated social infrastructure improvements may not be achieved. The site is considered to be isolated from village and LCC Highways have concerns that the site is not large enough to be self-sufficient.</p> <p>- Environmental constraints: the site contains a LWS but mitigation may be possible through layout; the majority of the site is within a minerals safeguarding area consisting of sand and gravel; the site is affected by flooding; the majority of the site is Grade 3 agricultural land.</p>
Recommendation	Reasonable option that requires further assessment. Further investigation required to understand potential scale of development.

Employment Assessment

EBLA002 Land off Lutterworth Road, Blaby

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	EBLA002
Site Name (Parish)	Land off Lutterworth Road (Blaby)
Proposed use	Employment
Size in hectares (developable area and reason)	3.43 ha
Size in floorspace (density)	13,200sqm (based on site promoter's information)
Grid Reference	E 456437 N 296037
Current use (previously developed?)	Agriculture
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores positively for creation of a small-scale employment site; access to strategic transport route (access on to A426); access to public transport (regular frequency bus service).
Negative Scores	Site scores poorly for: amenity (residential properties are in close proximity); within close proximity to a contamination point; landscape harm (site is for small-scale commercial development in an area of moderate sensitivity to this type of development).
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site does not directly adjoin the existing settlement boundary of Blaby (over the A426); Blaby is proposed to be part of the Extended PUA.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, the site is in Green Wedge between Blaby, Countesthorpe and Whetstone.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Site is in single ownership.
Access to the road network	LCC Highways comment that access would be off a 50mph stretch of Class I road which would be contrary to the Highways Design Guidance. The site is therefore unlikely to be acceptable to the Highways Authority.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	Site promoter estimates start on site within next 5 years and construction to take approx. 2 years.
Barriers to delivery	Access constraints. No other known barriers to delivery.
Delivery approach	Not known.

Net dwelling (or floorspace) capacity within plan period	Site promoter estimates a yield of 13,200sqm use class B floorspace.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Good access to the strategic road network and public transport (with a regular frequency bus service). + Site is in single ownership with no known legal constraints to development.
Negative Attributes	- The site has some environmental constraints which require further consideration (amenity – close to residential properties to the east; contaminated land in vicinity; landscape harm). - Access constraints (requires further investigation).
Recommendation	Reasonable option that requires further assessment.

Site Assessments: Cosby

Summary

Five sites have been assessed for housing development and details of their capacity are set out below:

SHELAA site reference	Site address	Potential capacity (dwellings)	Is the site reasonable to consider further?	Reason for exclusion from further assessment
COS009	Land west of Broughton Road	366	Reasonable	N/A
COS010	Land at Cosby Hill	48*	Not reasonable	Detached from settlement
COS011	Land off Narborough Road	177	Reasonable	N/A
COS012	Land north of Countesthorpe Road	99	Reasonable	N/A
COS013	Land west of Cosby	385	Reasonable	N/A
	TOTAL	1,027		

Site COS010 overlaps with WHE027 so its housing numbers are not included in the parish total to avoid double-counting.

Settlement Hierarchy

Cosby is proposed to be a Medium Village. The village contains all Important Services except for a GP facility and the village contains five out of 11 of the Desirable Services. Employment opportunities within the village are limited and there is a bus service with a frequency between 20 minutes and one hour and a Sunday service to higher order settlements.

Settlement Constraints

Areas of Protection

There is an existing Area of Separation to the east of Cosby that seeks to prevent the coalescence of Cosby and Whetstone and there is an existing Green Wedge to the north of the village that separates Cosby from Littlethorpe. Site COS011 Land off Narborough Road is in Green Wedge. All other sites are in Countryside.

Flooding

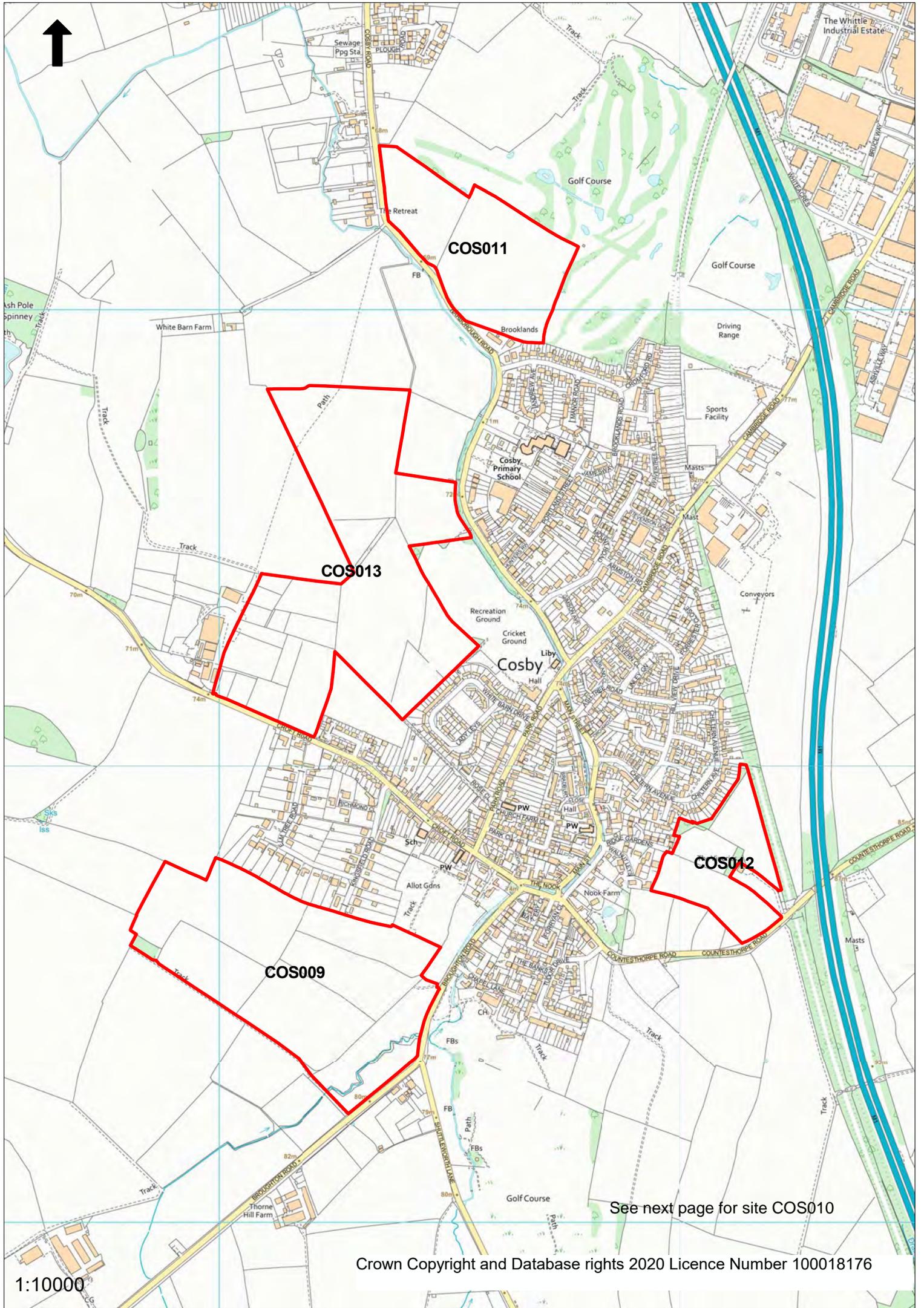
Two sites are affected by Flood Zone 3: COS009 and COS013.

Landscape

Site COS009 is in an area of 100% moderate landscape sensitivity.

Minerals Safeguarding Areas

Sites COS009, COS011 and COS013 are in a minerals safeguarding area for sand and gravel.



See next page for site COS010



Shuttleworth Grange

Cosby Hill

111m

109m

SHUTTLEWORTH LANE

111m

112m

COS010

Cosby Hill Farm

Track TRACK

108m

109m

Mast Track

Blaby District

Cosby Lodge Barn

Iss

Sks

Cosby Lodge

Pear Tree Cottage

109m

Holt Farm

110m

COSBY LANE

Harborough District

106m

A426

109m

112m

HOLT LANE

Arkwright Hill Farm

109m

114m

Holt House

116m

COS009 Land west of Broughton Road, Cosby

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	COS009
Site Name (Parish)	Land west of Broughton Road (Cosby)
Proposed use	Housing
Size in hectares (developable area and reason)	19.85 ha (19.56 ha, flooding)
Size in dwellings (density, dwelling per hectare)	366 (30dph)
Grid Reference	E 454164 N 294549
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores well for: population and housing; access to public transport and a convenience store.
Negative Scores	The majority of the site is within a minerals safeguarding area. The site is 100% within the moderate category for landscape harm.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site adjoins Cosby which is proposed to be a Medium Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	Yes, small part of the site on eastern boundary within Flood Zones 2 and 3.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	The site is in single ownership and under option to a housebuilder.
Access to the road network	LCC Highways comment that 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 the Leicestershire Highways Design Guide. A Concept Plan submitted by the site promoter indicates access could be achieved off Broughton Road in close proximity to where the speed limit reduces to 30mph. Further investigation required.
Key infrastructure requirements and capacity issues	None known. No significant constraints to development if highways issues can be overcome.
Lead-in times, delivery rates and market capacity	Site promoter estimates a start on site in 2022 achieving a peak delivery of 50 units per year.
Barriers to delivery	Small part of the site is in Flood Zone 3 which may affect the developable area. No known legal constraints.
Delivery approach	Site under option to a housebuilder.

Net dwelling (or floorspace) capacity within plan period	SHELAA estimate = 366 dwellings. Site promoter indicates a scheme of 190 – 200 dwellings with public open space.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ The site scores well for access to public transport and a convenience store (as it is in close proximity to the centre of the village). + The site is under option to a housebuilder and there are no significant constraints to development.
Negative Attributes	- The site is in an area where the landscape could be harmed by development (100% moderate category). - Medium archaeology risk, ridge and furrow on the site; the site is also within a minerals safeguarding area.
Recommendation	Reasonable option that requires further assessment.

COS010 Land at Cosby Hill, Cosby

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	COS010
Site Name (Parish)	Land at Cosby Hill (Cosby)
Proposed use	Housing
Size in hectares (developable area and reason)	2.59 ha
Size in dwellings (density, dwelling per hectare)	48 (30dph)
Grid Reference	E 455615 N 292846
Current use (previously developed?)	Agricultural land and associated farm buildings (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores positively for population and housing and all remaining scores are “neutral”.
Negative Scores	The site scores poorly for access to education, health care and services. The site is in a landscape area where it is sensitive to change (100% in moderate category).
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site’s position in the emerging settlement hierarchy?	The site is in open countryside and not in close proximity to any settlements.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside
Flood risk: is the site affected by Flood Zone 2 or 3?	No.

Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Site is promoted by a single landowner.
Access to the road network	LCC Highways comment that access would be from either Lutterworth Road or Cosby Lane, either option would be contrary to the Leicestershire Highways Design Guide for creating access points onto high-speed and / or rural roads.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	Not known.
Barriers to delivery	None known.
Delivery approach	Landowner intends to dispose of site if granted permission.
Net dwelling (or floorspace) capacity within plan period	SHELAA estimate = 48 dwellings. Site alone is not a sustainable location for development. The site overlaps with WHE027 and potential to develop alongside.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ No known infrastructure constraints to development.
Negative Attributes	- The site is isolated from any key services. - Development of the site could cause landscape harm.
Recommendation	Site is not a reasonable option on its own due to significant concerns about sustainability. The site has also been submitted as part of WHE027 Whetstone Pastures.

COS011 Land off Narborough Road, Cosby

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	COS011
Site Name (Parish)	Land off Narborough Road (Cosby)
Proposed use	Housing
Size in hectares (developable area and reason)	9.45 ha
Size in dwellings (density, dwelling per hectare)	177 (30dph)
Grid Reference	E 454572 N 296107
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores well for: population and housing; access to a primary school. Neutral impacts against biodiversity (low ecological value on the site, retention possible).
Negative Scores	The site scores poorly for access to public transport and a convenience store.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site adjoins Cosby which is proposed to be a Medium Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, the site is in the Green Wedge to the north of Cosby.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	The site is in single ownership and under option to a site promoter.
Access to the road network	LCC Highways comment that access is likely to be from Narborough Road which is an unclassified road with a 40mph speed limit. No apparent fundamental reasons for the site to be excluded from consideration at this stage and further investigation required.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	Site promoter estimates a start-date on site of 2 years from allocation or 18 months from grant of outline planning permission.
Barriers to delivery	None known.
Delivery approach	Site to be sold by site promoter.
Net dwelling (or floorspace) capacity within plan period	Site promoter estimates that the site could yield 175 dwellings. SHELAA estimates a yield of 177 dwellings.

Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ The site has good access to a primary school. + Development of the site is likely to have a low impact on biodiversity.
Negative Attributes	- The site is not in close proximity to the retail centre of the village. - Development of the site could lead to the encroachment of Cosby towards Littlethorpe, reducing the gap between the settlements.
Recommendation	Reasonable option that requires further assessment

COS012 Land north of Countesthorpe Road, Countesthorpe

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	COS012
Site Name (Parish)	Land north of Countesthorpe Road (Cosby)
Proposed use	Housing
Size in hectares (developable area and reason)	5.3 ha
Size in dwellings (density, dwelling per hectare)	99 (30dph)
Grid Reference	E 455058 N 294792
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores well for: population and housing; access to public transport and a convenience store.
Negative Scores	The site scores poorly for amenity issues (as it is in close proximity to the M1 motorway): further investigation required.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site adjoins Cosby which is proposed to be a Medium Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	The site is in single ownership and there is a promotion agreement in place with a land promoter.

Access to the road network	LCC Highways comment that access would likely be from Countesthorpe Road which is subject to a 60mph speed limit. This is contrary to the Leicestershire Highways Design Guide. Further investigation required to understand whether this could be mitigated.
Key infrastructure requirements and capacity issues	Subject to overcoming access constraints, none known.
Lead-in times, delivery rates and market capacity	Site promoter estimates housing completions to start within 17 months of grant of outline permission.
Barriers to delivery	None known.
Delivery approach	Site to be disposed of by land promoter upon grant of permission.
Net dwelling (or floorspace) capacity within plan period	Site promoter estimates a yield of 125 dwellings. SHELAA methodology indicates 99 dwellings, so site promoter's estimate is not unreasonable.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Site in single ownership and under option to a land promoter. + Site has good access to a bus stop served by a regular service and a convenience store in the centre of the village.
Negative Attributes	- Potential amenity issues in relation to distance to the M1 motorway; requires further investigation.
Recommendation	Reasonable option that requires further assessment.

COS013 Land west of Cosby

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	COS013
Site Name (Parish)	Land west of Cosby (Cosby)
Proposed use	Housing
Size in hectares (developable area and reason)	23.20 ha (20.58 ha, flooding)
Size in dwellings (density, dwelling per hectare)	385 (30dph)
Grid Reference	E 454357 N 295482
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores well for: population and housing; access to a primary school, public transport (served by a regular service) and a convenience store.

Negative Scores	The site is almost 4km to a secondary school and health care. There are no designated heritage assets on the site but LCC archaeology identify high archaeological potential. 100% of the site is within a minerals safeguarding area for sand and gravel.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site adjoins Cosby which is proposed to be a Medium Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	Yes, eastern parts of the site are in Flood Zones 2 and 3.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	The site is owned by a housebuilder.
Access to the road network	LCC Highways comment that Croft Road is a class C road with a 60mph speed limit and at the approach to the village the speed reduces to 30mph. No apparent fundamental reasons for the site to be excluded from consideration. It was demonstrated during the determination of an outline planning application on the site (ref: 16/0639/OUT) that a suitable access could be created.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	Site promoter estimates a start on site within 6 months of a grant of full planning permission, achieving up to 45 dwellings per annum at peak delivery.
Barriers to delivery	None known.
Delivery approach	Site owned by a housebuilder.
Net dwelling (or floorspace) capacity within plan period	SHELAA estimate = 385 dwellings (at 30dph). Site promoter estimates a yield of 200 dwellings on a reduced area of the submitted site.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ The site scores well for access to some key services. + Site owned by a housebuilder and no known constraints to development.
Negative Attributes	- High archaeological potential, but possible of mitigation. - Some parts of the site are affected by flooding, but possible of mitigation through design.
Recommendation	Reasonable option that requires further assessment.

Site Assessments: Countesthorpe

Summary

11 sites have been assessed for housing development and details of their capacity are set out below:

SHELAA site reference	Site address	Potential capacity (dwellings)	Is the site reasonable to consider further?	Reason for exclusion from further assessment
COU022	Land to the west of Leicester Road	181	Reasonable	N/A
COU024	Land to the east of Willoughby Road	78*	Reasonable	N/A
COU025	Land to the south of Hospital Lane and east of Leicester Road	25	Not reasonable	Detached from the settlement.
COU037	Land rear of 33 Willoughby Road	40	Reasonable	N/A
COU038	Land north of Foston Road	146	Reasonable	N/A
COU042	Land east of Willoughby Road	234	Reasonable	N/A
COU043	Land east of Willoughby Road (smaller site)	148*	Reasonable	N/A
COU044	Land at Newton House, Banbury Lane	129	Not reasonable	Detached from settlement. Dissected by high pressure gas pipeline.
COU045	Land off Cosby Road	99	Reasonable	N/A
COU046	Land off Peatling Road	240	Reasonable	N/A
COU047	Land off Gillam Butts	96	Reasonable	N/A
	Total	1,190		

* Sites COU024, COU042 and COU043 (Willoughby Road) all overlap with each other and therefore the yield of the largest site (COU042) is included in the total settlement capacity for information purposes. The three individual sites are identified as reasonable to be considered further in their own rights.

Settlement Hierarchy

Countesthorpe is proposed to be part of the Extended PUA. The village scores well for access to all Most Important Services, and has access to 8 out of 11 Desirable Services. Countesthorpe has a bus service to higher order centres with a frequency of 20 minutes or better and a Sunday service and dedicated cycle lanes to neighbouring villages. Employment opportunities are limited.

Development Constraints

Green Wedge

There is an existing area of Green Wedge to the north and west of Countesthorpe that seeks to guide development form between Countesthorpe, Blaby and Whetstone. None of the submitted sites are within the Green Wedge. All sites are in Countryside.

High Pressure Gas Pipeline

A high pressure gas pipeline runs east to west to the south of Countesthorpe and three sites have their developable area reduced by the presence of the high pressure gas pipeline consultation zone (sites COU042 Land east of Willoughby Road, COU044 Newton House, Banbury Lane, and COU046 Land off Peatling Road).

Biodiversity

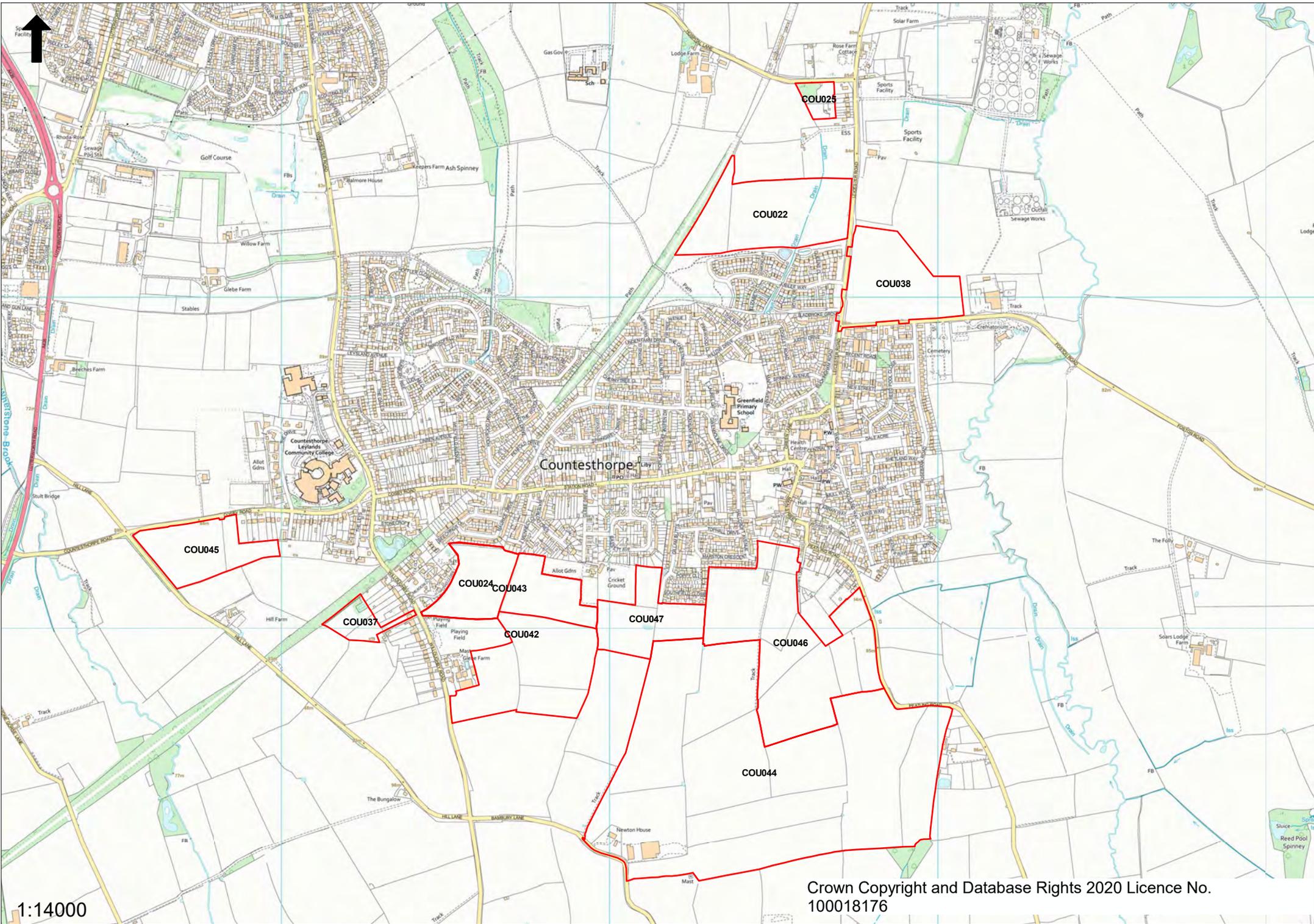
There are a number of Local Wildlife Sites in the vicinity of Countesthorpe. Sites COU024, COU037, COU042, COU043, COU044 and COU046 have the potential to affect Local Wildlife Sites.

Landscape Sensitivity

Approximately 90% of site COU044 is within an area of moderate landscape sensitivity.

Heritage

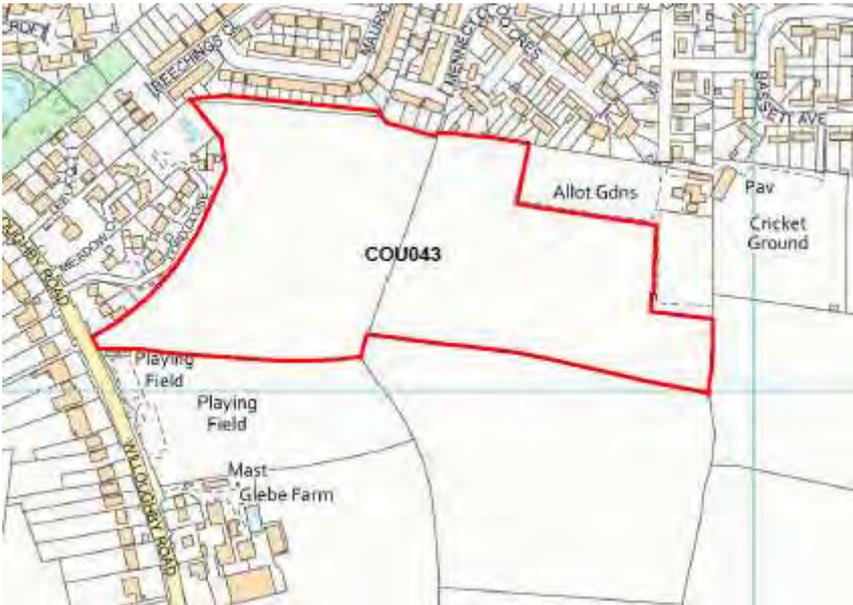
The historic core of Countesthorpe has a Conservation Area. Site COU046 adjoins the Conservation Area.



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Countesthorpe Inset Map



COU022 Land to the west of Leicester Road, Countesthorpe

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	COU022
Site Name (Parish)	Land to the west of Leicester Road (Countesthorpe)
Proposed use	Housing
Size in hectares (developable area and reason)	9.67 ha
Size in dwellings (density, dwelling per hectare)	181 (30dph)
Grid Reference	E 457914 N 295479
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores well for: population and housing; access to health care and a bus stop with a regular bus service.
Negative Scores	No significant negative scores, but negative scores with mitigation possible for some environmental issues: biodiversity (medium ecological value) and high heritage potential. Slight negative scores for access to employment opportunities and a convenience store.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site adjoins Countesthorpe which is proposed to be part of the Extended PUA.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	The site is in single ownership.
Access to the road network	LCC Highways comment that there are no apparent fundamental reasons for the site to be excluded from consideration. Access likely to be from Leicester Road.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	Site promoter estimates start on site in 2025 / 2026 and reaching peak delivery of 40 units per year. This is considered to be reasonable.
Barriers to delivery	None known.
Delivery approach	Site would be disposed of upon receipt of outline planning consent.
Net dwelling (or floorspace) capacity within plan period	Site promoter estimates a yield of 180 dwellings which is not dissimilar to the SHELAA estimate (181 dwellings).

Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Good access to health care and a bus stop served by a regular bus service. + The site is in single ownership and no significant constraints to development.
Negative Attributes	- Some potential harm to biodiversity and archaeology identified, but possible to mitigate. - Limited employment opportunities in Countesthorpe.
Recommendation	Reasonable option that requires further assessment

COU024 Land to the east of Willoughby Road, Countesthorpe

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	COU024
Site Name (Parish)	Land to the east of Willoughby Road (Countesthorpe)
Proposed use	Housing
Size in hectares (developable area and reason)	4.16 ha
Size in dwellings (density, dwelling per hectare)	78 (30dph)
Grid Reference	E 457586 N 295148
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores well for population and housing and access to a secondary school (approx. 680m away).
Negative Scores	The site scores poorly for biodiversity (LWS on site), but overall has low ecological value, retention possible. The site has poor access to a convenience store. Slight negative scores for access to a primary school and employment opportunities. Heritage potential is high but possible to mitigate.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site adjoins Countesthorpe which is proposed to be part of the Extended PUA.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside
Flood risk: is the site affected by Flood Zone 2 or 3?	No.

Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Site is in single ownership and under option to a housebuilder.
Access to the road network	LCC Highways comment that the walking distance to bus stops may exceed recommended distances set out in the Leicestershire Highways Design Guide. No apparent fundamental reasons for the site to be excluded from consideration at this stage. Further investigation required to confirm whether access is achievable.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	Site promoter estimates a start date of 9 months following the grant of an outline consent, achieving a peak delivery of 36 dwellings per year.
Barriers to delivery	None known.
Delivery approach	Site is under option to a housebuilder.
Net dwelling (or floorspace) capacity within plan period	SHELAA estimates 78 dwellings, site promoter estimates a yield of 75 dwellings.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ The site has good access to a secondary school. + The site is under option to a housebuilder and has no significant constraints to development.
Negative Attributes	- Site scores poorly for access to a range of services as key services within Countesthorpe are to the east of the village. - There are limited employment opportunities in Countesthorpe. - Heritage potential is high: requires further investigation.
Recommendation	Reasonable option that requires further assessment

COU025 Land to the south of Hospital Lane and east of Leicester Road, Countesthorpe

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	COU025
Site Name (Parish)	Land to the south of Hospital Lane and east of Leicester Road (Countesthorpe)
Proposed use	Housing
Size in hectares (developable area and reason)	1.03 ha
Size in dwellings (density, dwelling per hectare)	25 (30dph)
Grid Reference	E 458646 N 296594
Current use (previously developed?)	Agricultural land and grazing (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores well for access to public transport (with a regular frequency service) and employment opportunities.
Negative Scores	The site scores poorly for biodiversity (desktop study identifies high ecological value) and access to a convenience store. Heritage potential is high. 1.5km to a primary school and 2.9km to a secondary school.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site is in open countryside, within the parish of Countesthorpe.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside
Flood risk: is the site affected by Flood Zone 2 or 3?	No
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	The site is promoted by a landowner on behalf of multiple owners (family).
Access to the road network	Access would be off Hospital Lane which is an unclassified road with a 60mph speed limit and this is contrary to the Leicestershire Highways Design Guide. The site is not acceptable as a standalone site in terms of highways sustainability.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	Not known.
Barriers to delivery	None known.

Delivery approach	Not known.
Net dwelling (or floorspace) capacity within plan period	SHELAA estimates site could yield 25 dwellings.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ The site scores well for access to a bus stop served by a regular frequency service and employment opportunities.
Negative Attributes	- The site is isolated from neighbouring settlements of Blaby and Countesthorpe (and South Wigston in Oadby and Wigston Borough) and so does not have good access to key services. - The site has high ecological value and heritage potential is high.
Recommendation	The site is not considered a reasonable option given that it is isolated from neighbouring settlements and their associated services. The site is also not of a sufficient size to provide facilities to be sustainable.

COU037 Land rear of 33 Willoughby Road, Countesthorpe

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	COU037
Site Name (Parish)	Land rear of 33 Willoughby Road (Countesthorpe)
Proposed use	Housing
Size in hectares (developable area and reason)	1.62 ha
Size in dwellings (density, dwelling per hectare)	40 (30dph)
Grid Reference	E 457255 N 295022
Current use (previously developed?)	Agricultural land and residential property (No, mostly greenfield)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores well for population and housing and access to a secondary school and public transport.
Negative Scores	The site scores poorly for impacts on biodiversity (presence of a LWS and medium ecological value) and access to a convenience store. No designated heritage assets on site but more detailed archaeological investigation may be required given evidence of assets in the vicinity. Slight negative scores for access to employment opportunities.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site adjoins Countesthorpe which is proposed to be part of the Extended PUA.

Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	The site is in single ownership and is under option to a developer.
Access to the road network	The site has been subject to a number of planning applications where it could be demonstrated that a suitable access could be achieved.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	Site promoter estimates the site is deliverable (achievable within 5 years) and could be complete in one year (although in Call for Sites submission doesn't state estimated number of dwellings).
Barriers to delivery	Demolition of number 33 Willoughby Road would be required (this is included in the submitted site boundary).
Delivery approach	Site is under option to a developer.
Net dwelling (or floorspace) capacity within plan period	SHELAA estimates a yield of 40 dwellings.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ The site scores well for access to a secondary school and public transport. + The site is in single ownership and under option to a land promoter with no significant development constraints.
Negative Attributes	- The site scores poorly for access to a range of services as key services within Countesthorpe are to the east of the village. There are limited employment opportunities in Countesthorpe. - The site has biodiversity and archaeological value that requires further investigation.
Recommendation	Reasonable option that requires further assessment.

COU038 Land north of Foston Road, Countesthorpe

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	COU038
Site Name (Parish)	Land north of Foston Road (Countesthorpe)
Proposed use	Housing
Size in hectares (developable area and reason)	7.8 ha
Size in dwellings (density, dwelling per hectare)	146 (30dph)
Grid Reference	E 458869 N 296041
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores well for: population and housing; access to health care and public transport. The site is just over 800m to a convenience store.
Negative Scores	No significant negative scores. No designated heritage assets on site but high heritage potential; further investigation required. Slight negative score for access to employment opportunities.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site adjoins Countesthorpe which is proposed to be part of the Extended PUA.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	The site is in single ownership and under option to a site promoter.
Access to the road network	LCC Highways: no apparent fundamental reasons to exclude the site from consideration. Further investigation required to confirm a suitable access can be provided.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	Site promoter estimates a start date of 2 years from allocation or 18 months of grant of outline planning permission, achieving a peak delivery of 40 dwellings per year. This is considered a reasonable assumption.
Barriers to delivery	None known.
Delivery approach	Site under option to a land promoter and to be sold to a housebuilder once outline permission is secured.

Net dwelling (or floorspace) capacity within plan period	SHELAA estimate = 146 dwellings (at 30dph). Site promoter estimates a yield of 170 dwellings.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ The site scores well to health care and public transport. + The site is in single ownership and under option to a land promoter with limited constraints to development.
Negative Attributes	- Heritage potential is high, requires further investigation. - There are limited employment opportunities in Countesthorpe.
Recommendation	Reasonable option that requires further assessment.

COU042 Land east of Willoughby Road, Countesthorpe

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	COU042
Site Name (Parish)	Land east of Willoughby Road (Countesthorpe)
Proposed use	Housing
Size in hectares (developable area and reason)	18.13 ha (12.5 ha, high pressure gas pipeline consultation zone)
Size in dwellings (density, dwelling per hectare)	234 (30dph)
Grid Reference	E 457762 N 294987
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores well for: population and housing and access to a secondary school.
Negative Scores	The site scores poorly for impacts on biodiversity (presence of a LWS); site overall understood to have low ecological value, so mitigation may be possible. Poor access to a convenience store and limited employment opportunities in Countesthorpe.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site adjoins Countesthorpe which is proposed to be part of the Extended PUA.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.

Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	The site is in multiple ownership (unknown number of owners) and is under option to a housebuilder.
Access to the road network	LCC Highways: access is likely to be from Willoughby Road which is a class C road with a 40mph speed limit. There are no apparent fundamental reasons for the site to be excluded from consideration at this stage.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	Site promoter estimates a start on site 9 months after the grant of outline consent, achieving a peak delivery of 50 dwellings per year. This is considered a reasonable assumption.
Barriers to delivery	Approximately 30% of the site is within the consultation zone for the high pressure gas pipeline. This affects the developable area of the site.
Delivery approach	The site is under option to a housebuilder.
Net dwelling (or floorspace) capacity within plan period	SHELAA estimate = 234 dwellings (at 30dph). Site promoter estimates a yield of 485 dwellings.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ The site scores well for access to a secondary school. + The site is under option to a housebuilder.
Negative Attributes	- The site scores poorly for access to a range of services as key services within Countesthorpe are to the east of the village. There are limited employment opportunities in Countesthorpe. - The consultation zone for the high pressure gas pipeline impacts on the developable area of the site. - The site scores poorly for biodiversity due to the presence of a LWS, mitigation may be possible.
Recommendation	Reasonable option that requires further assessment

COU043 Land to the east of Willoughby Road (smaller site), Countesthorpe

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	COU043
Site Name (Parish)	Land to the east of Willoughby Road (smaller site) (Countesthorpe)
Proposed use	Housing
Size in hectares (developable area and reason)	7.94 ha
Size in dwellings (density, dwelling per hectare)	148 (30dph)
Grid Reference	E 457692 N 295138
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores well for population and housing and access to a secondary school.
Negative Scores	The site scores poorly for impacts on biodiversity (LWS on site); but low ecological value overall, so potential for mitigation. The site also scores poorly for access to a convenience store. There are limited employment opportunities in Countesthorpe.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site adjoins Countesthorpe which is proposed to be part of the Extended PUA.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	The site is in multiple ownership (unknown number of owners) and is under option to a housebuilder.
Access to the road network	LCC Highways: access is likely to be from Willoughby Road which is a class C road with a 40mph speed limit. There are no apparent fundamental reasons for the site to be excluded from consideration at this stage.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	Site promoter estimates a start on site 9 months after the grant of outline planning permission and assumes a peak delivery of 36 dwellings per year.
Barriers to delivery	None known.

Delivery approach	The site is under option to a housebuilder.
Net dwelling (or floorspace) capacity within plan period	SHELAA estimate = 148 dwellings (at 30dph). Site promoter estimates a yield of 190 dwellings.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ The site scores well for access to a secondary school. + The site is under option to a housebuilder and has limited constraints to development.
Negative Attributes	- The site scores poorly for access to a range of services as key services within Countesthorpe are to the east of the village. There are limited employment opportunities in Countesthorpe. - The site scores poorly for biodiversity due to the presence of a LWS, mitigation may be possible.
Recommendation	Reasonable option that requires further assessment

COU044 Land at Newton House, Banbury Lane, Countesthorpe

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	COU044
Site Name (Parish)	Land at Newton House, Banbury Lane (Countesthorpe)
Proposed use	Housing
Size in hectares (developable area and reason)	52.4 ha (6.88 ha, high pressure gas pipeline consultation zone)
Size in dwellings (density, dwelling per hectare)	129 (30dph)
Grid Reference	E 458472 N 294517
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site has no significant positive scores.
Negative Scores	The site scores poorly for biodiversity (contains a LWS); overall ecology value is low with mitigation possible. The site also scores poorly for impact on landscape (90% moderate category), soils (the site is over 50ha Grade 3 agricultural land) and access to public transport. There are limited employment opportunities in the area.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site is in open countryside to the south of Countesthorpe.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.

Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	The site is in single ownership.
Access to the road network	LCC Highways comment that access would be from either Bambury Lane (unclassified road with 60mph speed limit) or Peatling Road (Class C road, 60mph speed limit); either of which would be contrary to Highways Design Guidance.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	Not known.
Barriers to delivery	Approximately 87% of the site is within the consultation zone for the high pressure gas pipeline.
Delivery approach	Not known.
Net dwelling (or floorspace) capacity within plan period	The site could yield 129 dwellings but is not considered a reasonable option due to identified constraints.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	None.
Negative Attributes	<ul style="list-style-type: none"> - Isolated from the settlement of Countesthorpe and its amenities - Dissected by the high pressure gas pipeline which reduces developable area - The site scores poorly for biodiversity and landscape.
Recommendation	The site is not considered to be a reasonable option. The site is dissected by a high pressure gas pipeline which affects the developable area and the site is isolated from Countesthorpe and its amenities.

COU045 Land off Cosby Road, Countesthorpe

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	COU045
Site Name (Parish)	Land off Cosby Road (Countesthorpe)
Proposed use	Housing
Size in hectares (developable area and reason)	5.32 ha
Size in dwellings (density, dwelling per hectare)	99 (30dph)
Grid Reference	E 456745 N 295225
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores positively for population and housing and access to a secondary school.

Negative Scores	The site scores negatively for access to a convenience store; access to employment opportunities are limited in Countesthorpe.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site adjoins Countesthorpe which is proposed to be part of the Extended PUA.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Site owned by a family trust.
Access to the road network	LCC Highways comment that 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 either road would be contrary to the Highways Design Guidance. It is understood that a suitable access could be demonstrated to the site for a planning application for 150 dwellings on the site that was refused and dismissed on appeal (14/0211/1/OX: planning application reference).
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	Site promoter estimates start on site within 5 years and achieving an average delivery of 20 units per year.
Barriers to delivery	None known.
Delivery approach	Not known.
Net dwelling (or floorspace) capacity within plan period	SHELAA estimates a capacity of 99 dwellings, site promoter estimates approximately 100 dwellings.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Good access to a secondary school + Greenfield site with few constraints to development
Negative Attributes	- Site scores poorly for access to a range of services as key services within Countesthorpe are to the east of the village. - Employment opportunities are limited in the village.
Recommendation	Reasonable option that requires further assessment

COU046 Land off Peatling Road, Countesthorpe

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	COU046
Site Name (Parish)	Land off Peatling Road (Countesthorpe)
Proposed use	Housing
Size in hectares (developable area and reason)	17.56 ha (12.8 ha, high pressure gas pipeline consultation zone)
Size in dwellings (density, dwelling per hectare)	240 (30dph)
Grid Reference	E 458567 N 294929
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores positively for: population and housing; access to health care, a little over 800m to a convenience store.
Negative Scores	The site scores poorly for impacts on biodiversity (presence of LWS on site); but retention possible. No designated heritage assets on site but adjoins Countesthorpe Conservation Area.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site adjoins Countesthorpe which is proposed to be part of the Extended PUA.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Site in multiple ownership but agreement understood to be in place.
Access to the road network	LCC Highways comment that Peatling Road is a class C road with a 60mph speed limit. The speed limit reduces on the entrance into the village to 30mph and there is the potential to alter the speed limit to cover the development and site access proposals. Further investigation required.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	Site promoter estimates start on site within 5 years, achieving sales of 40 units per year.
Barriers to delivery	Approximately 27% of the site is within the consultation zone for the high pressure gas pipeline.

Delivery approach	Site to be disposed of upon grant of permission.
Net dwelling (or floorspace) capacity within plan period	SHELAA estimate = 240 dwellings (at 30dph). Site promoter estimates a yield of 250 dwellings.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Good access to health-care and convenience store in Countesthorpe. + Greenfield site with limited constraints to development, subject to suitable access being created (see planning history).
Negative Attributes	- Adjoins Countesthorpe Conservation Area - Potential for biodiversity harm due to presence of LWS on site - Limited employment opportunities in Countesthorpe.
Recommendation	Reasonable option that requires further assessment

COU047 Land off Gillam Butts, Countesthorpe

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	COU047
Site Name (Parish)	Land off Gillam Butts (Countesthorpe)
Proposed use	Housing
Size in hectares (developable area and reason)	5.14 ha
Size in dwellings (density, dwelling per hectare)	96 (30dph)
Grid Reference	E 458110 N 295031
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores well for provision of housing, access to a primary school, secondary school and healthcare. Good access to public transport (regular frequency service) and a convenience store.
Negative Scores	No significant negative scores. Lack of open space in immediate area.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site adjoins Countesthorpe which is proposed to be part of the Extended PUA.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.

Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Site is in single ownership.
Access to the road network	Access is proposed to be achieved through recently constructed development off Gillam Butts (and Southfield Close).
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	Site promoter estimates start on site within 5 years (2021 / 22), achieving an average delivery of 40 units per year.
Barriers to delivery	None known.
Delivery approach	Site under option to a developer.
Net dwelling (or floorspace) capacity within plan period	SHELAA estimate = 96 dwellings (at 30dph). Site promoter estimates a yield of 160 dwellings.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ The site scores well for access to health-care, education, public transport and a convenience store + Site is in single ownership and is under option to a developer.
Negative Attributes	- Limited employment opportunities in Countesthorpe. - Lack of open space in immediate vicinity.
Recommendation	Reasonable option that requires further assessment

Site Assessments: Croft

Summary

Two sites have been assessed for housing development and details of their capacity are set out below:

SHELAA site reference	Site address	Potential capacity (dwellings)	Is the site reasonable to consider further?	Reason for exclusion from further assessment
CRO003	Land to the north of Hill Street and Station Road and east of Huncote Road	56	Not reasonable	Uncertainty about timeframe for development given association with adjoining quarrying activities.
CRO006	Land at Poplars Farm	123	Reasonable	N/A
	TOTAL	179		

One site has been assessed for employment use and detail of its capacity is set out below:

SHELAA site reference	Site address	Potential capacity (floorspace)	Is the site reasonable to consider further?	Reason for exclusion from further assessment
ECRO002	Croft Quarry	44,889sqm	Not reasonable	Uncertainty about timeframe for development given association with adjoining quarrying activities.
	TOTAL	44,889sqm		

Settlement Hierarchy

Croft is proposed to be a Medium Village. It has access to 4 out of 5 of the most important services (no GP facility) and access to 6 out of 11 desirable services. The village is served by a moderate frequency bus service (20 minutes to 1 hour) with a Sunday service. Croft Quarry provides employment opportunities and there are employment units along Winston Avenue (but this is not currently identified as a Key Employment Site in the Local Plan).

Settlement Constraints

Railway Line

The Birmingham to Peterborough railway line runs east to west through the northern part of the village and could cause amenity issues.

Croft Quarry

Croft Quarry is currently in operation and could cause amenity issues and there are Sites of Special Scientific Interest associated with the quarry. Site CRO003 adjoins the quarry. The operation of the quarry also impacts on the deliverability of the two sites that are associated with it (sites CRO003 and ECR002) as the indicative timeframe for development is beyond the next ten years.

High Pressure Gas Pipeline

A high pressure gas pipeline passes east to west across the southern part of the parish. A small corner of site CRO006 is affected by the consultation zone.

Biodiversity

There are a number of SSSIs and Local Wildlife Sites in and around the village. Site CRO003 has the potential to affect Local Wildlife Sites.

Heritage

There is a Conservation Area located at the historic core of the village. Site CRO003 is within the Conservation Area and also adjoins a Grade 2 listed building (St Michael and All Angels church).

Flooding

Part of site CRO006 and ECRO002 is affected by Flood Zone 3.

Minerals Safeguarding Area

Sites CRO003 and ECRO002 is in a Minerals Safeguarding Area for sand, gravel and igneous rock. A small part of site CRO006 is in a Minerals Safeguarding Area for sand and gravel.

Loss of Employment Floorspace

Site CRO003 is currently in use as offices associated with Croft Quarry. The development of this site would result in the loss of employment floorspace.

Landscape

The village of Croft is surrounded by two landscape character areas. The Croft Hill and Quarries is to the north of the village. The landscape sensitivity for residential development is moderate (CRO006). For small scale commercial (B1/B2) the landscape sensitivity is also moderate and for large scale commercial warehousing (b8) it is Moderate-high (ECRO002).

CRO003 Land to the north of Hill Street and Station Road and east of Huncote Road, Croft

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	CRO003
Site Name (Parish)	Land to the north of Hill Street and Station Road and east of Huncote Road (Croft)
Proposed use	Housing
Size in hectares (developable area and reason)	3 ha
Size in dwellings (density, dwelling per hectare)	56 (30dph)
Grid Reference	E 451089 N 296054
Current use (previously developed?)	Offices, car park and informal open space (Yes, mostly previously developed land)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores well for making efficient and effective use of land because it is brownfield. Good access to a bus stop served by a low frequency service and a convenience store.
Negative Scores	The site scores poorly for access to a secondary school. The site adjoins Croft Quarry so has amenity issues. The site has a negative impact on biodiversity as it is in close proximity to a Local Wildlife Site and adjoins a SSSI. The site scores poorly for heritage harm as it adjoins St Michael and All Angels Church which is a Grade 2 listed building. The site is also within a conservation area. 100% of the site is in a mineral safeguarding area for sand, gravel and igneous rock. Development of the site would result in the loss of office space.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	Croft is proposed to be a Medium Village. The site is within the built-up area of Croft.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Mixed – the majority of the site is in the existing settlement boundary for Croft and a northern part of the site is in Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.

Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	The site is in the single ownership of Aggregate Industries.
Access to the road network	LCC Highways comment that 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 as it is single lane. If this can be addressed, there are no apparent fundamental reasons for this site to be excluded from consideration at this stage, subject to further investigation.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	The site promoter indicates that a realistic start date for development is 2030 and that the site could deliver approximately 10-20 units per year.
Barriers to delivery	The site is currently in use as offices for the adjoining quarry that is in operation. Ecology and heritage constraints could affect the site's deliverability.
Delivery approach	Not known.
Net dwelling (or floorspace) capacity within plan period	Site promoter estimates a yield of 50 dwellings. SHELAA estimate is 56 dwellings (at 30dph)
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ The site is currently brownfield (currently in use as offices) + The site is in close proximity to a bus stop served by a low frequency bus service and a convenience store
Negative Attributes	- The site promoter has indicated that the site will not realistically be available for development until approximately 2030 - There are amenity issues of developing the site because of the adjoining quarry that is in operation - The site adjoins a SSSI at Croft Quarry - The site is within a Conservation Area and adjoins a Grade 2 listed building (St Michael and All Angels church).
Recommendation	The site is not considered to be a reasonable option to consider further. The site is currently in use as offices associated with the adjoining active quarry and development of the offices is likely to occur when the quarry operations cease; the site promoter has indicated that a realistic start date for development of the site is in 2030. The site also has significant ecology and heritage constraints. However, the majority of the site is previously developed land and within the built-up area of Croft (within the existing settlement boundary). It could be suitable for redevelopment in the future but there is no certainty about the site's timeframe for development and therefore deliverability.

CRO006 Land at Poplars Farm, Croft

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	CRO006
Site Name (Parish)	Land at Poplars Farm (Croft)
Proposed use	Housing
Size in hectares (developable area and reason)	8.11 ha (6.57 ha, flooding and high pressure gas pipeline consultation zone)
Size in dwellings (density, dwelling per hectare)	123 (30dph)
Grid Reference	E 451546 N 295240
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores well for population and housing and access to a convenience store.
Negative Scores	The site overlaps with a sand and gravel minerals safeguarding area. A small part of the site is affected by flooding.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site adjoins the settlement of Croft which is proposed to be a Medium Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, the site is in Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	Yes, approximately 20% of the site is in Flood Zones 2 and 3.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	The site is in single ownership.
Access to the road network	LCC Highways comment that access is likely to be from Broughton Road which is a class C road with a 60mph speed limit. Access from the road is contrary to the Highways Design Guide. N.B. – speed limit reduces to 30mph on entry into the village.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	Site promoter estimates a start on site in 2023, achieving a peak delivery of 45 units per year.
Barriers to delivery	Approximately 20% of the site is affected by flooding. Part of the southern corner of the site is in the high pressure gas pipeline consultation zone.
Delivery approach	Site owner to dispose of the site on receipt of an outline planning consent.

Net dwelling (or floorspace) capacity within plan period	Site promoter estimates 150 dwellings; SHELAA estimate is 123 dwellings.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ The site has good access to a convenience store + The site is in single ownership with no known legal constraints
Negative Attributes	- Part of the site is affected by flooding (requires further investigation to understand full extent) - A small part of the site is within the high pressure gas pipeline consultation zone, but this could be mitigated through design.
Recommendation	Site is a reasonable option that requires further investigation.

Employment Sites

ECRO002 Croft Quarry, Croft

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	ECRO002
Site Name (Parish)	Croft Quarry (Croft)
Proposed use	Employment
Size in hectares (developable area and reason)	20.4ha (11.51ha, Flood Zone 3 and areas proposed to be retained)
Size in floorspace (sqm, uses)	44,889sqm (mix of B uses)
Grid Reference	E 451702 N 295972
Current use (previously developed?)	Concrete block plant and ready-mix concrete plant (Yes)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores well for creating employment land and has good access to existing green spaces
Negative Scores	Potential for amenity issues (approx. under 100m to residential properties). The site is entirely within the igneous rock mineral resources area and is within the Croft Quarry geology site. Site has the potential to harm landscape character (area has moderate sensitivity to small-scale commercial development). A part of the site is in Flood Zone 3.

Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site adjoins the settlement of Croft which is proposed to be a Medium Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	Yes, part of the site is in Flood Zone 3.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Site is in single ownership.
Access to the road network	Site promoter indicates that access would be obtained from the existing Marion's Way which HGVs use to access the quarry from the B4114.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	The site promoter indicates that the site will be available in over ten years' time subject to the adjoining quarry gaining planning permission to extend the extraction area and then to restore the quarry void.
Barriers to delivery	Legal constraints: there is an agreement in place with Network Rail regarding Marion's Way bridge. Development of the site is dependent on the termination of the adjoining quarrying activities.
Delivery approach	Not known.
Net dwelling (or floorspace) capacity within plan period	SHELAA estimate is based on the reduced size of the site that is proposed to be retained for development: 44,889sqm employment floorspace (mix of B uses).
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ The site is in single ownership and is currently previously developed land.
Negative Attributes	- Site is not currently available and development is dependent on termination of quarrying activities (see Stage 4 Deliverability of Sites comments above). - The site has some environmental constraints (amenity issues due to proximity of residential properties, minerals, landscape character and flooding).
Recommendation	The site is not considered to be a reasonable option to consider further. The site promoter has indicated that a realistic start date for development of the site is beyond 2030 as the site is subject to an application for extension of minerals extraction. However, the majority of the site is previously developed land and so it could be suitable for redevelopment in the future but there is no certainty about the site's timeframe for development and therefore deliverability.

Site Assessments: Elmesthorpe

Introduction

Three sites have been assessed for housing development and details of their capacity are set out below:

SHELAA site reference	Site address	Potential capacity (dwellings)	Is the site reasonable to consider further?	Reason for exclusion from further assessment
ELM001	Land north of The Home Farm	358	Reasonable but concerns about size of proposal	N/A
ELM008	Land north of the railway line, Elmesthorpe	1,100	Reasonable	N/A
ELM009	Land at 24 Billington Road East	5	Not reasonable	Isolated from settlement and poor access to services.
TOTAL		1,463		

One site is assessed for employment uses and details of the site are set out below:

SHELAA site reference	Site address	Potential capacity (floorspace)	Is the site reasonable to consider further?	Reason for exclusion from further assessment
EELM001	Land north of junction 2 of the M69	639,400sqm	Reasonable	N/A
TOTAL		639,400sqm		

Settlement Hierarchy

Elmesthorpe is proposed to be a Small Village. It contains two out of five Most Important services but only one out of 11 Desirable services (a public house). The village is served by an infrequent bus service (less than 1 per hour, no Sunday service) and has no employment opportunities within the village (other than the public house).

Settlement Constraints

Transport routes

The Birmingham to Peterborough railway line runs east to west through the parish and the M69 motorway crosses through the parish. Both of these present amenity issues for site ELM001 and the railway line could be an amenity issue for site ELM008.

Flooding

All sites are affected by flooding to varying degrees.

Biodiversity

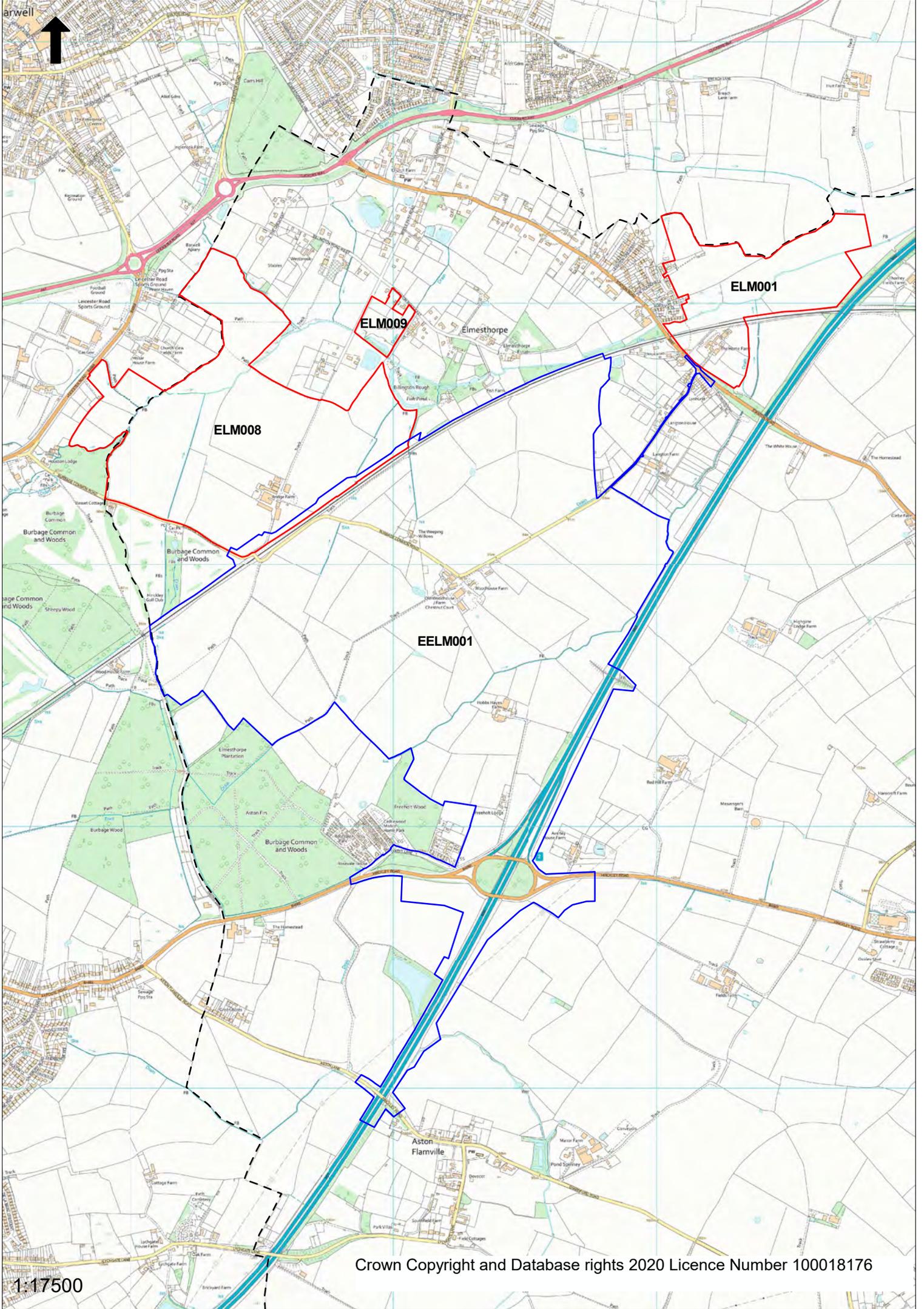
ELM001 contains a Local Wildlife Site and site ELM008 is adjacent to Burbage Common and Woods Local Nature Reserve and contains Local Wildlife Sites.

Landscape Character

The land around Elmesthorpe is divided between the Elmesthorpe Floodplain landscape character area and the Aston Flamville Wooded Farmland landscape character area. Sites ELM001 and ELM008 are in the Elmesthorpe Floodplain landscape character area which has moderate sensitivity to residential development. Site EELM001 is within both landscape character areas which have a high sensitivity to large-scale commercial development.

Heritage

Site ELM001 contains a Grade 2 listed building (Homefarm Farmhouse and adjacent buildings).



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ELM001 Land north of The Home Farm, Elmesthorpe

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	ELM001
Site Name (Parish)	Land north of The Home Farm (Elmesthorpe)
Proposed use	Housing
Size in hectares (developable area and reason)	26.25 ha (19.12 ha, flooding)
Size in dwellings (density, dwelling per hectare)	358 (30dph)
Grid Reference	E 447335 N 296062
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site has no significant positive scores.
Negative Scores	<p>The site scores poorly for amenity because the site is in close proximity to the M69 motorway and is dissected by the Birmingham to Peterborough railway line.</p> <p>The site scores poorly for biodiversity as it contains a Local Wildlife Site and is likely to have overall medium ecological value.</p> <p>The site contains a Grade 2 listed building (Home Farmhouse and adjacent buildings) so has the potential for negative heritage affects.</p> <p>The site scores poorly for potential harm to landscape character as the site is in the Elmesthorpe Floodplain landscape character area that has moderate sensitivity to residential development.</p> <p>Approximately 30% of the site is affected by flooding (Flood Zone 2) and so the site scores poorly against flood risk objectives.</p> <p>The site has poor access to public transport, employment opportunities and a convenience store.</p>
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site adjoins the existing settlement boundary of Elmesthorpe which is proposed to be a Small Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	Yes, approximately 26% of the site is affected by Flood Zones 2 and 3.

Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	The site is in single ownership.
Access to the road network	LCC Highways comment that the walking distance to bus stops may exceed recommended distances set out in the Highways Design Guidance and that there may be viability issues when connecting the two parcels of land via a bridge over the railway line. The Highway Authority would need the site promoter to demonstrate that these issues can be addressed.
Key infrastructure requirements and capacity issues	There is likely to be inadequate infrastructure to support the scale of development proposed (c. 385 – 400 dwellings and no associated facilities). As identified above, LCC Highways indicate that a bridge may be required over the railway line to facilitate access between the two parcels of land split by the railway line.
Lead-in times, delivery rates and market capacity	Site promoter estimates start on site within 5 years and development to take up to 5 years.
Barriers to delivery	Access constraints. No known legal constraints.
Delivery approach	Not known.
Net dwelling (or floorspace) capacity within plan period	SHELAA capacity estimates a yield of 385 dwellings, site promoter estimates up to 400 dwellings.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ No clear positive attributes given uncertainties around developability.
Negative Attributes	- The site scores poorly against a range of SA criteria (amenity, biodiversity, heritage, landscape, flooding, access to public transport, jobs and shops) - Highways constraints of delivering a development of the scale proposed
Recommendation	The site is a Reasonable Option to consider further but there are concerns around the scale of the proposal at Elmesthorpe which has limited facilities and services.

ELM008 Land north of the railway line, Elmesthorpe

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	ELM008
Site Name (Parish)	Land north of the railway line (Elmesthorpe)
Proposed use	Housing
Size in hectares (developable area and reason)	68.61 ha (65.95 ha, flooding)
Size in dwellings (density, dwelling per hectare)	1,100 (based on information provided by site promoter)
Grid Reference	E 445419 N 295501
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores well for population and housing, access to a primary school (c. 2km to Barwell C of E Academy, but potential to provide a primary school on site), access to health care (whilst the site is over 3km to Heath Lane Surgery, the site has the potential to provide developer funded facilities or extension of existing surgery(s)).
Negative Scores	The site scores poorly for impact on biodiversity (adjacent to Burbage Common and Woods Local Nature Reserve and Local Wildlife Sites in the area). The site adjoins the railway line and so has potential to cause amenity issues. The site is in the Elmesthorpe Floodplain landscape character area which has moderate sensitivity to residential development. Site scores poorly for conserving the District's soils and making effective use of land as it is 68ha of Grade 3 agricultural land. The site has poor access to public transport and a convenience store. A small part (c. 5%) of the site is in Flood Zones 2 and 3.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	Elmesthorpe is proposed to be a Small Village. The site is located away from the village of Elmesthorpe.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	Yes, the site is affected by Flood Zones 2 and 3 (approx. 4% in Flood Zone 3).

Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Two landowners, site under option to a developer.
Access to the road network	The site promoter indicates the delivery of a link road connecting the proposed rail freight interchange south of the railway line, over the railway line, with the B4668 Leicester Road (close to Hinckley United FC ground). Further investigation required to understand deliverability of such a proposal.
Key infrastructure requirements and capacity issues	Access issues will need to be resolved; further investigation required around details of proposed local centre and primary school.
Lead-in times, delivery rates and market capacity	Site promoter estimates a realistic start date for development commencing is 2024 with the delivery of a first house capable of occupation by 2024 / 2025 (based on assumption that the Local Plan will be adopted during final quarter of 2022). Site promoter's estimated delivery trajectory of: 2024/25: 50 completions 2025/26: 100 26/27: 150 27/28: 250 onwards until final year of 50 completions in 2030/31.
Barriers to delivery	Access issues will need to be resolved.
Delivery approach	Promotion agreement in place.
Net dwelling (or floorspace) capacity within plan period	Site promoter estimates a yield of 1,100 dwellings. Site Survey response indicated potential for a local centre and one two-form primary school.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ The site has the potential to deliver educational and health care infrastructure (either on-site or financial contributions); further investigation required. + The site is under option to a developer.
Negative Attributes	- The SA identifies negative scores against biodiversity, landscape, flooding and access to public transport and a convenience store. - Concerns around access to a site of this scale (feasibility of a bridge over the railway line) - Site is isolated and would need to provide own social infrastructure to be considered self-sufficient.
Recommendation	Reasonable option that requires further assessment.

ELM009 Land at 24 Billington Road East, Elmesthorpe

Stage 1		Initial Site Identification	
Criteria		Comment	
Site reference		ELM009	
Site Name (Parish)		Land at 24 Billington Road East (Elmesthorpe)	
Proposed use		Housing	
Size in hectares (developable area and justification if lower developable area)		3.01 ha (2.59 ha, flooding)	
Size in dwellings (density, dwelling per hectare)		5 (based on information provided by site promoter)	
Grid Reference		E 445963 N 295921	
Current use (previously developed?)		Agricultural land (No)	
Stage 2		Sustainability Appraisal Summary	
Criteria		Comment	
Positive Scores		The site has no significant positive scores.	
Negative Scores		Impacts on Biodiversity (close to LWS), partially affected by Flood Zones 2 and 3 (FZ3 = 12%); poor access to employment opportunities and a convenience store.	
Stage 3		Consistency with Emerging Strategy	
Criteria		Comment	
What is the site's position in the emerging settlement hierarchy?		The site is in the open countryside away from the settlement of Elmesthorpe.	
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?		Yes, the site is in Countryside.	
Flood risk: is the site affected by Flood Zone 2 or 3?		Yes, part of the site to the south-west is in Flood Zones 2 and 3.	
Stage 4		Deliverability of Sites	
Criteria		Comment	
Land ownership		The site is promoted by joint-landowners who intend to develop the site for self-build housing.	
Access to the road network		Via Billington Road East, further investigation required.	
Key infrastructure requirements and capacity issues		None known.	
Lead-in times, delivery rates and market capacity		Not known.	
Barriers to delivery		None known.	
Delivery approach		Not known.	
Net dwelling (or floorspace) capacity within plan period		Site promoted for self-build of up to 5 units.	
Stage 5		Conclusions and Recommendation	
Criteria		Comment	
Positive Attributes		+ Limited positive attributes	

Negative Attributes	- Isolated from services - Biodiversity and flooding issues
Recommendation	Site is not considered a reasonable option due to isolation from nearest settlement.

Employment Site

EELM001 Land north of Junction 2 of the M69, Elvesthorpe

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	EELM001
Site Name (Parish)	Land north of Junction 2 of the M69 (Elvesthorpe, and Sapcote and Aston Flamville)
Proposed use	Employment
Size in hectares (developable area and reason)	224ha (222.67ha, flooding)
Size in floorspace (sqm, use)	639,400sqm (based on information provided by site promoter, use class B)
Grid Reference	E 446308 N 294827
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores well for creation of employment land (large-scale employment opportunity) and access to strategic transport routes (adjacent to M69 motorway junction).
Negative Scores	The site has amenity concerns (adjoins Gypsy and Caravan sites to the south). The site scores poorly for impacts on biodiversity (contains a Local Wildlife Site). Potential for landscape harm as the proposal is for large-scale commercial development which is in a Landscape Character Area with a high sensitivity to such development. The site scores poorly against the soils objective as it is a large site of Grade 3 agricultural land.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site is in Elvesthorpe, Aston Flamville and Stoney Stanton parishes (mostly Elvesthorpe).
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside
Flood risk: is the site affected by Flood Zone 2 or 3?	Yes, part of the site to the north-east is in Flood Zone 3.

Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	The site is in multiple ownership, developer with control over most land interests
Access to the road network	The site abuts the M69 motorway and vehicular access is proposed off 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.
Key infrastructure requirements and capacity issues	Road infrastructure – improvements to M69 junction 2 and off-site highway improvements. If proposal is to be rail-based, further investigation required around infrastructure and capacity issues (note – the site is being promoted for a strategic rail freight interchange through the National Infrastructure Planning process).
Lead-in times, delivery rates and market capacity	Site promoter estimates start on site within 5 years and delivery rates to respond to market demand.
Barriers to delivery	No known legal constraints. Highways (and rail) infrastructure.
Delivery approach	A developer is identified.
Net dwelling (or floorspace) capacity within plan period	The site is being promoted for a strategic rail freight interchange through the National Infrastructure Planning process for approximately 639,400sqm of use class B employment floorspace.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Potential to create a large-scale employment site and good access to the strategic road network. + A developer is identified and pursuing an application through the National Infrastructure Planning process which demonstrates a willingness to develop the site.
Negative Attributes	- The site has some environmental constraints (amenity, ecology, landscape, and soils). - Major on- and off-site highways (and rail) infrastructure required to deliver the scheme; further investigation required.
Recommendation	The site is a Reasonable Option that should be considered further.

Site Assessments: Enderby

Summary

Four sites have been assessed for housing development and one site has been assessed for a mix of housing and employment development. Details of their capacity are set out below:

SHELAA site reference	Site address	Potential capacity (dwellings)	Potential capacity (employment floorspace)	Is the site reasonable to consider further?	Reason for exclusion from further assessment
END009	Quarry Lane	44	6,942sqm	Not reasonable	Concerns about deliverability of site given site history.
END017	Land to the west of the M1 (adjacent to the public footpath)	29	N/A	Not reasonable	The site has no access to the road network.
END022	Land off Blaby Road	84	N/A	Reasonable	N/A
END023	Enderby Metals	8	N/A	Reasonable	N/A
END024	Land rear of Strawberry Gardens	55	N/A	Reasonable but access issues	N/A
	TOTAL	220	6,942sqm		

Settlement Hierarchy

Enderby is proposed to be part of the Extended Principal Urban Area. The village scores the highest overall score out of all settlements within the District as it contains all Most Important services and all Desirable services. The village has access to a high frequency bus service (20 minutes or better, and a Sunday service), a Park and Ride facility, access to Demand Responsive Public Transport (Arriva Click) and a dedicated cycle lane. There are several business parks and employment opportunities around the parish:

- Fosse Park (retail)
- Grove Farm Triangle (retail)
- Grove Park
- Lubbesthorpe Strategic Employment Site (within Enderby parish)
- Warren Business Park
- Next Head Office
- Mill Hill Industrial Estates
- Everards Meadow and Police HQ
- Local Plan (Delivery) DPD 2019 site allocation SA3 Land west of St Johns, Enderby which is proposed to be a 33ha strategic employment site.

Settlement Constraints

Green Wedge

There is a Green Wedge to the east and south of Enderby. Site END017 is in Green Wedge. Sites END023 and END024 are in Countryside; the remaining two sites are in the existing settlement boundary of Enderby.

Motorway

The M69 motorway runs east to west through the parish and the M1 motorway runs north to south through the parish.

Landfill and Contamination

Site END009 is a former landfill site and site END024 is in close proximity to a gassing landfill site and contamination point (the former quarry and landfill site).

Biodiversity

Enderby has a SSSI at Enderby Warren Quarry and a number of Local Wildlife Sites around the village. Site END022 contains a Local Wildlife Site.

Air Quality

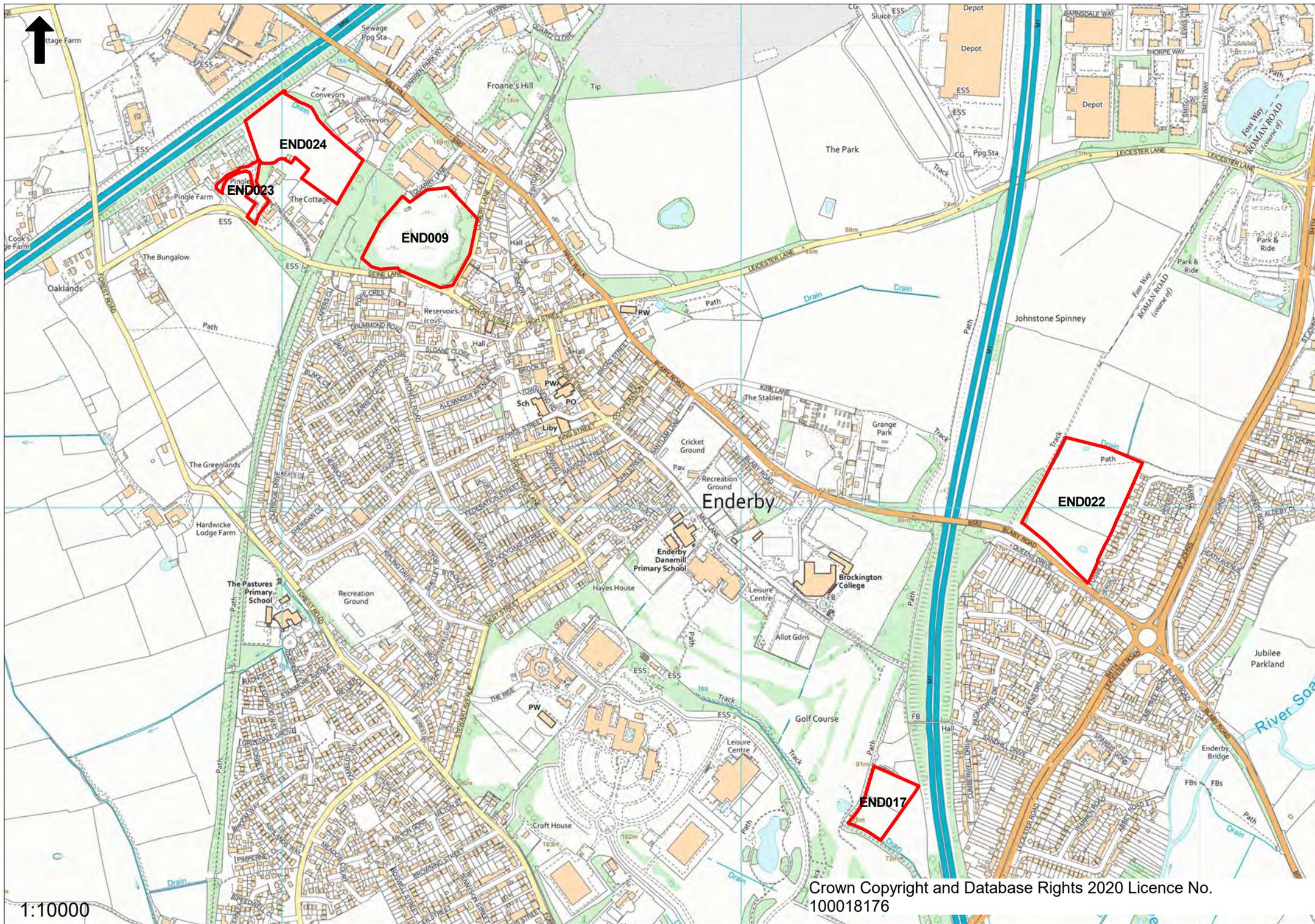
There are two Air Quality Management Areas in Enderby. AQMA2 is located at the M1 motorway corridor in Enderby and Narborough and AQMA6a is located at Mill Hill, Enderby. Four sites are located in close proximity to these AQMAs (END009, END017, END023 and END024).

Minerals Safeguarding Areas

Sites END017 and END023 are located in Minerals Safeguarding Areas for sand and gravel.

Landscape Character

The land surrounding Enderby is split between 2 landscape character areas. The land to the north of the village is within the Thurlaston Rolling Farmland Landscape Character Area which has moderate sensitivity to residential development. This affects sites END023 and END024. The land to the east is within the Lubbesthorpe Agricultural Parkland.



END024

END023

END009

Enderby

END022

END017

1:10000

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END009 Quarry Lane, Enderby

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	END009
Site Name (Parish)	Quarry Lane (Enderby)
Proposed use	Mixed use: housing and employment
Size in hectares (developable area and reason)	3.56 ha
Size in dwellings (density, dwelling per hectare) and employment floorspace (square metres)	44 dwellings (at 30dph) and 6,942sqm of employment floorspace. The yield assumes a 50:50 split of residential to commercial development.
Grid Reference	E 455303 N 299590
Current use (previously developed?)	Former landfill site, now overgrown (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores well for access to a secondary school and health care. The site is a filled-in quarry so potential for agriculture is low. Heritage potential is low. The site has the potential to provide some employment land as it is promoted for mixed-use. Good access to public transport, jobs and a convenience store.
Negative Scores	The site scores poorly for health and safety constraints as it is a former landfill site. The site has the potential for high biodiversity value due to the site's characteristics. The site is in close proximity to AQMA6a Mill Hill, Enderby.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	Enderby is proposed to be part of the Extended PUA. The site is within the existing settlement boundary of Enderby.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	No, the site is within the existing settlement boundary.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	The site is in single ownership.
Access to the road network	LCC Highways comment 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 and to provide a surfaced footway. Potential for access off Quarry Lane.

Key infrastructure requirements and capacity issues	Access issues would need to be resolved.
Lead-in times, delivery rates and market capacity	Not known.
Barriers to delivery	Former landfill site; contamination issues would need to be explored.
Delivery approach	Not known.
Net dwelling (or floorspace) capacity within plan period	<p>Site promoted for a mix of housing and employment with no indicative yield. SHELAA estimates 44 dwellings (at 30dph) and 6,942sqm of employment floorspace. The yield assumes a 50:50 split of residential to commercial development.</p> <p>There are concerns about the developability of the site given that it was formerly an employment land allocation in the 1999 Local Plan and was also considered as an employment allocation in the Local Plan Delivery DPD but was found not to be 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.</p>
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	<ul style="list-style-type: none"> + The site is a former landfill site so potential for loss of agricultural land is low and heritage value is low. + The site has good access to a secondary school, health care facility, public transport, jobs and a convenience store (the site is located reasonably close to the centre of the village of Enderby).
Negative Attributes	<ul style="list-style-type: none"> - Potential for historic contamination associated with former use. - Close proximity to AQMA6a at Mill Hill, Enderby and high biodiversity value. - Concerns about deliverability and/or developability of site given information from site promoter that there are no immediate plans to develop the site.
Recommendation	<p>The site is not considered a Reasonable Option to assess further. There are uncertainties around the developability of the site given its former use and the timeframe for development. It was also considered for a potential allocation during the production of the Local Plan Delivery DPD 2019 and was not allocated. However, the site is within the existing settlement boundary of Enderby and may be considered appropriate for redevelopment subject to overcoming the identified constraints.</p>

END017 Land to the west of the M1 (adjacent the public footpath), Enderby

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	END017
Site Name (Parish)	Land to the west of the M1 (adjacent the public footpath) (Enderby)
Proposed use	Housing
Size in hectares (developable area and reason)	1.21 ha
Size in dwellings (density, dwelling per hectare)	29 (30dph)
Grid Reference	E 454313 N 298368
Current use (previously developed?)	Grassland (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores positively for access to a secondary school, health care, open space, and jobs.
Negative Scores	The site scores poorly for amenity (c. 40m to M1 motorway). The site is within a minerals safeguarding area for sand and gravel. Heritage potential is considered to be high given location adjacent to the route of the Fosse Way. The site scores poorly for air quality as it is adjacent to AQMA 2. The site has poor access to a convenience store.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	Enderby is proposed to be part of the Extended PUA. The site is located away from the boundaries of the existing settlement boundary for Enderby.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Green Wedge.
Flood risk: is the site affected by Flood Zone 2 or 3?	Yes, approximately 3% of the site is in Flood Zones 2 and 3.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Three landowners.
Access to the road network	The site appears to be landlocked and access appears to be via a farm access which has no footway. Substantial infrastructure required to provide a surfaced footway. LCC Highways likely to resist development of the site.
Key infrastructure requirements and capacity issues	None known.

Lead-in times, delivery rates and market capacity	Not known.
Barriers to delivery	The site appears to be land-locked.
Delivery approach	Not known.
Net dwelling (or floorspace) capacity within plan period	SHELAA estimates a yield of 29 dwellings (30dph).
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ The site scores positively for access to a secondary school, health care, open space, and jobs.
Negative Attributes	- The site appears to be land-locked and has no suitable form of access and it is unlikely that one could be created. - The site is in close proximity to the M1 motorway which presents amenity issues and is also an AQMA.
Recommendation	The site is not a Reasonable Option and should not be considered further. The site is land-locked and it is very unlikely that a suitable form of access could be created to the satisfaction of the Highways Authority.

END022 Land off Blaby Road, Enderby

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	END022
Site Name (Parish)	Land off Blaby Road (Enderby)
Proposed use	Housing
Size in hectares (developable area and reason)	4.49 ha
Size in dwellings (density, dwelling per hectare)	84 (30dph)
Grid Reference	E 454732 N 299014
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores positively for population and housing, access to a secondary school, public transport and job opportunities.
Negative Scores	The site scores poorly for biodiversity (as it contains a Local Wildlife Site) and heritage (western boundary of the site is a Roman road and heritage potential is high). The site is within a minerals safeguarding area for sand and gravel. The site scores poorly for access to a convenience store.

Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site is within the existing settlement boundary of Enderby, which is proposed to be part of the Extended PUA.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	No, within the existing settlement boundary.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Site is in single ownership.
Access to the road network	LCC Highways comment that the existing access from Blaby Road is unacceptable due to the close proximity with Fosse Close and so an alternative access would be needed. Blaby Road is a Class B road with a 40mph speed limit. There are a high number of accidents at the Foxhunter roundabout which requires further investigation. Improvements to the narrow footpath along the site frontage may need to be explored.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	Site promoter estimates development to be completed within 5 years, achieving a peak delivery of 45 units per year.
Barriers to delivery	No known legal constraints.
Delivery approach	Site is under option to a house-builder.
Net dwelling (or floorspace) capacity within plan period	Site promoter estimates 110 dwellings; SHELAA estimate is for 85 dwellings (30dph).
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	<ul style="list-style-type: none"> + The site scores positively for population and housing, access to a secondary school, public transport and job opportunities. + The site is under option to a house-builder and has few constraints to development, subject to the creation of a suitable access. + The site is within the existing settlement boundary for Enderby.
Negative Attributes	<ul style="list-style-type: none"> - The site has biodiversity and heritage value. - The site adjoins an area of land that is allocated for employment development and so there is the potential for amenity issues with the adjoining development but this is unlikely to affect the site's yield.
Recommendation	The site is a Reasonable Option and should be considered further.

END023 Enderby Metals, Enderby

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	END023
Site Name (Parish)	Enderby Metals (Enderby)
Proposed use	Housing
Size in hectares (developable area and reason)	0.36 ha
Size in dwellings (density, dwelling per hectare)	8 (30dph)
Grid Reference	E 452943 N 299679
Current use (previously developed?)	Former scrapyard (Yes)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores positively for access to health care and job opportunities. The site is brownfield and so would make efficient and effective use of land.
Negative Scores	The site scores poorly for harm to landscape character because the site has moderate sensitivity to residential development. The site is in close proximity to an AQMA (AQMA6a Mill Hill, Enderby).
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	Enderby is proposed to be part of the Extended PUA. The site is located within the parish of Enderby but does not adjoin the existing settlement boundary of Enderby.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Site is in single ownership.
Access to the road network	LCC Highways comment that 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 Highways Design Guidance.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	Site promoter indicates site can start and finish within 5 years.

Barriers to delivery	None known. *** The SHELAA identifies that the site is safeguarded as a waste facility in the Leicestershire Minerals and Waste Local Plan, however the site promoter has submitted evidence that shows that the site owner has voluntarily revoked the waste licence and the business is no longer trading.
Delivery approach	Site is owned by a developer. Site promoter has indicated potential for the site to be developed alongside adjoining SHELAA site END024.
Net dwelling (or floorspace) capacity within plan period	Site promoter estimates a yield of 9 dwellings; SHELAA estimates a yield of 8 dwellings.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Site has good access to health care and job opportunities. + Small brownfield site owned by a developer that could be delivered in a short period of time.
Negative Attributes	- The site is located in the Countryside away from the centre of the village. Access to Enderby is via Seine Lane which is an unlit carriageway with no footpath. Journeys to Enderby are likely to be made by car. - The site scores poorly for landscape harm and air quality impacts.
Recommendation	The site is a Reasonable Option that should be considered further.

END024 Land rear of Strawberry Gardens, Enderby

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	END024
Site Name (Parish)	Land rear of Strawberry Gardens (Enderby)
Proposed use	Housing
Size in hectares (developable area and reason)	2.97 ha
Size in dwellings (density, dwelling per hectare)	55 (30dph)
Grid Reference	E 453053 N 299802
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	Site scores positively for access to health care and employment opportunities.

Negative Scores	The site scores poorly for amenity (close proximity to M69 motorway and adjacent to an industrial estate with uncertain amenity issues). The site is in close proximity to a gassing landfill site and a contamination point. The site has the potential to cause harm to the landscape character of the area as it is in an area of moderate sensitivity. Site scores poorly for air quality as it is in close proximity to AQMA6a Mill Hill, Enderby.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site adjoins the village of Enderby which is proposed to be part of the Extended PUA.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Site is in single ownership.
Access to the road network	LCC Highways note that the site has no access to the highway network; if this can be overcome then further consideration would need to be given to the site.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	Site promoter estimates a timescale for development of 5-10 years.
Barriers to delivery	The site has no access to the highway. Indicative potential to develop alongside END023 and achieve access from this site.
Delivery approach	Not known.
Net dwelling (or floorspace) capacity within plan period	Site promoter estimates a yield of 90 dwellings; SHELAA estimates a yield of 55 dwellings.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ The site scores positively for access to healthcare and job opportunities.
Negative Attributes	- The site has no access to the highway. - The site is located away from the centre of the village and its facilities. Whilst the site has no direct road access, the nearby Seine Lane is an unlit carriageway with no footpath. Journeys to Enderby are likely to be made by car.
Recommendation	The site is a Reasonable Option to consider for further assessment but there are concerns around access to the site which needs to be considered further (possibly alongside END023)