

## Appendix E - Housing Site Proformas

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## Summary

AECOM ID	Blaby Reference	1. Population and Housing	2. Access to primary school	3. Access to secondary school	4. Access to health care	5. Access to existing green space	6. Amenity	7. Health and safety constraints	8. Impacts on biodiversity	9. Cultural heritage	10. Minerals	11. Waste	12. Landscape Sensitivity	13. Agricultural Land Classification	14. Water Protection	15. Air Quality	16. Climate Change (Floodings)	17. Climate Change (Mitigation)	18. Employment land	19. Access to strategic transport routes	20. Regeneration opportunities	21. Access to public transport	22. Commuting distance	23. Access to convenience store
AECOM004	BLA007																							
AECOM034	BLA030																							
AECOM039	BLA031																							
AECOM038	BLA032																							
AECOM040	BLA033																							
AECOM041	BLA034																							
AECOM042	COS009																							
AECOM043	COS010																							
AECOM044	COS011																							
AECOM045	COS012																							
AECOM046	COS013																							
AECOM006	COU022																							
AECOM007	COU024																							
AECOM008	COU025																							
AECOM030	COU037																							
AECOM032	COU038																							
AECOM047	COU042																							
AECOM048	COU043																							
AECOM049	COU044																							
AECOM050	COU045																							
AECOM051	COU046																							
AECOM100	COU047																							
AECOM009	CRO003																							
AECOM052	CRO006																							
AECOM010	ELM001																							
AECOM053	ELM008																							
AECOM101	ELM009																							
AECOM011	END009																							
AECOM012	END017																							
AECOM035	END022																							
AECOM054	END023																							
AECOM055	END024																							

AECOM037	GLE030														-			-		-	-			
AECOM056	GLE031														-			-		-	-			
AECOM099	GLE032														-			-		-	-			
AECOM013	GPA010														-			-		-	-			
AECOM057	GPA023														-			-		-	-			
AECOM002	HUN013														-			-		-	-			
AECOM058	HUN016														-			-		-	-			
AECOM059	HUN017														-			-		-	-			
AECOM014	KIL002														-			-		-	-			
AECOM015	KIL006														-			-		-	-			
AECOM033	KIL008														-			-		-	-			
AECOM016	KMU009														-			-		-	-			
AECOM060	KMU020														-			-		-	-			
AECOM061	KMU021														-			-		-	-			
AECOM062	KMU022														-			-		-	-			
AECOM063	KMU023														-			-		-	-			
AECOM064	KMU024														-			-		-	-			
AECOM065	KMU025														-			-		-	-			
AECOM098	KMU026														-			-		-	-			
AECOM029	LFE018														-			-		-	-			
AECOM066	LFE019														-			-		-	-			
AECOM067	LFE020														-			-		-	-			
AECOM068	LFE021														-			-		-	-			
AECOM017	LIT003														-			-		-	-			
AECOM018	LIT008														-			-		-	-			
AECOM019	LIT009														-			-		-	-			
AECOM020	LIT014														-			-		-	-			
AECOM069	LIT022														-			-		-	-			
AECOM070	LIT023														-			-		-	-			
AECOM071	LUB002														-			-		-	-			
AECOM072	LUB003														-			-		-	-			
AECOM021	NAR002														-			-		-	-			
AECOM022	NAR008														-			-		-	-			
AECOM073	NAR016														-			-		-	-			
AECOM075	NAR018														-			-		-	-			
AECOM076	NAR019														-			-		-	-			
AECOM077	NAR020														-			-		-	-			
AECOM074	NAR021														-			-		-	-			
AECOM023	SAP013														-			-		-	-			
AECOM001	SAP019														-			-		-	-			



AECOM0 31	SAP02 3													-			-		-	-			
AECOM0 78	SAP02 4													-			-		-	-			
AECOM0 79	SAP02 5													-			-		-	-			
AECOM0 80	SAP02 6													-			-		-	-			
AECOM0 94	SAP02 8													-			-		-	-			
AECOM0 95	SAP02 9													-			-		-	-			
AECOM0 97	SAP03 1													-			-		-	-			
AECOM0 81	SHA00 8													-			-		-	-			
AECOM0 24	STO00 2													-			-		-	-			
AECOM0 25	STO00 9													-			-		-	-			
AECOM0 26	STO01 6													-			-		-	-			
AECOM0 03	STO01 9													-			-		-	-			
AECOM0 82	STO02 3													-			-		-	-			
AECOM0 84	STO02 4													-			-		-	-			
AECOM0 83	STO02 5													-			-		-	-			
AECOM0 85	STO02 6													-			-		-	-			
AECOM0 96	STO02 8													-			-		-	-			
AECOM0 86	THU00 3													-			-		-	-			
AECOM0 87	THU00 4													-			-		-	-			
AECOM0 88	THU00 5													-			-		-	-			
AECOM0 27	WHE0 04													-			-		-	-			
AECOM0 28	WHE0 19													-			-		-	-			
AECOM0 89	WHE0 26													-			-		-	-			
AECOM0 91	WHE0 27													-			-		-	-			
AECOM0 92	WHE0 28													-			-		-	-			
AECOM0 93	WHE0 30													-			-		-	-			
AECOM0 90	WHE0 31													-			-		-	-			

## Blaby

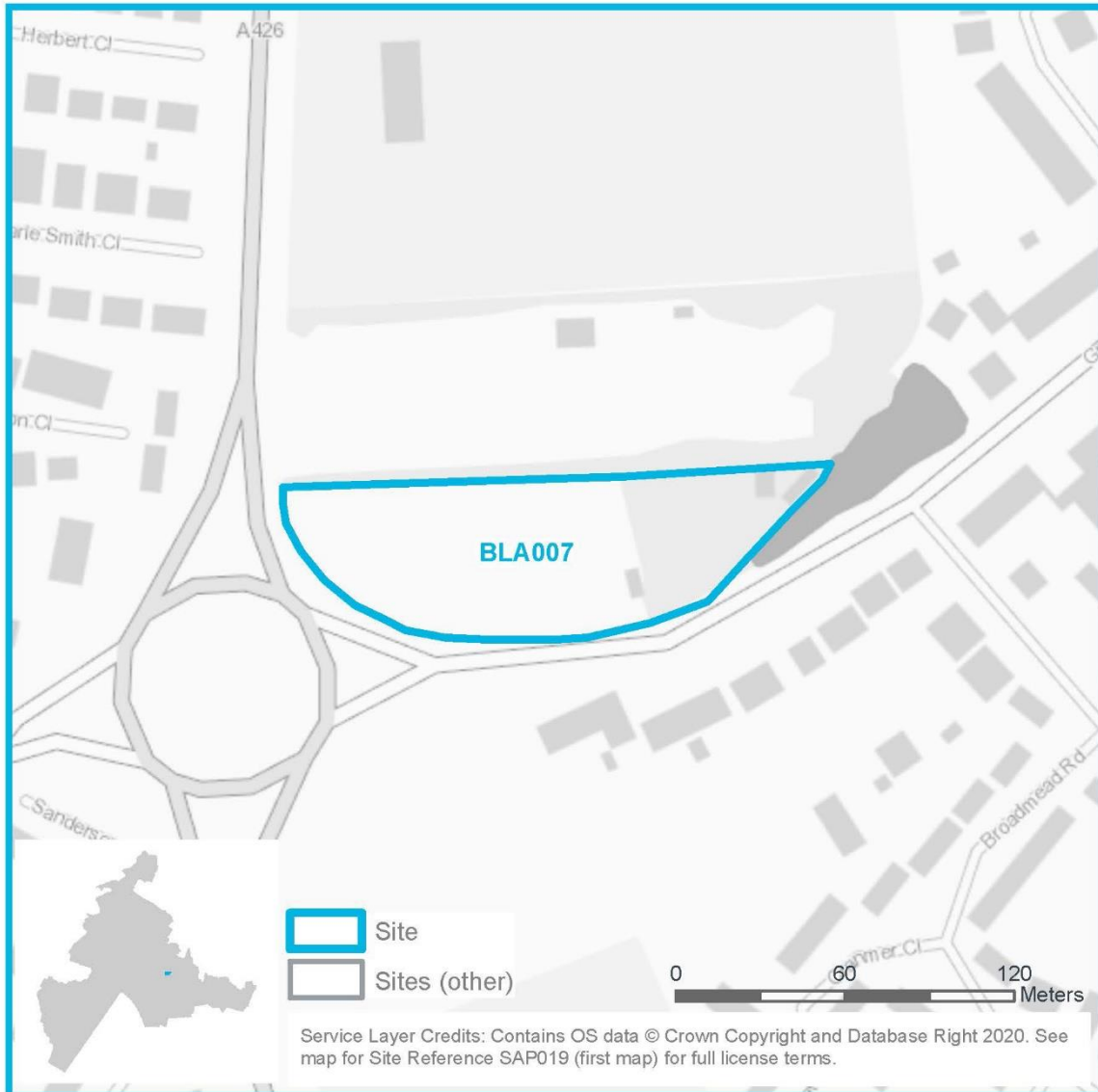
**Site Reference:** BLA007

**Proposed Use:** Res

**AECOM Reference:** AECOM004

**Area (ha):** 0.84

**Location:** Land north of Grove Road



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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<b>BLA007 - SA Objectives and Site Assessment Criteria</b>		
1.	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is</i> <i>Achievable, available, 20 dwellings over 6-10 years</i>	

	<b>BLA007 - SA Objectives and Site Assessment Criteria</b>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	
	680m to Blaby Stokes Primary	
	<b>Access to secondary school</b>	
	2330m to Countesthorpe Leysland Community College	
	<b>Access to health care</b>	
	690m to Hazelmere Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 0 open space typologies (within 720m), the closest being Warwick Sports Ground-Parks and Recreation Grounds which is 789 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues..  The site is located 9m from a main road- A426	
	<b>Health and safety constraints</b>	
	The site is:  1459m from Blaby Brick Works, Glen Parva gasing landfill site 2289m from a high pressure gas pipeline 6611m from a calor gas consultation zone 217m from a contamination point No obvious surrounding constraints to development	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  1813m from LNR Glen Parva 4m from LWS Grove Road Oak 1154m from an SSSI  The site is likely to have Medium ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Mostly clear grassland, trees on site and minor hedgerows, boundary retention possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. No designated heritage assets on site but LCC Archaeology indicate that site is adjacent to a fishpond (MLE16566) and heritage potential for this site is medium.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	

	<b>BLA007 - SA Objectives and Site Assessment Criteria</b>	
	<i>The site does not intersect any mineral safeguarding areas</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 100% low- moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 0.8ha Grade 3, 0.0ha Grade 4 and 0.0ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects</i>	/
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 959 m from AQMA 4B and 84m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria</i>	/
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Regular frequency service and is 700m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 1083 jobs within 1.2km; 6733 jobs within 3km and 27947 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 570 m from a Co Op</i>	

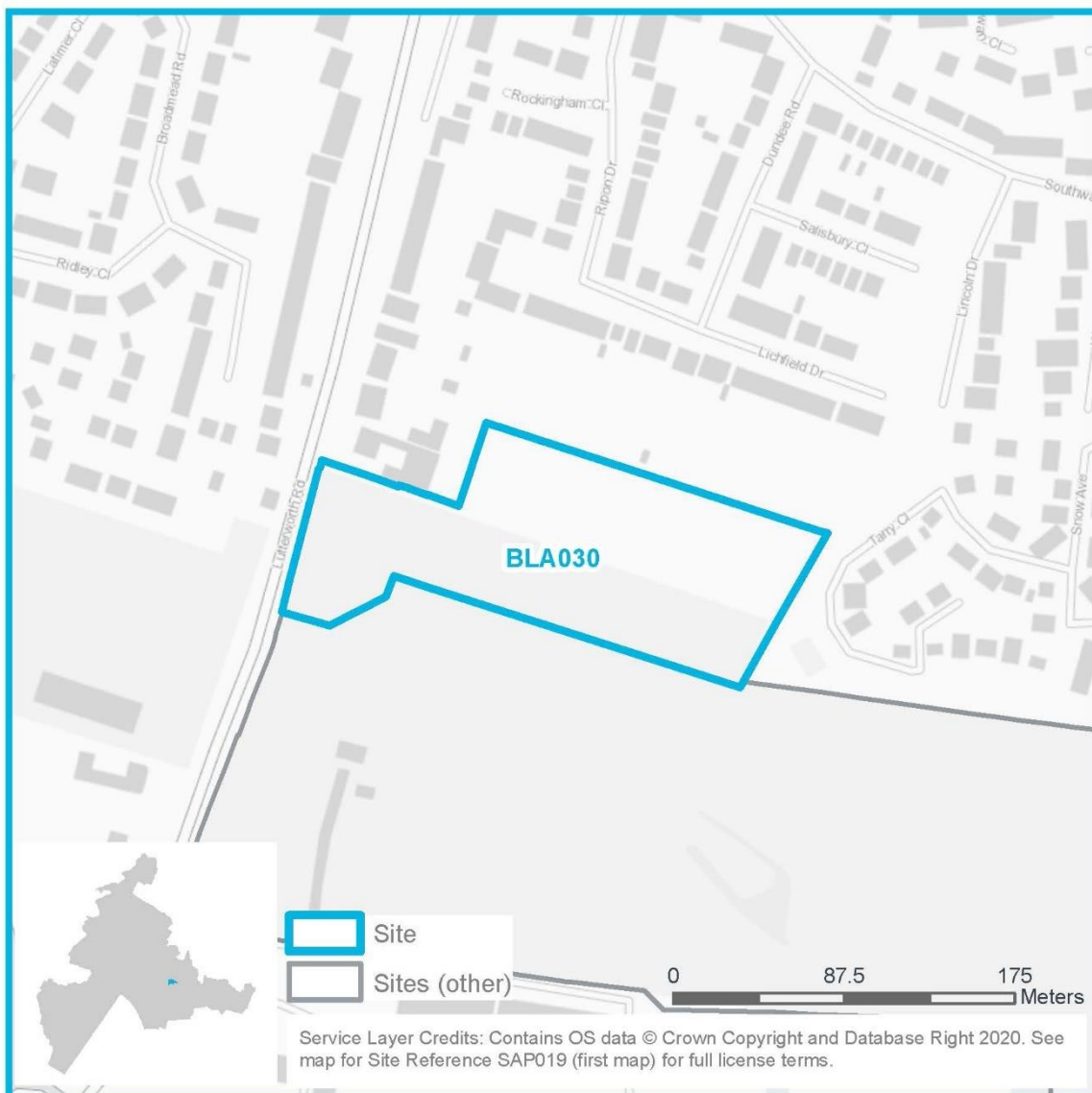
**Site Reference: BLA030**

**Proposed Use:**

**AECOM Reference: AECOM034**

**Area (ha): 2.02**

**Location:** Land off Lutterworth Road



Likely to promote positive effects

Possible positive effects, though not significant

Unlikely to have significant effects

Possible negative effect (mitigation possible)

Likely to generate negative effects

<b>BLA030 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is Achievable, available, 51 dwellings, 6 - 10 years.</i>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	

	<b>BLA030 - SA Objectives and Site Assessment Criteria</b>	
	796m to Badgerbrook Primary	
	<b>Access to secondary school</b>	
	1170m to Countesthorpe Leysland Community College	
	<b>Access to health care</b>	
	990m to Hazelmere Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 0 open space typologies (within 720m), the closest being Oliver Park-Amenity Green Space which is 840 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues..  The site is located 186 m from a main road- A426	
	<b>Health and safety constraints</b>	
	The site is:  1942 m from Blaby Brick Works, Glen Parva gasing landfill site  1684 m from a high pressure gas pipeline  6916 m from a calor gas consultation zone  520 m from a contamination point  No obvious surrounding constraints to development	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  2289 m from LNR Glen Parva  10 m from LWS Blaby Golf Course Ponds  1721 m from an SSSI  The site is likely to have High ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Approximately 65% of site has undergrowth and trees, site is partially bounded with trees and hedgerows and retention not possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. LCC archaeology comments that heritage potential on the site is high. There are no designated heritage assets on site.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	The site does not intersect any mineral safeguarding areas	

	<b>BLA030 - SA Objectives and Site Assessment Criteria</b>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 1% no effect category, 99% low- moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 2.0ha Grade 3, 0.0ha Grade 4 and 0.0 ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 1760m from AQMA 4B and 550m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Regular service and is 730 m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 453 jobs within 1.2km; 4878 jobs within 3km and 21874 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 1060m from a Co Op</i>	

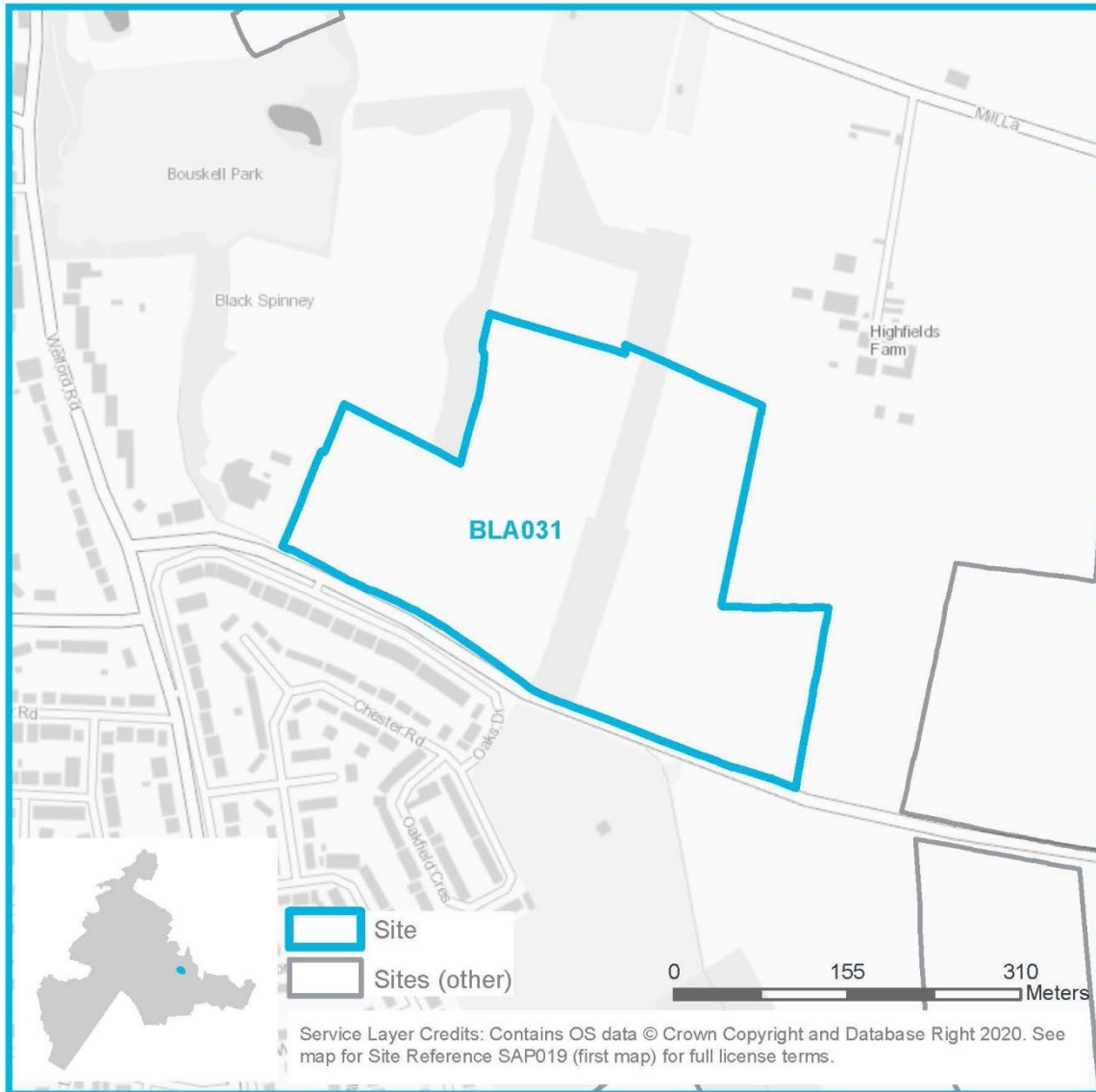
**Site Reference: BLA031**

**Proposed Use: Res**

**AECOM Reference: AECOM039**

**Area (ha): 11.04**

**Location:** Land north of Hospital Lane, Blaby



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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BLA031 - SA Objectives and Site Assessment Criteria		
1.	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.	
	The site is      Achievable, available, 104 dwellings, 6 - 10 years.	
2 & 3	Access to primary school	



	<b>BLA031 - SA Objectives and Site Assessment Criteria</b>	
	490m to Thistly Meadow Community	
	<b>Access to secondary school</b>	
	2390m to Countesthorpe Leysland Community College	
	<b>Access to health care</b>	
	1400m to Hazelmere Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 2 open space typologies (within 720m), the closest being Oakfield Park-Parks and Recreation Grounds which is 49 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues..  The site is located 934m from a main road- A426	
	<b>Health and safety constraints</b>	
	The site is:  1505 m from Blaby Brick Works, Glen Parva gasing landfill site 2272 m from a high pressure gas pipeline 7665 m from a calor gas consultation zone 1011 m from a contamination point  No obvious surrounding constraints to development	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  1870 m from LNR Glen Parva 4 m from LWS Blaby, Stream S Of Hospital Lane 2099 m from an SSSI  The site is likely to have Medium ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site is mostly cleared, bounded by trees and hedgerows, a significant area running north to south through the centre of the site is home to a large concentrated strip of young trees, retention possible depending on scheme design	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. There are no designated heritage assets on the site. LCC Archaeology: medium risk. Prehistoric enclosures in the vicinity and ridge and furrow across the area.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	

	<b>BLA031 - SA Objectives and Site Assessment Criteria</b>	
	<i>77% of the site is within a minerals safeguarding area, consisting of, Sand and gravel</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 100% low- moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 11.0 ha Grade 3, 0.0 ha Grade 4 and 0.0 ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 1753m from AQMA 4B and 1368m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Regular service and is 1000m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 667 jobs within 1.2km; 6650 jobs within 3km and 23552 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 1130m from a Aldi</i>	

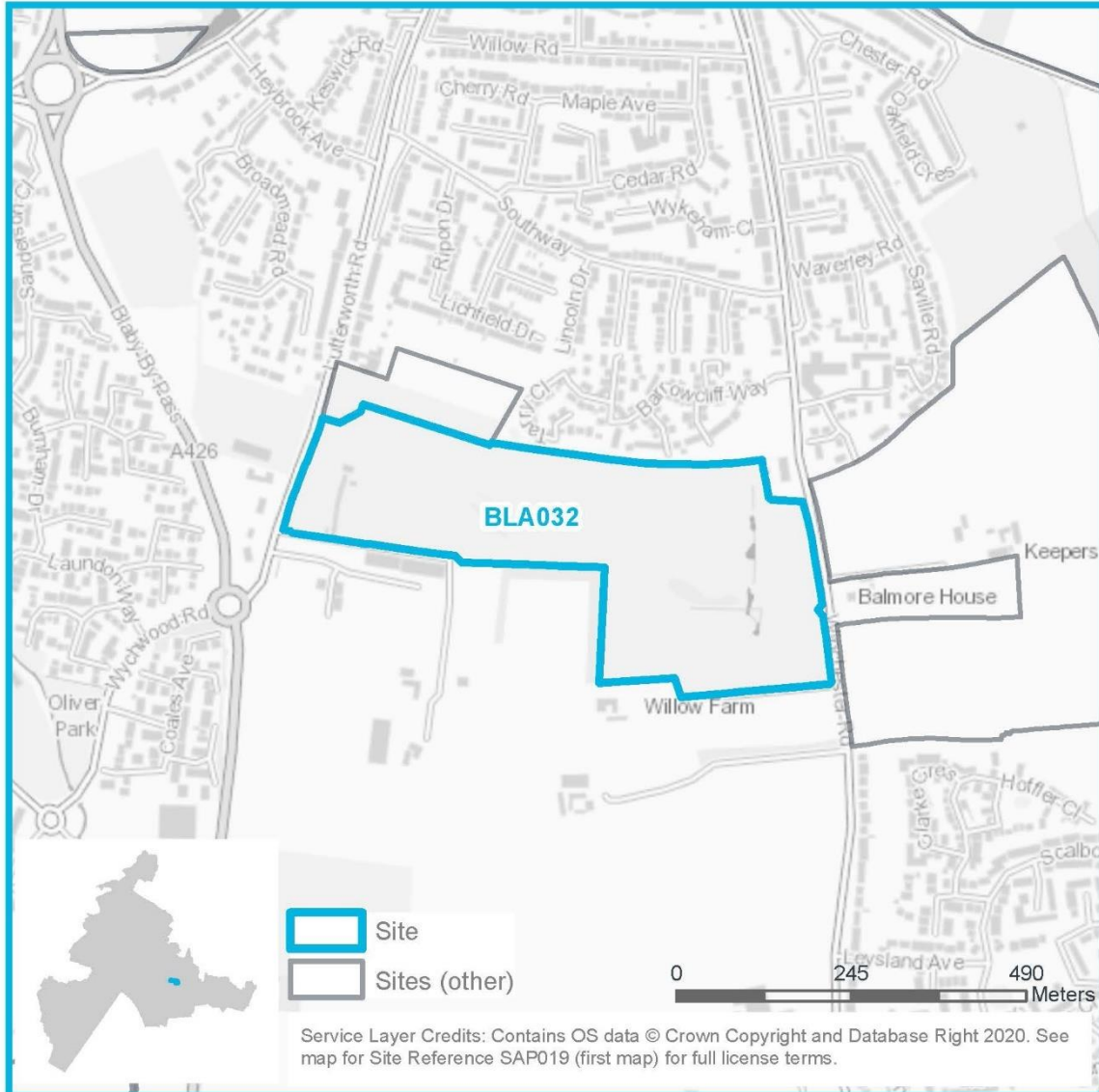
**Site Reference: BLA032**

**Proposed Use: Res**

**AECOM Reference: AECOM038**

**Area (ha): 16.34**

**Location: Land at Glebe Farm, Blaby**



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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BLA032 - SA Objectives and Site Assessment Criteria		
1.	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.	
	The site is      Achievable, available, 306 dwellings, 11 - 15 years.	
2 & 3	Access to primary school	

	<b>BLA032 - SA Objectives and Site Assessment Criteria</b>	
	1320m to Thistly Meadow Community	
	<b>Access to secondary school</b>	
	1280m to Countesthorpe Leysland Community College	
	<b>Access to health care</b>	
	1360m to Hazelmere Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being Tarry Close-Amenity Green Space which is 0 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues... The site is located 85m from a main road- A426	
	<b>Health and safety constraints</b>	
	<p>The site is:</p> <p>2010 m from Blaby Brick Works, Glen Parva gasing landfill site</p> <p>1323 m from a high pressure gas pipeline</p> <p>6854 m from a calor gas consultation zone</p> <p>539 m from a contamination point</p> <p>No obvious surrounding constraints to development</p>	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	<p>The site is:</p> <p>2359 m from LNR Glen Parva</p> <p>0 m from LWS Blaby Golf Course Ponds</p> <p>1753 m from an SSSI</p> <p>The site is likely to have Medium ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site is bounded by trees and hedgerows, they also present across the site with retention difficult</p>	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. There are no designated heritage assets on site. LCC archaeology: medium risk. No known archaeological remains on site but Iron Age roundhouse (MLE22906), early Bronze Age burial (MLE22907) 130m to NW, Roman Road (MLE1902) and possible palaeochannel at west end of site (MLE21823) in the vicinity.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	The site does not intersect any mineral safeguarding areas	

	<b>BLA032 - SA Objectives and Site Assessment Criteria</b>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 100% low-moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 16.3 ha Grade 3, 0.0 ha Grade 4 and 0.0 ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 1490 m from Leicester AQMA and 845m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Regular service and is 530 m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 2333 jobs within 1.2km; 19501 jobs within 3km and 53117 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 1100m from a Co Op, Dog and Gun Lane, Whetstone</i>	

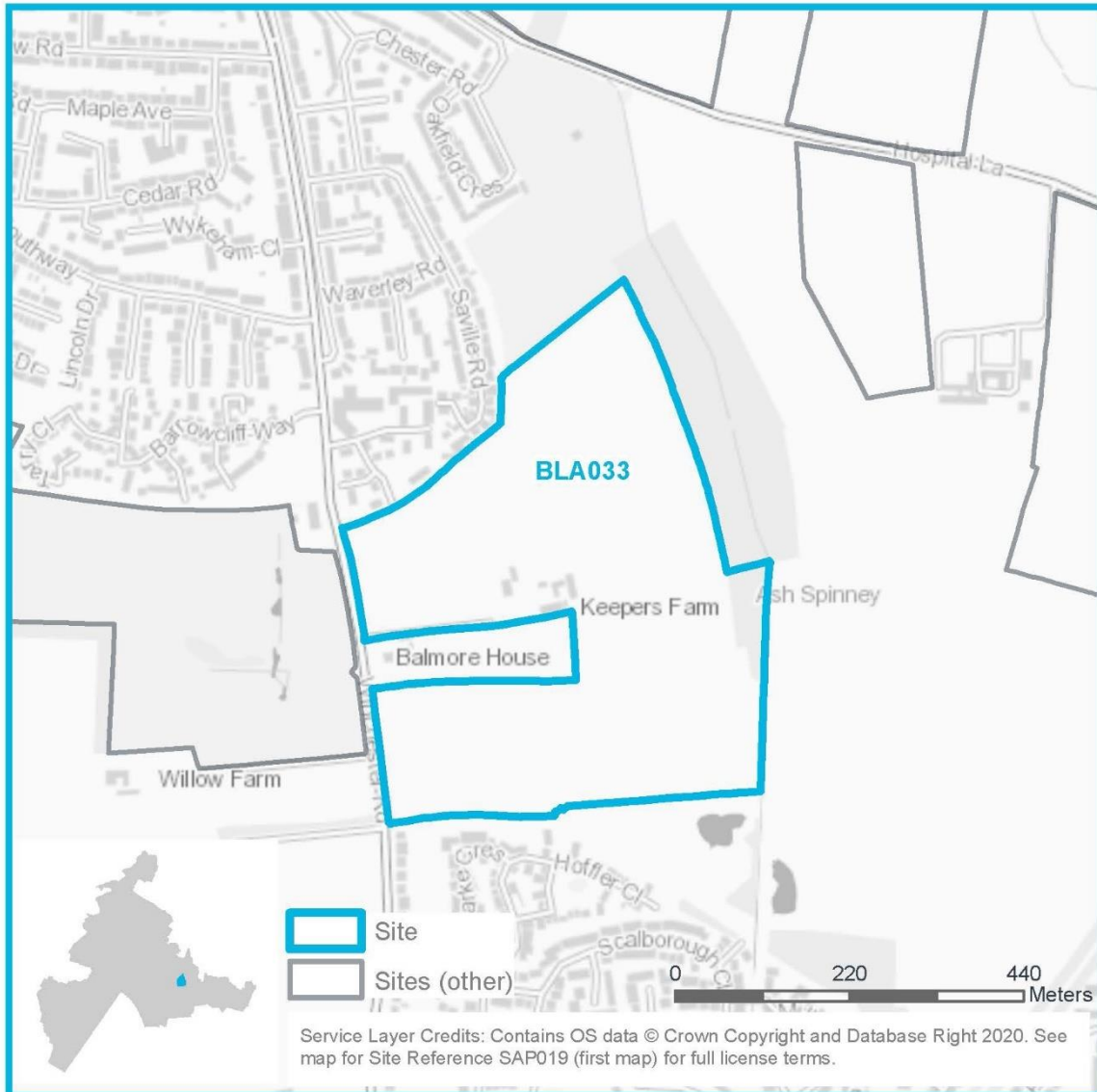
**Site Reference: BLA033**

**Proposed Use: Res**

**AECOM Reference: AECOM040**

**Area (ha): 22.63**

**Location: Land at Keepers Farm, Blaby**



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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<b>BLA033 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	The site is      Achievable, available, 300 dwellings, 11 - 15 years.	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	

	<b>BLA033 - SA Objectives and Site Assessment Criteria</b>	
	1280m to Thistly Meadow Community	
	<b>Access to secondary school</b>	
	1190m to Countesthorpe Leysland Community College	
	<b>Access to health care</b>	
	1770m to Hazelmere Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 2 open space typologies (within 720m), the closest being Countesthorpe Country Park-Accessible Natural Green Space which is 0 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues.. The site is located 809 m from a main road- A426	
	<b>Health and safety constraints</b>	
	<p>The site is:</p> <p>2137 m from Blaby Brick Works, Glen Parva gasing landfill site</p> <p>1291 m from a high pressure gas pipeline</p> <p>7594 m from a calor gas consultation zone</p> <p>436 m from a contamination point</p> <p>No obvious surrounding constraints to development</p>	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	<p>The site is:</p> <p>2500 m from LNR Glen Parva</p> <p>10 m from LWS Winchester Rd Hedge 2, Blaby</p> <p>2366 m from an SSSI</p> <p>The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site is mostly clear with some trees and hedgerow boundaries including a small cluster of trees to east of site, retention possible</p>	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. There are no designated heritage assets on site. LCC Archaeology: medium risk. No known archaeological remains on site, ridge and furrow to the south.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	The site does not intersect any mineral safeguarding areas	



	<b>BLA033 - SA Objectives and Site Assessment Criteria</b>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 100 % low- moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 22.6ha Grade 3, 0.0 ha Grade 4 and 0.0 ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 2459m from AQMA 4B and 1753m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Regular service and is 350 m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 258 jobs within 1.2km; 4386 jobs within 3km and 15661 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 1660m from an Aldi</i>	



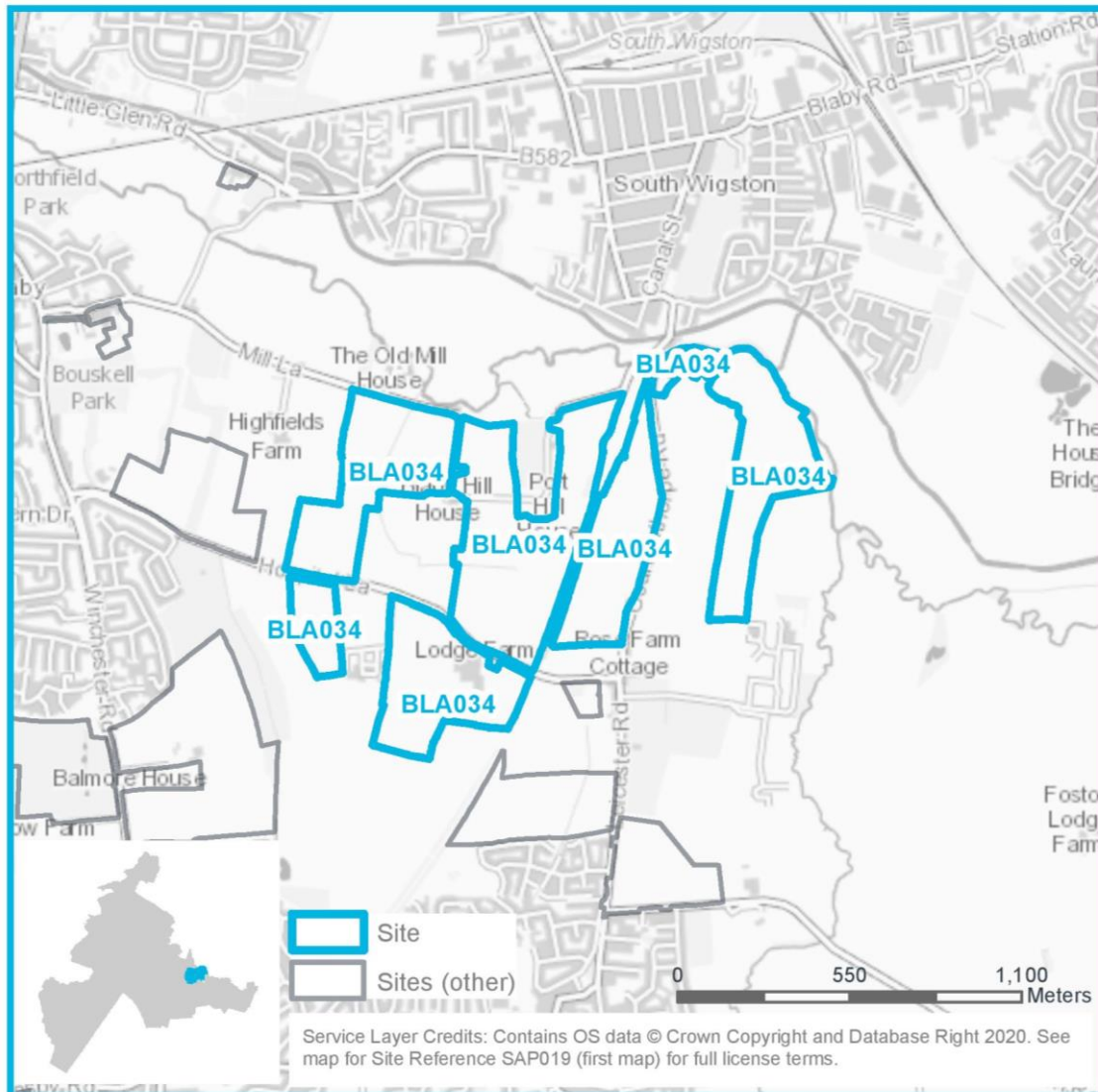
Site Reference: BLA034

Proposed Use: Mixed Use

AECOM Reference: AECOM041

Area (ha): 90.26

Location: Land at Hospital Lane, Blaby



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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<b>BLA034 - SA Objectives and Site Assessment Criteria</b>		
1.	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is Not achievable, Available, 1,018 dwellings, 11 - 15 years. Part of this site falls within a neighbouring District.</i>	
2 & 3	<b>Access to primary school</b>	

	<b>BLA034 - SA Objectives and Site Assessment Criteria</b>	
	1370m to <i>Thistly Meadow Community ** Potential to build new school</i>	
	<b>Access to secondary school</b>	
	3200m to <i>Countesthorpe Leysland Community College</i>	
	<b>Access to health care</b>	
	2230m to <i>Hazelmere Medical Centre. Additional developer funded facilities or extension of existing likely.</i>	
	<b>Access to existing green space</b>	
	<i>The site is located near 1 open space typologies (within 720m), the closest being Crow Mills Way-Accessible Natural Green Space which is 38 metres away</i>	
	<b>Amenity</b>	
	<i>No obvious surrounding amenity issues, aside from any additional road based amenity issues..</i>	
	<i>The site is located 1301m from a main road- A426</i>	
	<b>Health and safety constraints</b>	
	<i>The site is:</i> 1815 m from <i>Blaby Brick Works, Glen Parva gasing landfill site</i> 1772 m from <i>a high pressure gas pipeline</i> 8188 m from <i>a calor gas consultation zone</i> 65 m from <i>a contamination point</i> <i>No obvious surrounding constraints to development</i>	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	<i>The site is:</i> 2200 m from <i>LNR Glen Parva</i> 0 m from <i>LWS Dismantled Railway S Of Crow Bridge</i> 1607 m from <i>an SSSI</i> <i>The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of:</i> <i>Very large site with trees and hedgerows along existing field boundaries, retention/mitigation should be broadly possible.</i>	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	<i>Data taken from Blaby's 2019 SHLAA. "There are no designated heritage assets. LCC Archaeology: medium risk. South Wigston COA (DLE665) borders the northern edge of the area. Possible ridge and furrow centred on SP585973. Enclosure cropmarks immediately west of the area; roman site to the south-east; old clay pit to immediate south, sand pit to south east, additional possible ridge and furrow in vicinity."</i>	

	<b>BLA034 - SA Objectives and Site Assessment Criteria</b>	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	<i>77% of the site is within a minerals safeguarding area, consisting of, Sand and gravel</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 81% low- moderate category (100% of the site which is located within the District)</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 60.2 ha Grade 3, 28.2 ha Grade 4 and 1.8 ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 2784m from AQMA 4B and 2250m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>20% of the site is within Flood Zone 2. 19% of the site is within Flood Zone 3.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Regular service and is 930 m away</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 1417 jobs within 1.2km; 8283 jobs within 3km and 22156 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 1960m from an Aldi</i>	

## Cosby

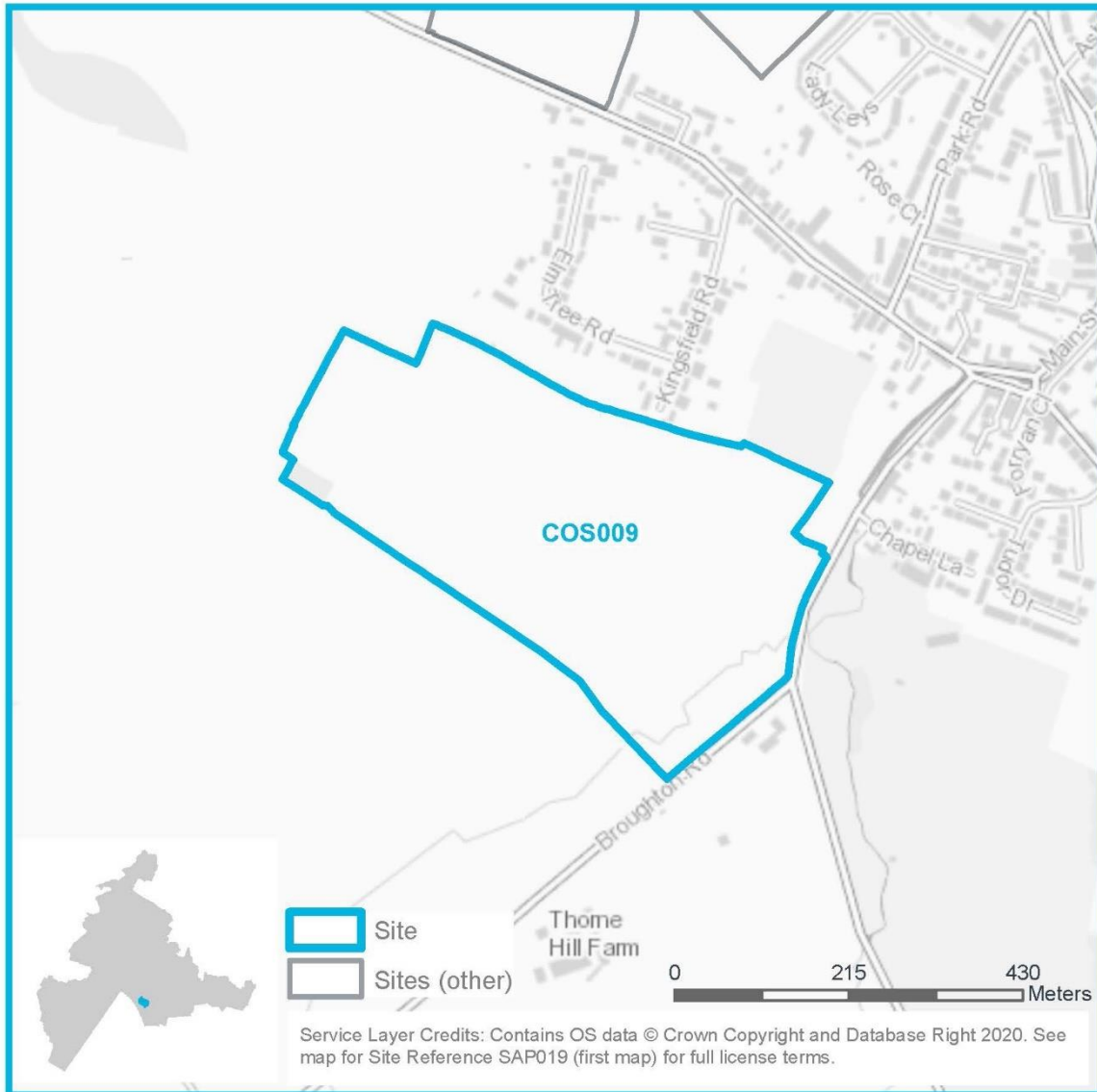
**Site Reference: COS009**






**Proposed Use: Res**



**AECOM Reference: AECOM042**

**Area (ha): 19.85**

**Location:** Land west of Broughton Road, Cosby



	<i>Likely to promote positive effects</i>		<i>Possible positive effects, though not significant</i>		<i>Unlikely to have significant effects</i>		<i>Possible negative effect (mitigation possible)</i>		<i>Likely to generate negative effects</i>
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<b>COS009 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is Achievable, available, 366 dwellings, 11- 15 years.</i>	

	<b>COS009 - SA Objectives and Site Assessment Criteria</b>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	
	1770m to Cosby Primary School	
	<b>Access to secondary school</b>	
	3680m to Countesthorpe Leysland Community College	
	<b>Access to health care</b>	
	3200m to Orchard Medical Practice	
	<b>Access to existing green space</b>	
	The site is located near 0 open space typologies (within 720m), the closest being Victory Park-Parks and Recreation Grounds which is 903 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues..  The site is located 843 m from a main road- M1	
	<b>Health and safety constraints</b>	
	The site is:  4271 m from Blaby Brick Works, Glen Parva gasing landfill site 370 m from a high pressure gas pipeline 4513 m from a calor gas consultation zone 967 m from a contamination point  No obvious surrounding constraints to development	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  4647 m from LNR Glen Parva 141 m from LWS Cosby Golf-Club Hedge 2830 m from an SSSI  The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site is mostly clear with some trees and hedgerow boundaries both internally and externally, retention somewhat possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. There are no designated heritage assets on site but the Conservation Area and Listed Buildings are within 150m of the northern boundary of the site. LCC Archaeology: medium risk. Both probably and certain ridge and furrow on	

	<b>COS009 - SA Objectives and Site Assessment Criteria</b>	
	<i>the site. Northern boundary of the site adjoins the Cosby Land Settlement estate (MLE24344).</i>	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	<i>78% of the site is within a minerals safeguarding area, consisting of, Sand and gravel</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 100 % moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 19.8 ha Grade 3, 0.0 ha Grade 4 and 0.0ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 4083m from AQMA 4B and 2403m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Regular service and is 690 m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 100 jobs within 1.2km; 1175 jobs within 3km and 9736 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 800 m from a Co Op</i>	



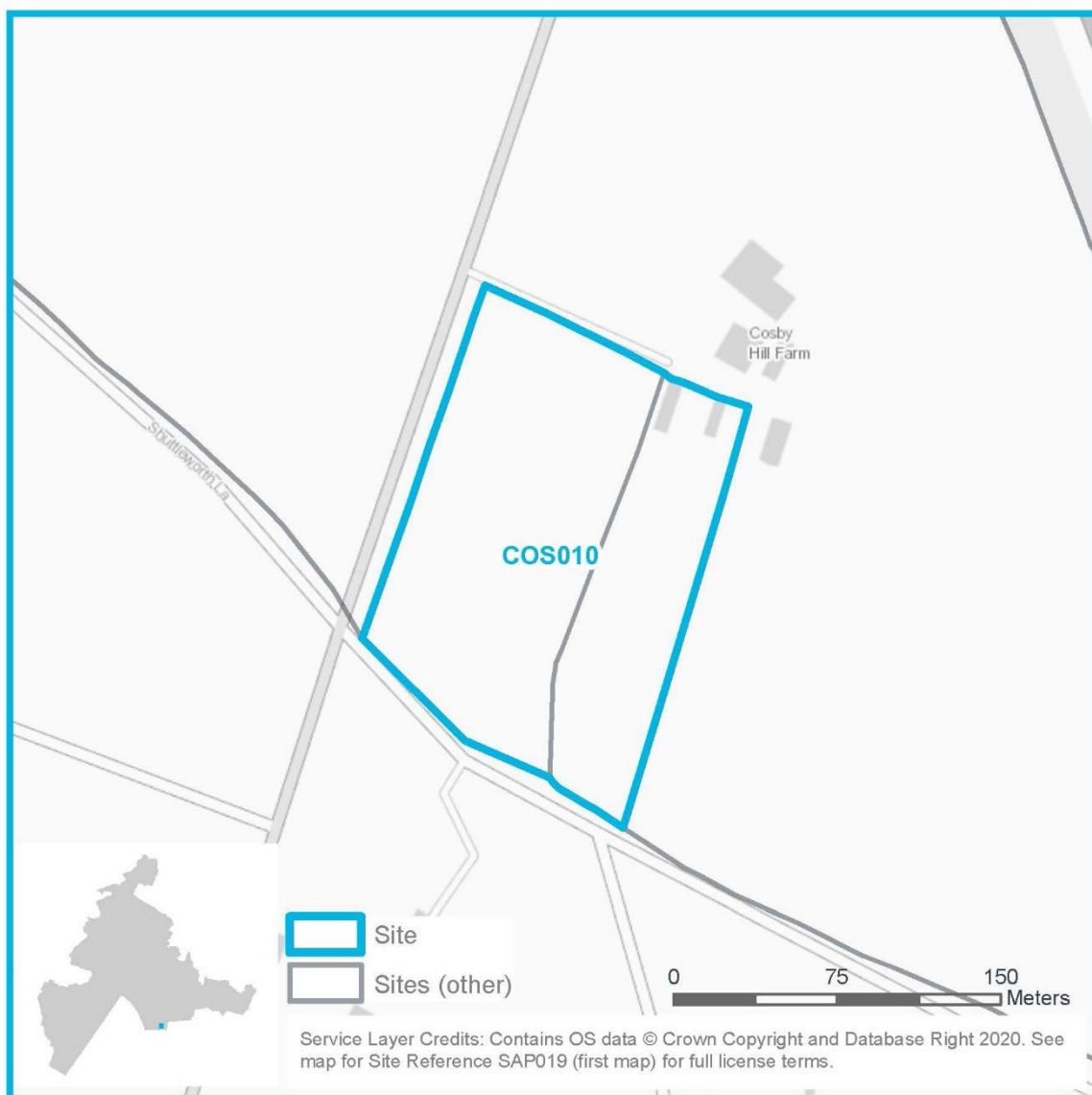
**Site Reference: COS010**






**Proposed Use: Res**




**AECOM Reference: AECOM043**

**Area (ha): 2.59**

**Location: Land at Cosby Hill, Cosby**



	<i>Likely to promote positive effects</i>		<i>Possible positive effects, though not significant</i>		<i>Unlikely to have significant effects</i>		<i>Possible negative effect (mitigation possible)</i>		<i>Likely to generate negative effects</i>
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<b>COS010 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is Achievable, available, 48 dwellings, 11 - 15 years.</i>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	

	<b>COS010 - SA Objectives and Site Assessment Criteria</b>	
	3300m to Old Mill Primary School	
	<b>Access to secondary school</b>	
	3300m to Thomas Estley Community College	
	<b>Access to health care</b>	
	3050m to Orchard Medical Practice	
	<b>Access to existing green space</b>	
	The site is located near 0 open space typologies (within 720m), the closest being Victory Park-Parks and Recreation Grounds which is 2955 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues..  The site is located 11m from a main road- A426	
	<b>Health and safety constraints</b>	
	The site is:  5635 m from Blaby Brick Works, Glen Parva gasing landfill site  742 m from a high pressure gas pipeline  6791 m from a calor gas consultation zone  2590 m from a contamination point  No obvious surrounding constraints to development	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  5998 m from LNR Glen Parva  389 m from LWS Whetstone Ash Tree  4730 m from an SSSI  The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site is mostly clear with some trees and hedgerow boundaries both internally and externally, retention somewhat possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. There are no designated heritage assets on site. LCC Archaeology: medium risk. Earthwork mound (MLE45) seen from aerial photograph. Farm complex (MLE23478) on northeast corner of site.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	The site does not intersect any mineral safeguarding areas	



	<b>COS010 - SA Objectives and Site Assessment Criteria</b>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 100 % moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 2.6 ha Grade 3, 0.0 ha Grade 4 and 0.0 ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 5263m from AQMA 4B and 0m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Regular service and is 1500m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 322 jobs within 1.2km; 1525 jobs within 3km and 5736 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 2500 m from a Co Op</i>	

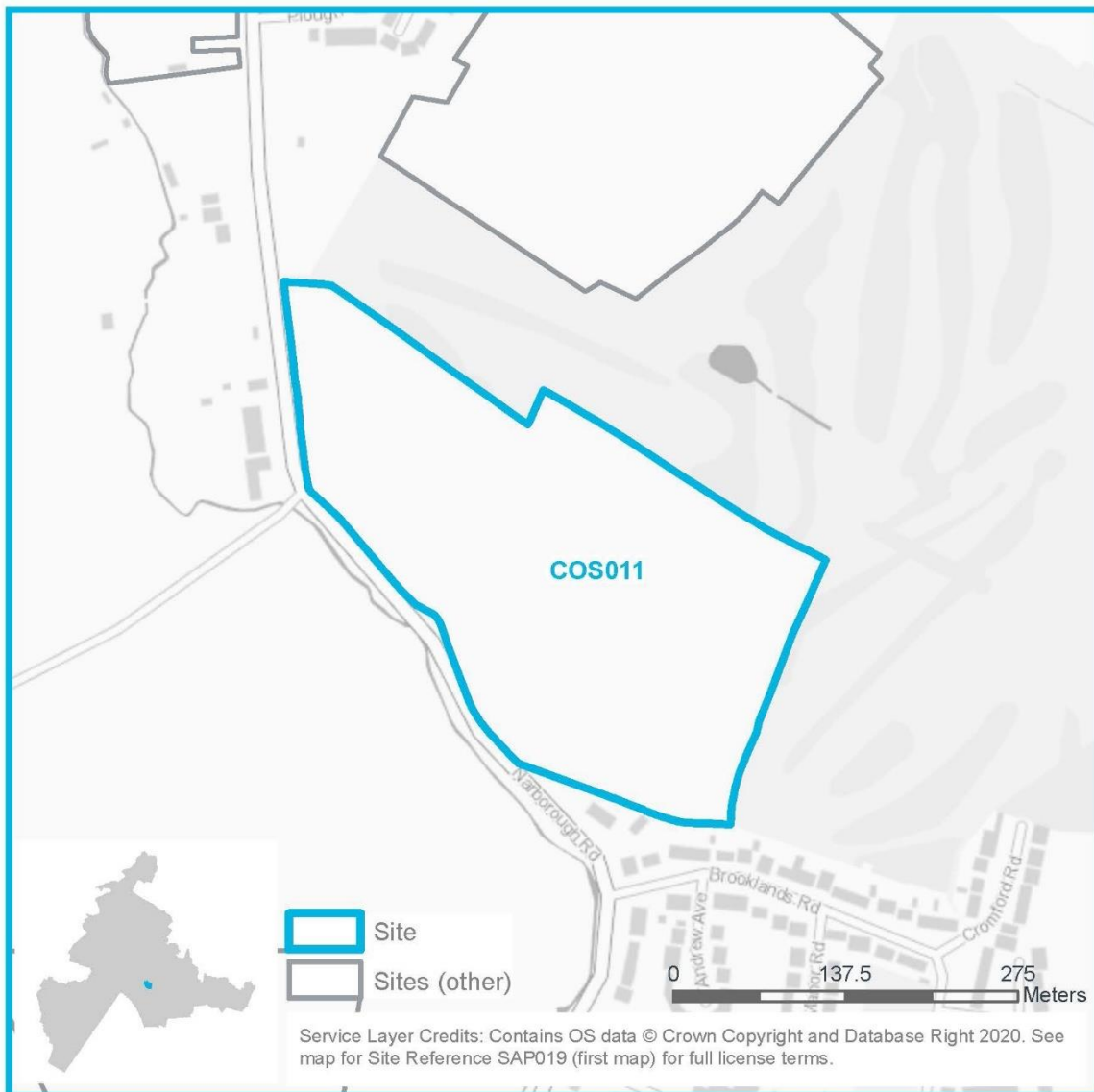
**Site Reference: COS011**






**Proposed Use: Res**




**AECOM Reference: AECOM044**

**Area (ha): 9.45**

**Location: Land off Narborough Road, Cosby**



	<i>Likely to promote positive effects</i>		<i>Possible positive effects, though not significant</i>		<i>Unlikely to have significant effects</i>		<i>Possible negative effect (mitigation possible)</i>		<i>Likely to generate negative effects</i>
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<b>COS011 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is Achievable, available, 177 dwelling, 6 - 10 years.</i>	
<b>2</b>	<b>Access to primary school</b>	

	<b>COS011 - SA Objectives and Site Assessment Criteria</b>	
<b>&amp; 3</b>		
	760m to Cosby Primary School	
	<b>Access to secondary school</b>	
	4520m to Countesthorpe Leysland Community College	
	<b>Access to health care</b>	
	2000m to Limes Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being Victory Park-Parks and Recreation Grounds which is 602 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues..  The site is located 448 m from a main road- M1	
	<b>Health and safety constraints</b>	
	The site is:  2745 m from Blaby Brick Works, Glen Parva gasing landfill site 1818 m from a high pressure gas pipeline 4820 m from a calor gas consultation zone 215 m from a contamination point  No obvious surrounding constraints to development	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  3103 m from LNR Glen Parva 206 m from LWS Cosby Dismantled Railway 1406 m from an SSSI  The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site is mostly clear with some trees and hedgerow boundaries both internally and externally, retention somewhat possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. There are no designated heritage assets on site. LCC Archaeology: medium risk. Ring ditch crop mark within possible barrow cemetery. Continuation of barrow cemetery to the south west.	

	<b>COS011 - SA Objectives and Site Assessment Criteria</b>	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	<i>57% of the site is within a minerals safeguarding area, consisting of, Sand and gravel</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 99% low- moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 9.5 ha Grade 3, 0.0 ha Grade 4 and 0.0 ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 2170m from AQMA 2 and 2767m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Regular service and is 1340m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 172 jobs within 1.2km; 3564 jobs within 3km and 18203 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 1450m from a Co Op</i>	

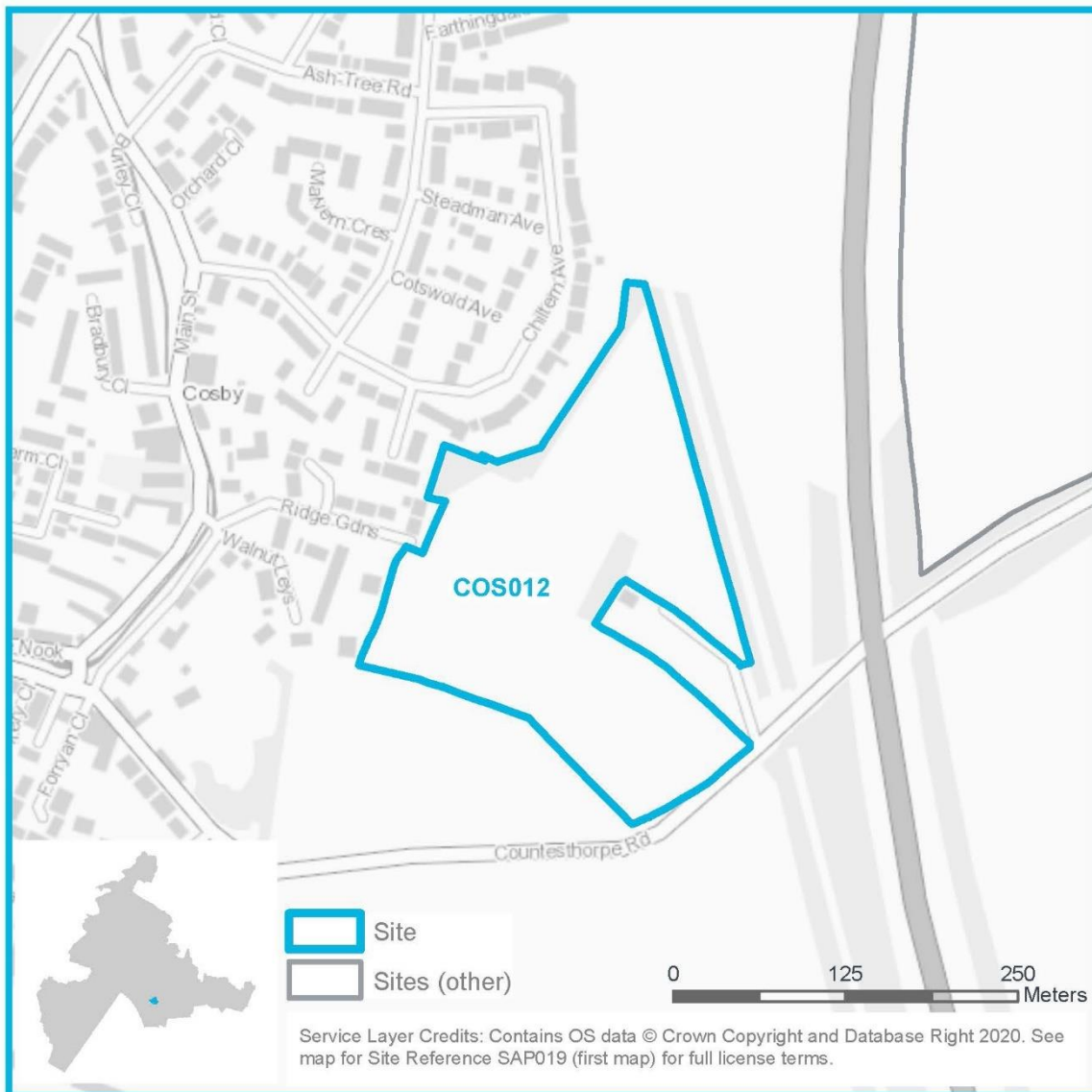
**Site Reference: COS012**

**Proposed Use: Res**

**AECOM Reference: AECOM045**

**Area (ha): 5.3**

**Location: Land north of Countesthorpe Road, Cosby**



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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<b>COS012 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is Achievable, available, 99 dwellings, 6 - 10 years.</i>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	

	<b>COS012 - SA Objectives and Site Assessment Criteria</b>	
	1150m to <i>Cosby Primary School</i>	
	<b>Access to secondary school</b>	
	3660m to <i>Countesthorpe Leysland Community College</i>	
	<b>Access to health care</b>	
	3400m to <i>Limes Medical Centre</i>	
	<b>Access to existing green space</b>	
	<i>The site is located near 0 open space typologies (within 720m), the closest being Victory Park-Parks and Recreation Grounds which is 1244 metres away</i>	
	<b>Amenity</b>	
	<i>No obvious surrounding amenity issues, aside from any additional road based amenity issues..</i>	
	<i>The site is located 92m from a main road-      M1</i>	
	<b>Health and safety constraints</b>	
	<i>The site is:</i>  3695    m from <i>Blaby Brick Works, Glen Parva</i> <i>gasing landfill site</i>  677      m from <i>a high pressure gas pipeline</i>  5577    m from <i>a calor gas consultation zone</i>  607      m from <i>a contamination point</i>  <i>No obvious surrounding constraints to development</i>	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	<i>The site is:</i>  4069    m from <i>LNR      Glen Parva</i>  87       m from <i>LWS      Cosby, Nook Farm Pond</i>  2669    m from <i>an SSSI</i>  <i>The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of:</i> Site is mostly clear with some trees and hedgerow boundaries including a small cluster of trees to the centre of the site, retention possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	<i>Data taken from Blaby's 2019 SHLAA. There are no designated heritage assets on site but Cosby Conservation Area and Listed Buildings are within 150m of the eastern boundary of the site. LCC Archaeology: medium risk. Ridge and furrow over southern half of area. Western edge bounded by Cosby Historic Settlement Core</i>	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	

	<b>COS012 - SA Objectives and Site Assessment Criteria</b>	
	<i>3% of the site is within a minerals safeguarding area, consisting of, Sand and gravel. This is a small amount and hence retention should be possible and neutral effects predicted.</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 3% no effect category 97% low- moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 2.6 ha Grade 3, 0.0 ha Grade 4 and 0.0ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 4054m from AQMA 4B and 1219m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Regular service and is 760 m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 256 jobs within 1.2km; 2300 jobs within 3km and 9828 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 430 m from a Co Op</i>	



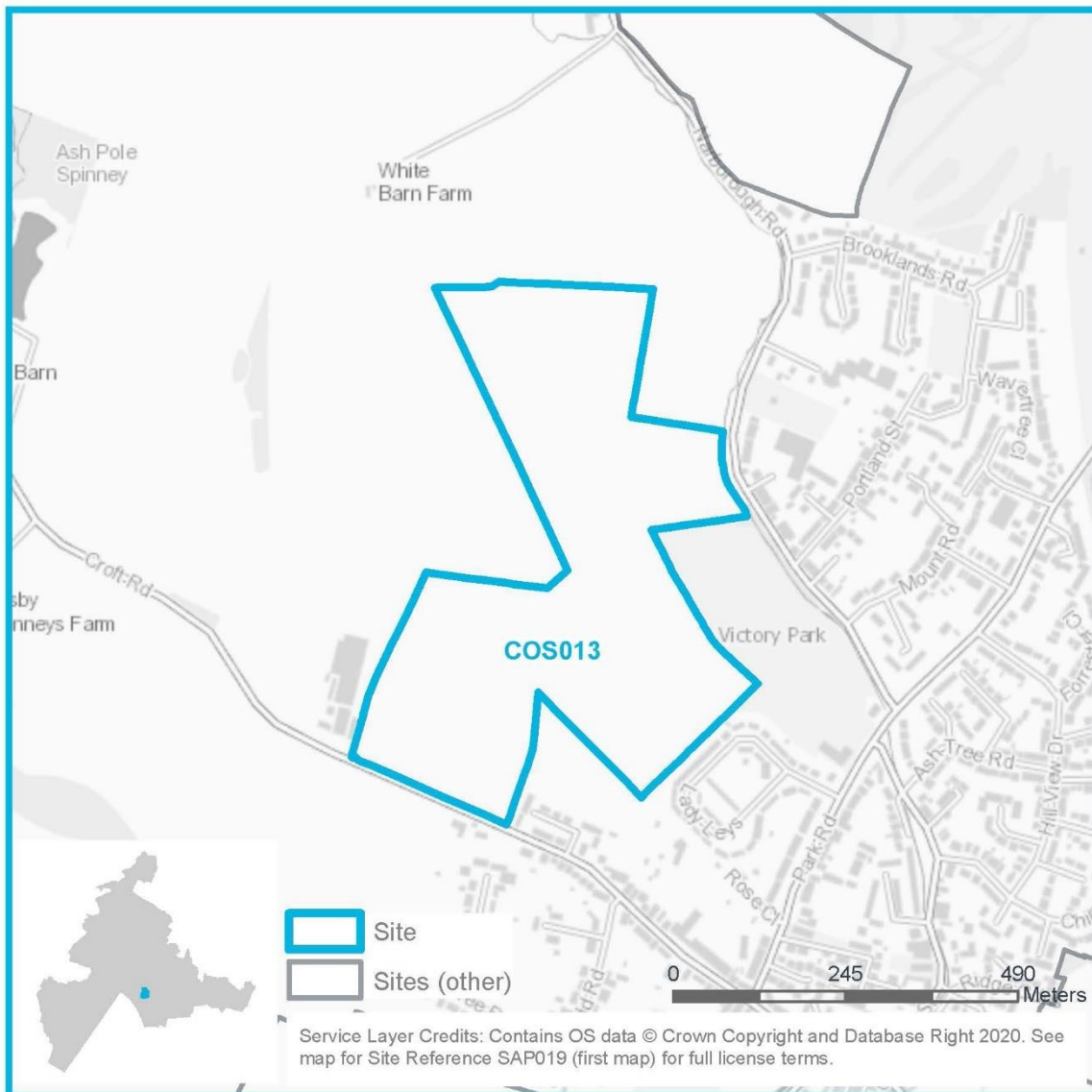
**Site Reference: COS013**






**Proposed Use: Res**




**AECOM Reference: AECOM046**

**Area (ha): 23.2**

**Location: Land west of Cosby**



	<i>Likely to promote positive effects</i>		<i>Possible positive effects, though not significant</i>		<i>Unlikely to have significant effects</i>		<i>Possible negative effect (mitigation possible)</i>		<i>Likely to generate negative effects</i>
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<b>COS013 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is Achievable, available, 385 dwelling, 11- 15 years.</i>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	



	<b>COS013 - SA Objectives and Site Assessment Criteria</b>	
	560m to Cosby Primary School	
	<b>Access to secondary school</b>	
	3990m to Countesthorpe Leysland Community College	
	<b>Access to health care</b>	
	3950m to Limes Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being Victory Park-Parks and Recreation Grounds which is 28 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues..	
	The site is located 749 m from a main road- M1	
	<b>Health and safety constraints</b>	
	The site is:  3204 m from Blaby Brick Works, Glen Parva gasing landfill site  886 m from a high pressure gas pipeline  4552 m from a calor gas consultation zone  78 m from a contamination point  No obvious surrounding constraints to development	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  3565 m from LNR Glen Parva  543 m from LWS Cosby Dismantled Railway  1922 m from an SSSI  The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Large site with tree/hedgerow field boundaries both on the outside of and internally across the site, retention possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. There are no designated heritage assets on site. LCC Archaeology: medium risk. Possible Bronze Age barrow cemetery (MLE20931), Iron Age site (MLE22358), cropmarks (MLE36 & 16365), linear feature (MLE32), ring ditch (MLE40) and enclosure MLE34. Continuation of barrow cemetery to the east and north. High archaeological potential.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	

	<b>COS013 - SA Objectives and Site Assessment Criteria</b>	
	<i>100% of the site is within a minerals safeguarding area, consisting of, Sand and gravel</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 71% low- moderate category 29% moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 17.9ha Grade 3, 0.0 ha Grade 4 and 0.0ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 2744m from AQMA 2 and 2598 m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Regular service and is 610 m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 200 jobs within 1.2km; 2889 jobs within 3km and 14900 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 640 m from a Co Op</i>	

## Countesthorpe

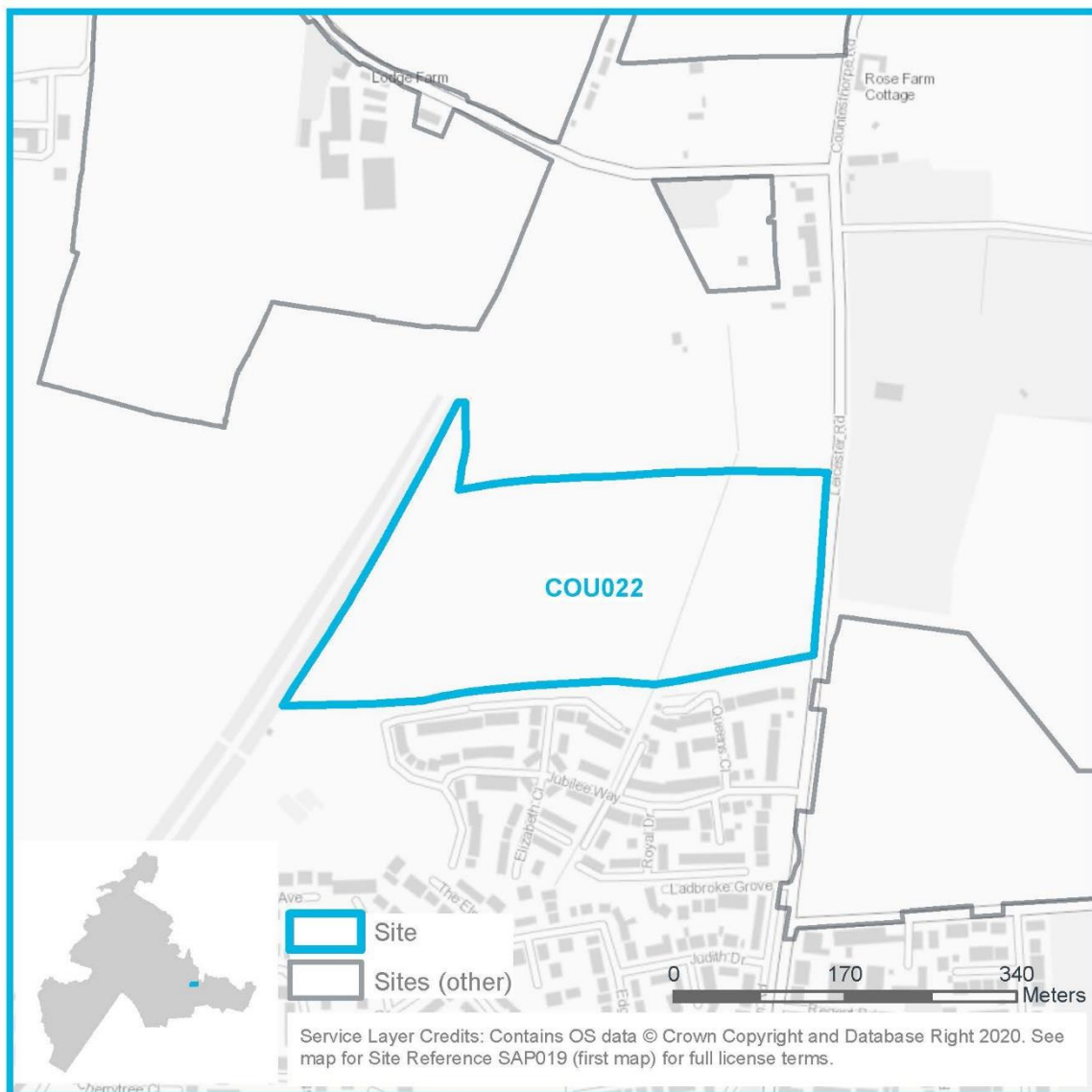
**Site Reference:** COU022

**Proposed Use:** R

**AECOM Reference:** AECOM006

**Area (ha):** 9.67

**Location:** Land to the west of Leicester Road, Countesthorpe



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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<b>COU022 - SA Objectives and Site Assessment Criteria</b>		
1.	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is</i> <i>Achievable, Available, 181 dwellings, 6 - 10 years</i>	

	<b>COU022 - SA Objectives and Site Assessment Criteria</b>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	
	1200m to Greenfield Primary	
	<b>Access to secondary school</b>	
	2100m to Countesthorpe Leysland Community College	
	<b>Access to health care</b>	
	1070m to Countesthorpe Health Centre	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being Jubilee Way-Accessible Natural Green Space which is 8 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues..  The site is located 1880 m from a main road- A426	
	<b>Health and safety constraints</b>	
	The site is:  2966 m from Blaby Brick Works, Glen Parva gasing landfill site 1501 m from a high pressure gas pipeline 8667 m from a calor gas consultation zone 263 m from a contamination point  No obvious surrounding constraints to development	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  3347 m from LNR Glen Parva 270 m from LWS Hospital Lane Hedgerow 2343 m from an SSSI The site is likely to have Medium ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site is bounded by trees and hedgerows with some on site, retention possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. The site has no designated heritage asset on site but is near an Iron Age / Roman settlement (MLE19061). LCC Archaeology indicate that heritage potential is high.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	The site does not intersect any mineral safeguarding areas	

	<b>COU022 - SA Objectives and Site Assessment Criteria</b>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 100% low- moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 9.7 ha Grade 3, 0.0 ha Grade 4 and 0.0 ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 4265m from AQMA 4B and 3431m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Regular frequency service and is 610m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are</i>  <i>328 jobs within 1.2km;</i> <i>3056 jobs within 3km and</i> <i>16024 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 1070m from a Tesco Express</i>	

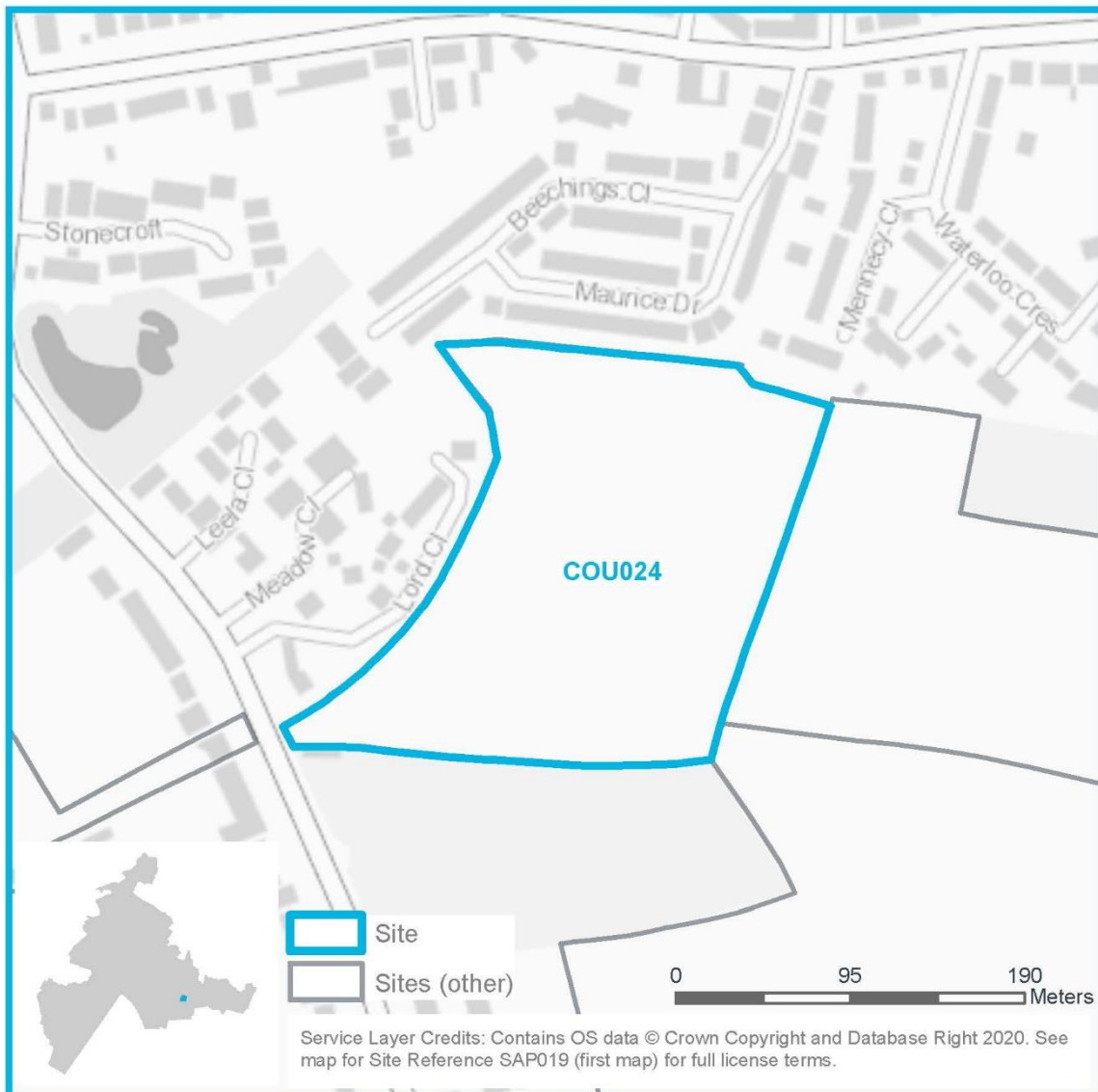
**Site Reference: COU024**






**Proposed Use: R**




**AECOM Reference: AECOM007**

**Area (ha): 4.16**

**Location:** Land to the east of Willoughby Road



	<i>Likely to promote positive effects</i>		<i>Possible positive effects, though not significant</i>		<i>Unlikely to have significant effects</i>		<i>Possible negative effect (mitigation possible)</i>		<i>Likely to generate negative effects</i>
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<b>COU024 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is Achievable, Available, 78 dwellings, 6-10 years</i>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	

	<b>COU024 - SA Objectives and Site Assessment Criteria</b>	
	1730m to Greenfield Prim	
	<b>Access to secondary school</b>	
	680m to Countesthorpe Leysland Community College	
	<b>Access to health care</b>	
	1900m to Countesthorpe Health Centre	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being Willoughby Road Playing Field-Parks and Recreation Grounds which is 69 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues..  The site is located 1250 m from a main road- A426	
	<b>Health and safety constraints</b>	
	The site is:  3584 m from Blaby Brick Works, Glen Parva gasing landfill site  359 m from a high pressure gas pipeline  7962 m from a calor gas consultation zone  589 m from a contamination point  No obvious surrounding constraints to development	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  3924 m from LNR Glen Parva  0 m from LWS Playing Field Ash  3443 m from an SSSI  The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Some trees on boundary of site, retention possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. No designated heritage assets. Iron Age / Roman settlement on site (MLE19061). LCC indicate that the heritage potential is high.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	The site does not intersect any mineral safeguarding areas	

	<b>COU024 - SA Objectives and Site Assessment Criteria</b>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 100% low- moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 4.2 ha Grade 3, 0.0 ha Grade 4 and 0.0 ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 3813m from AQMA 4B and 1693m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Regular frequency service and is 810m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 456 jobs within 1.2km; 3028 jobs within 3km and 9692 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 1840m from a Co Op</i>	



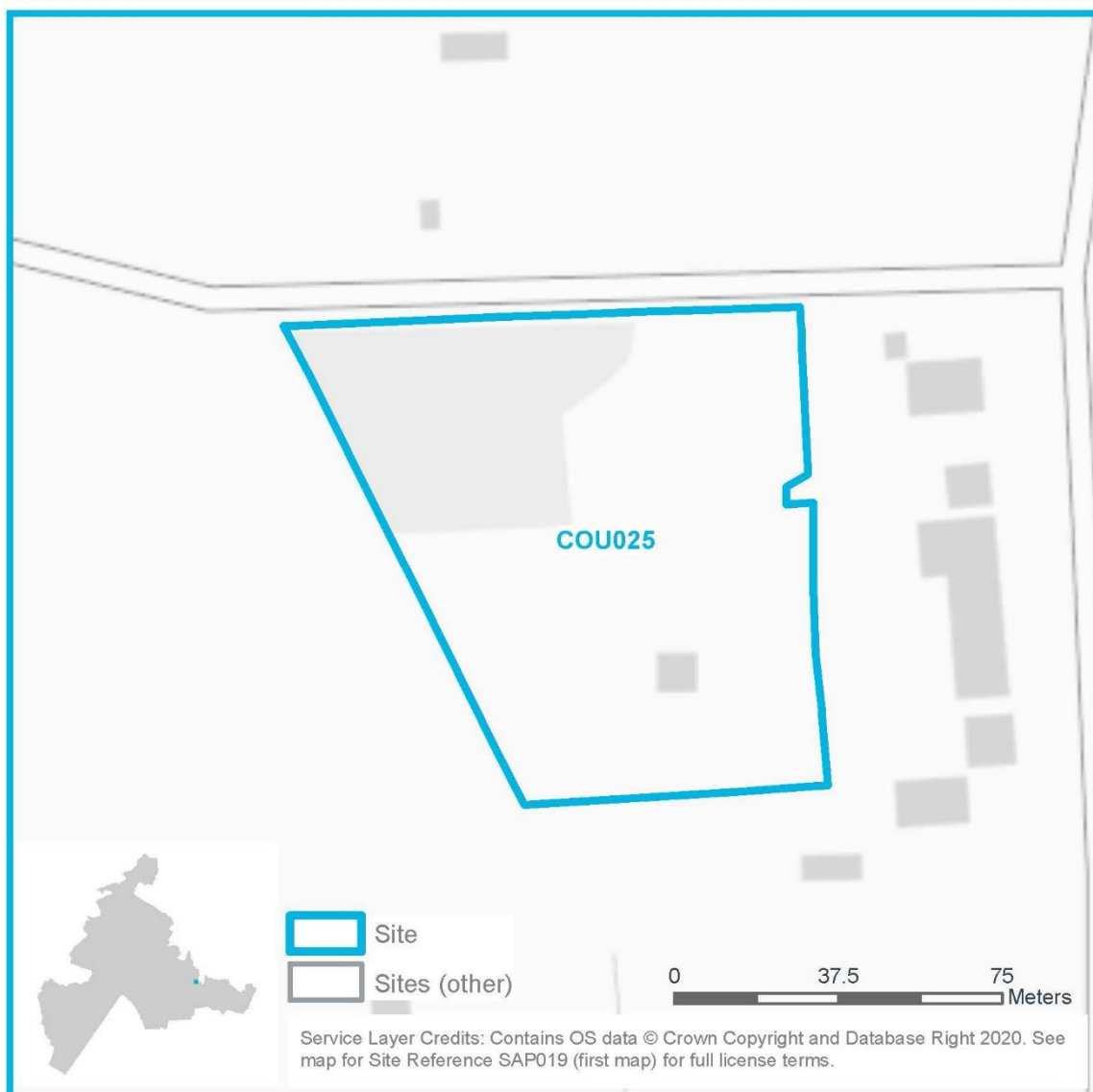
**Site Reference: COU025**






**Proposed Use: R**




**AECOM Reference: AECOM008**

**Area (ha): 1.03**

**Location:** Land to the south of Hospital Lane and east of Leicester Rd, Countesthorpe



	<i>Likely to promote positive effects</i>		<i>Possible positive effects, though not significant</i>		<i>Unlikely to have significant effects</i>		<i>Possible negative effect (mitigation possible)</i>		<i>Likely to generate negative effects</i>
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<b>COU025 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is      Achievable, Available, 25 dwellings, 11 - 15 years</i>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	

	<b>COU025 - SA Objectives and Site Assessment Criteria</b>	
	1520m to Greenfield Prim	
	<b>Access to secondary school</b>	
	2850m to Countesthorpe Leysland Community College	
	<b>Access to health care</b>	
	1390m to Countesthorpe Health Centre	
	<b>Access to existing green space</b>	
	The site is located near 0 open space typologies (within 720m), the closest being Crow Mills Way-Accessible Natural Green Space which is 809 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues..  The site is located 2259 m from a main road- A426	
	<b>Health and safety constraints</b>	
	The site is:  2938 m from Blaby Brick Works, Glen Parva gasing landfill site  1933 m from a high pressure gas pipeline  9045 m from a calor gas consultation zone  0 m from a contamination point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  3322 m from LNR Glen Parva  13 m from LWS Hospital Lane Hedgerow  2341 m from an SSSI  The site is likely to have High ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Some undergrowth and tree cover on site, partially cleared, retention difficult	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. LCC Archaeology advise that the heritage potential is high.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	87% of the site is within a minerals safeguarding area, consisting of, Sand and gravel	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	

	<b>COU025 - SA Objectives and Site Assessment Criteria</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 100 % low- moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 1.0 ha Grade 3, 0.0 ha Grade 4 and 0.0 ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 3179 m from AQMA 4B and 2794m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Regular frequency service and is 200m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 1189 jobs within 1.2km; 7003 jobs within 3km and 20828 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 1360m from a Tesco Express</i>	

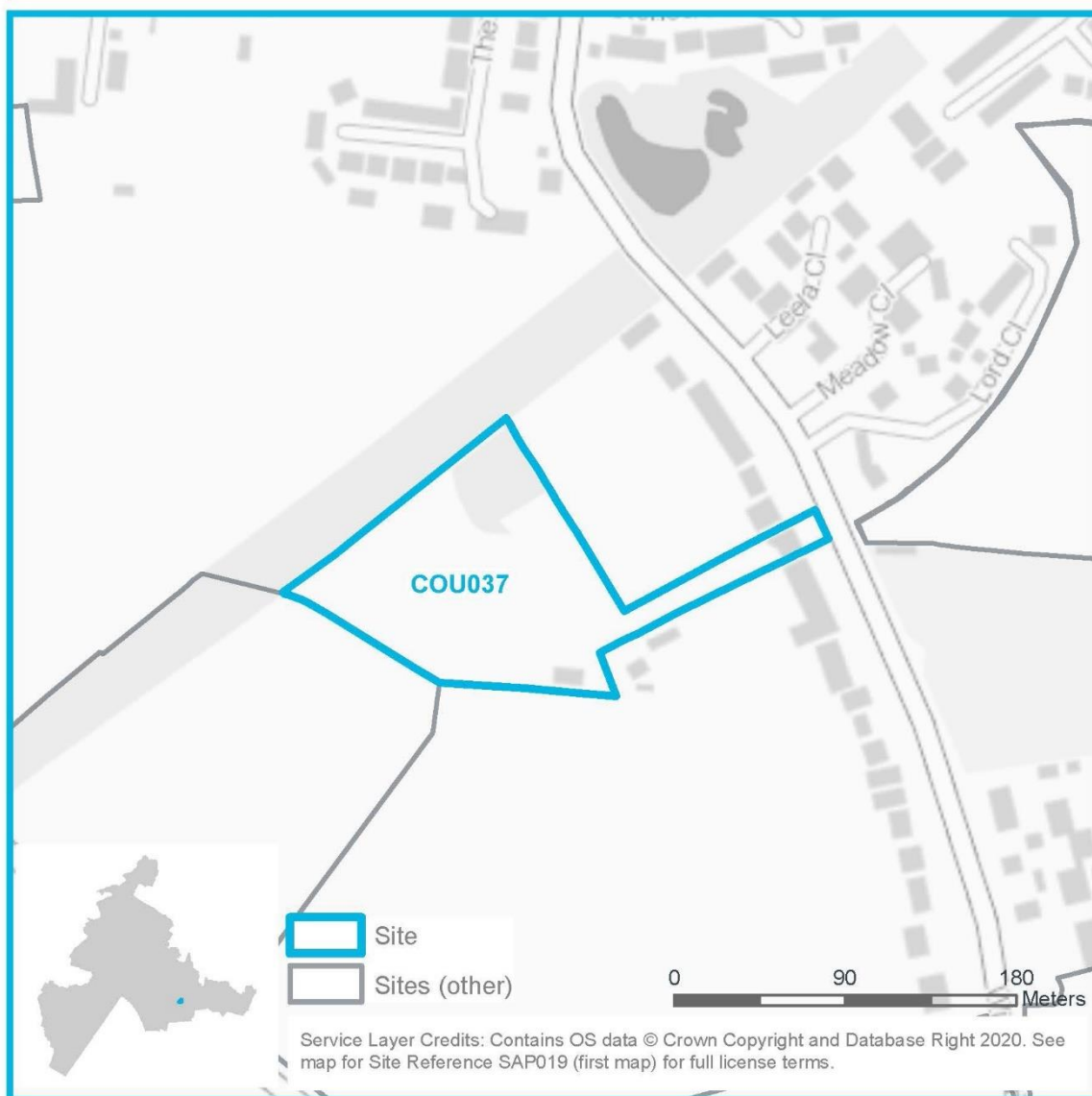
**Site Reference: COU037**

**Proposed Use:**

**AECOM Reference: AECOM030**

**Area (ha): 1.62**

**Location:** Land rear of 33 Willoughby Road, Countesthorpe



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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COU037 - SA Objectives and Site Assessment Criteria		
1.	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.	
	The site is Achievable, available, 40 dwellings, 6 - 10 years.	
2 & 3	Access to primary school	

	<b>COU037 - SA Objectives and Site Assessment Criteria</b>	
	1670m to Greenfield Primary	
	<b>Access to secondary school</b>	
	620m to Countesthorpe Leysland Community College	
	<b>Access to health care</b>	
	1840m to Countesthorpe Health Centre	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being Willoughby Road Playing Field-Parks and Recreation Grounds which is 131 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues...The site is located 969m from a main road A426	
	<b>Health and safety constraints</b>	
	<p>The site is:</p> <p>3651 m from Blaby Brick Works, Glen Parva gasing landfill site</p> <p>265 m from a high pressure gas pipeline</p> <p>7669 m from a calor gas consultation zone</p> <p>881 m from a contamination point</p> <p>No obvious surrounding constraints to development</p>	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	<p>The site is:</p> <p>3988 m from LNR Glen Parva</p> <p>0 m from LWS Countesthorpe, Hedgerow Rear Of Willoughby Rd</p> <p>3371 m from an SSSI</p> <p>The site is likely to have Medium ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site is mostly cleared with trees and hedgerows around boundary and encroaching site on northern extent, some retention possible</p>	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. There are no designated assets within the vicinity. LCC Archaeology indicate that there is evidence of an Iron Age settlement and Prehistoric, Roman, Medieval and PostMedieval activity in the immediate vicinity of the site. The former Midlands County Railway forms the northern boundary of the site and the former Countesthorpe Brick and Tile Works lay to the north-east. More detailed archaeological investigation may be required.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	

	<b>COU037 - SA Objectives and Site Assessment Criteria</b>	
	<i>The site does not intersect any mineral safeguarding areas</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 10% no effect category 90% low- moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 1.6 ha Grade 3, 0.0 ha Grade 4 and 0.0 ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 3602m from AQMA 4B and 1482m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Regular service and is 740 m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 569 jobs within 1.2km; 3597 jobs within 3km and 10507 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 1800m from a Tesco Express</i>	

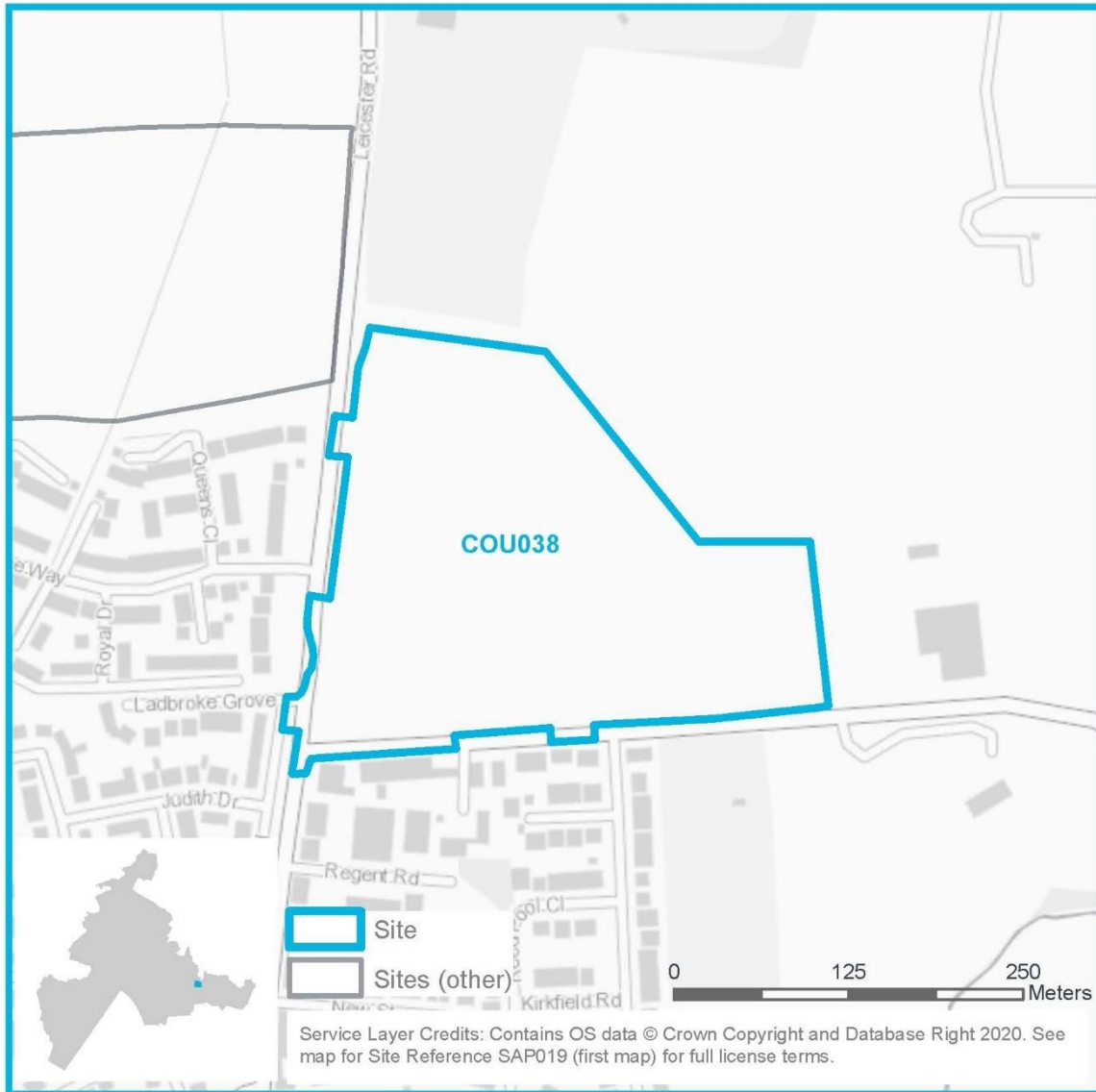
**Site Reference: COU038**

**Proposed Use:**

**AECOM Reference: AECOM032**

**Area (ha): 7.8**

**Location:** Land north of Foston Road



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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COU038 - SA Objectives and Site Assessment Criteria		
1.	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.	
	The site is      Achievable, available, 146 dwellings, 6 - 10 years.	
2 & 3	Access to primary school	

	<b>COU038 - SA Objectives and Site Assessment Criteria</b>	
	1030m to Greenfield Primary	
	<b>Access to secondary school</b>	
	2290m to Countesthorpe Leysland Community College	
	<b>Access to health care</b>	
	810m to Countesthorpe Health Centre	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being Jubilee Way-Accessible Natural Green Space which is 525 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues..  The site is located 2111m from a main road- A5199	
	<b>Health and safety constraints</b>	
	The site is:  3376 m from Blaby Brick Works, Glen Parva gasing landfill site  1295 m from a high pressure gas pipeline  9159 m from a calor gas consultation zone  317 m from a contamination point  No obvious surrounding constraints to development	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  3759 m from LNR Glen Parva  5 m from LWS Countesthorpe, Glebe Garden Centre Ash Trees  2133 m from an SSSI  The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site is cleared for agricultural use and bounded by hedgerows with some trees, retention possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. The site has no designated heritage assets on site. LCC Archaeology advise that heritage potential is high. Roman and Medieval finds have been recorded within the site. Prehistoric remains, including Mesolithic- Early Neolithic remains and Early Bronze Age cremations, recorded to the immediate west of the site.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	



	<b>COU038 - SA Objectives and Site Assessment Criteria</b>	
	<i>The site does not intersect any mineral safeguarding areas</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 99% low- moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 7.8 ha Grade 3, 0.0 ha Grade 4 and 0.0 ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 4207m from AQMA 4B and 2787m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Regular service and is 380 m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 372 jobs within 1.2km; 3381 jobs within 3km and 16853 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 810 m from a Tesco Express</i>	

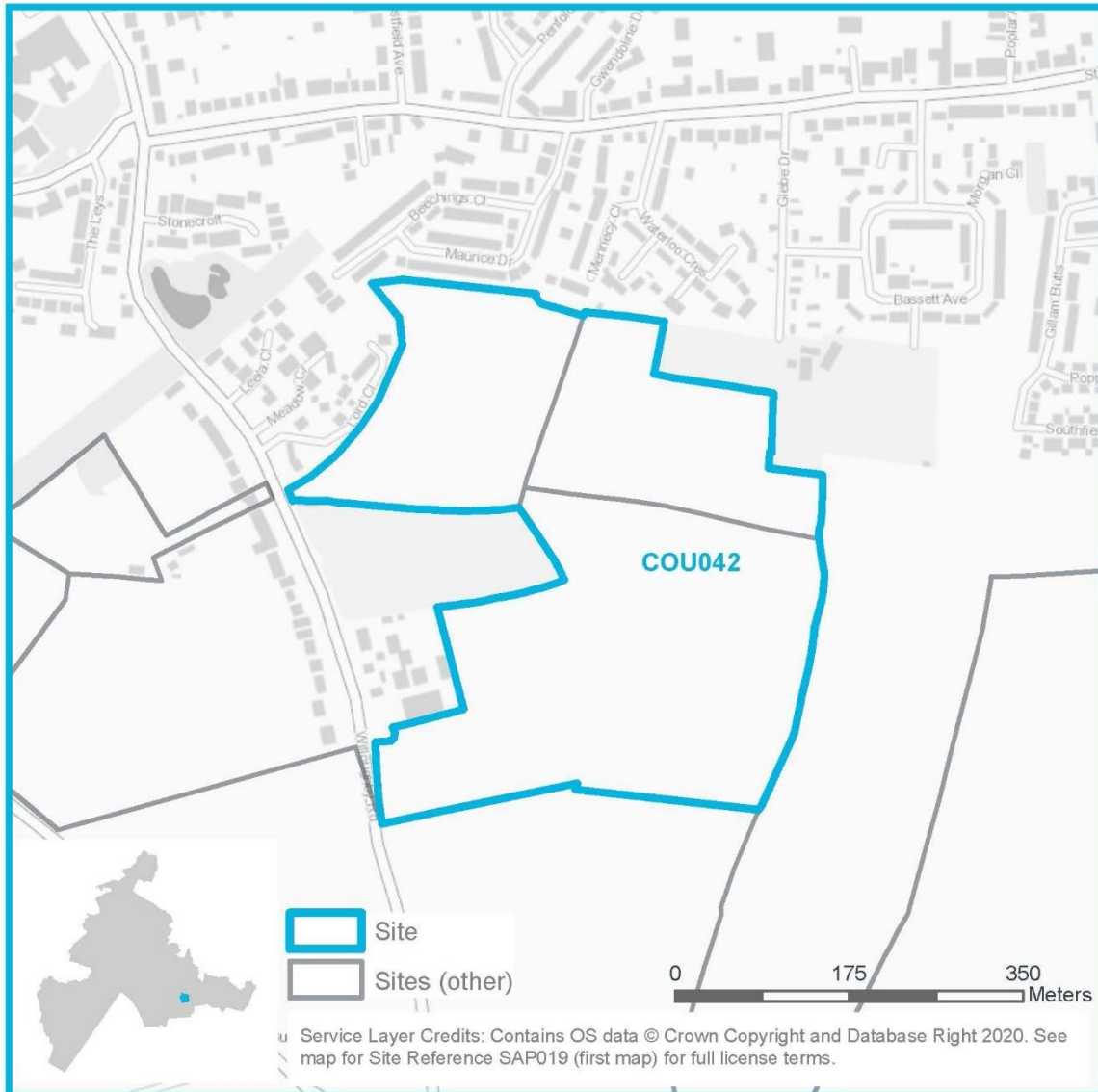
**Site Reference: COU042**






**Proposed Use:**




**AECOM Reference: AECOM047**

**Area (ha): 18.13**

**Location:** Land east of Willoughby Road (large site)



	<i>Likely to promote positive effects</i>		<i>Possible positive effects, though not significant</i>		<i>Unlikely to have significant effects</i>		<i>Possible negative effect (mitigation possible)</i>		<i>Likely to generate negative effects</i>
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<b>COU042 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is Achievable, available, 234 dwelling, 6 - 10 years.</i>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	

	<b>COU042 - SA Objectives and Site Assessment Criteria</b>	
	1850m to Greenfield Primary School	
	<b>Access to secondary school</b>	
	800m to Countesthorpe Leysland Community College	
	<b>Access to health care</b>	
	1980m to Countesthorpe Health Centre	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being Willoughby Road Playing Field-Parks and Recreation Grounds which is 2 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues..  The site is located 1251 m from a main road- A426	
	<b>Health and safety constraints</b>	
	The site is:  3585 m from Blaby Brick Works, Glen Parva gasing landfill site  41 m from a high pressure gas pipeline  7963 m from a calor gas consultation zone  585 m from a contamination point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  3925 m from LNR Glen Parva  0 m from LWS Playing Field Ash  3444 m from an SSSI  The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site with tree/hedgerow field boundaries both on the outside of and internally across the site, retention possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. There are no designated heritage assets on site. LCC Archaeology: medium risk. Iron Age site on-site (MLE19061); medieval pottery found 260m west of site, brick and tile works 140m west.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	The site does not intersect any mineral safeguarding areas	

	<b>COU042 - SA Objectives and Site Assessment Criteria</b>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 100% low- moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 18.1 ha Grade 3, 0.0 ha Grade 4 and 0.0 ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 3848m from AQMA 4B and 1728m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Regular service and is 920 m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 711 jobs within 1.2km; 3228 jobs within 3km and 9550 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 1970m from a Tesco Express</i>	

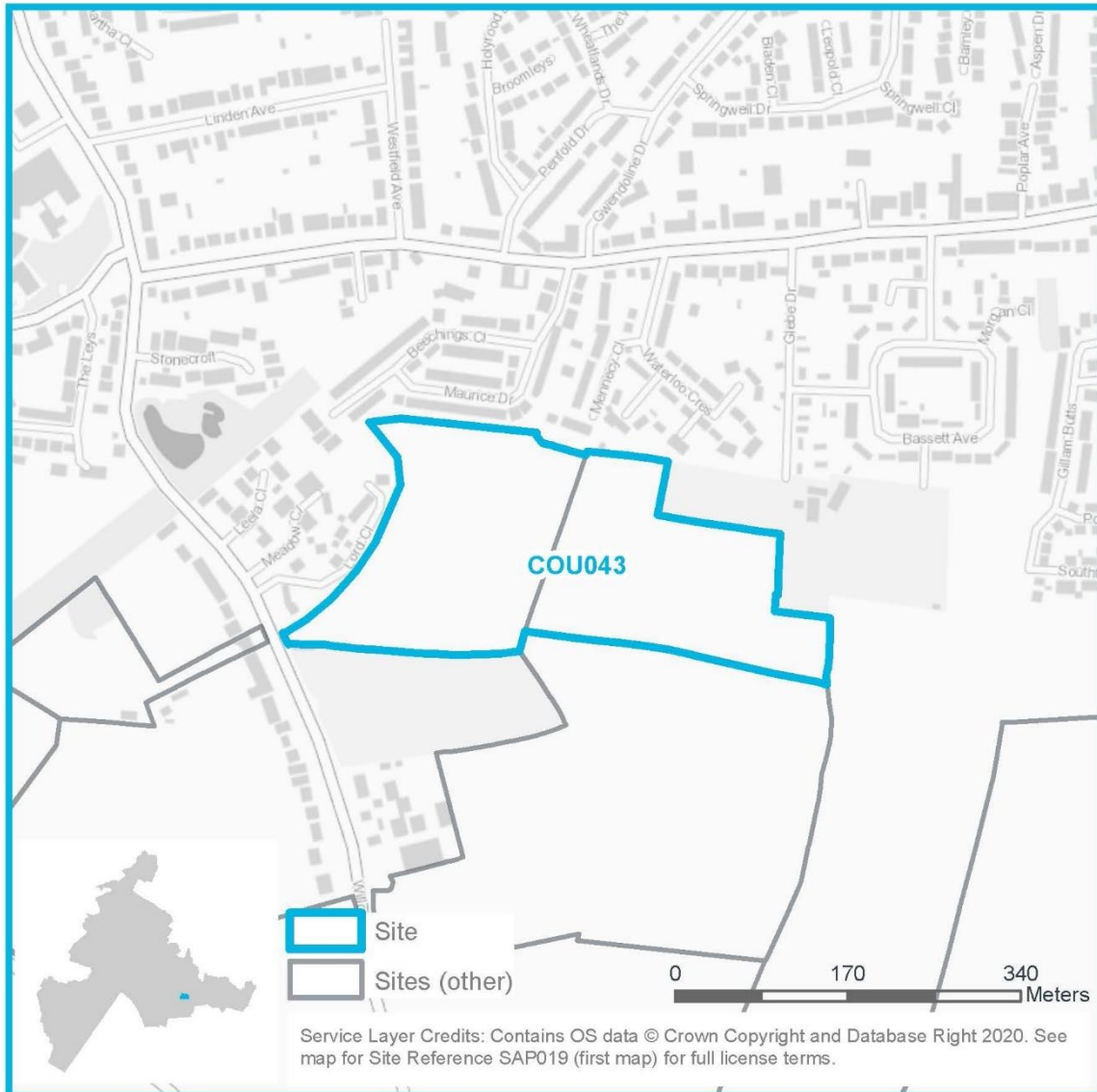
**Site Reference: COU043**

**Proposed Use: Res**

**AECOM Reference: AECOM048**

**Area (ha): 7.94**

**Location: Land east of Willoughby Road (smaller site)**



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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<b>COU043 - SA Objectives and Site Assessment Criteria</b>		
1.	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is Achievable, available, 148 dwelling, 6 - 10 years.</i>	
2 & 3	<b>Access to primary school</b>	

	<b>COU043 - SA Objectives and Site Assessment Criteria</b>	
	1910m to Greenfield Primary School	
	<b>Access to secondary school</b>	
	860m to Countesthorpe Leysland Community College	
	<b>Access to health care</b>	
	2040m to Countesthorpe Health Centre	
	<b>Access to existing green space</b>	
	The site is located near 0 open space typologies (within 720m), the closest being Willoughby Road Playing Field-Parks and Recreation Grounds which is 2 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues..  The site is located 1250 m from a main road- A426	
	<b>Health and safety constraints</b>	
	The site is:  3585 m from Blaby Brick Works, Glen Parva gasing landfill site  356 m from a high pressure gas pipeline  7962 m from a calor gas consultation zone  585 m from a contamination point  No obvious surrounding constraints to development	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  3925 m from LNR Glen Parva  0m from LWS Playing Field Ash  3444m from an SSSI  The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site with tree/hedgerow field boundaries both on the outside of and internally across the site, retention possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. There are no designated heritage assets on site. LCC Archaeology: medium risk. Iron Age site (MLE19061), both probably and certain ridge and furrow over southern half of the area. Medieval pottery found 260m west of site. Brick and tile works (MLE21571) 140m west.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	

	<b>COU043 - SA Objectives and Site Assessment Criteria</b>	
	<i>The site does not intersect any mineral safeguarding areas</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 100 % low- moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 7.9 ha Grade 3, 0.0 ha Grade 4 and 0.0ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 4004 m from AQMA 4B and 1883 m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Regular service and is 970 m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 394 jobs within 1.2km; 3119 jobs within 3km and 11433 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 2030m from a Tesco Express</i>	



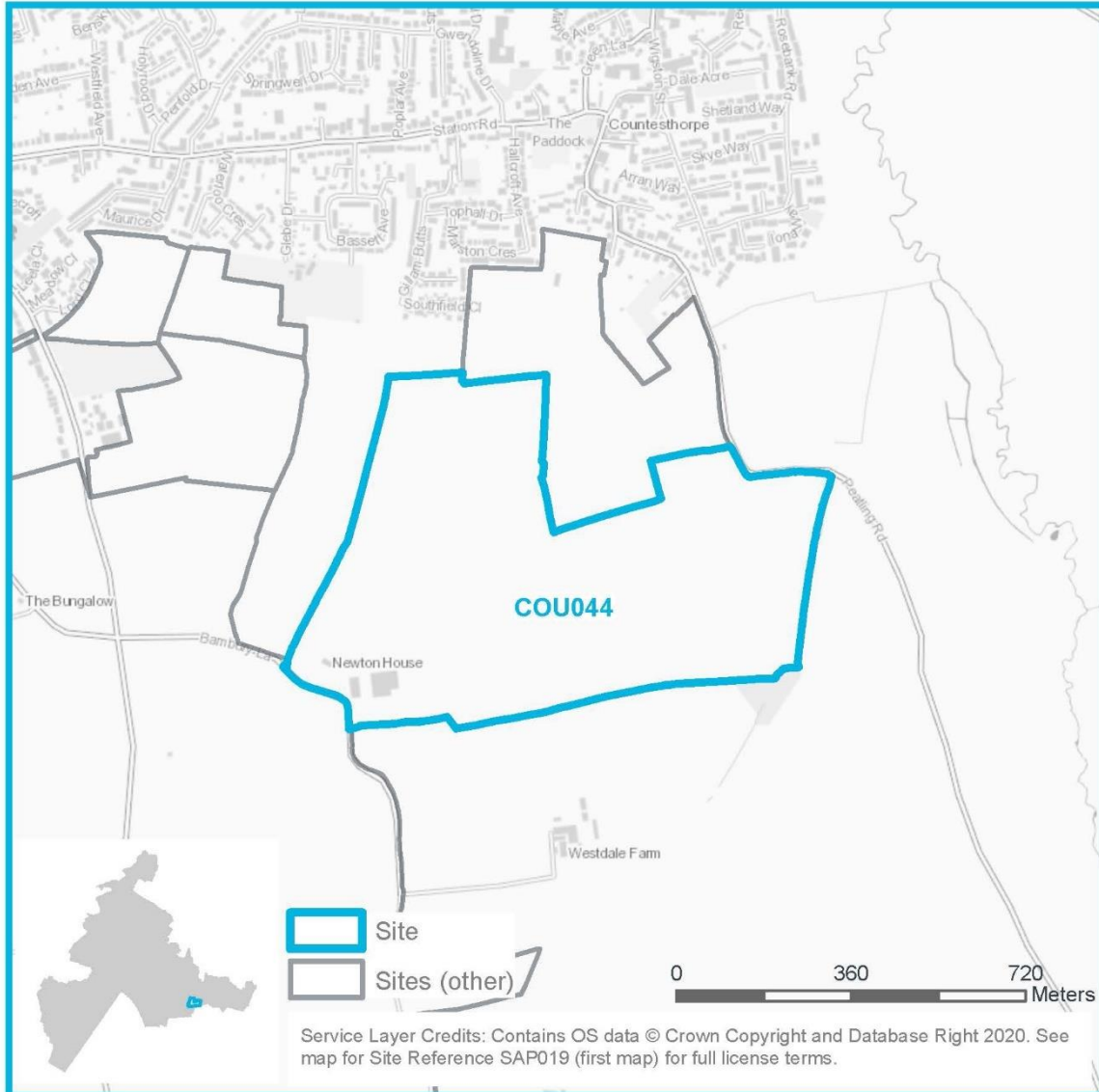
**Site Reference: COU044**

**Proposed Use: Res**

**AECOM Reference: AECOM049**

**Area (ha): 52.41**

**Location: Land at Newton House, Banbury Lane, Countesthorpe**



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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<b>COU044 - SA Objectives and Site Assessment Criteria</b>		
1.	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is Not achievable, Available, 129 dwelling, 11 - 15 years.</i>	
2 & 3	<b>Access to primary school</b>	



	<b>COU044 - SA Objectives and Site Assessment Criteria</b>	
	1700m to Greenfield Primary School	
	<b>Access to secondary school</b>	
	2710m to Countesthorpe Leysland Community College	
	<b>Access to health care</b>	
	1280 m to Countesthorpe Health Centre	
	<b>Access to existing green space</b>	
	The site is located near 0 open space typologies (within 720m), the closest being Jubilee Way-Accessible Natural Green Space which is 1670 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues..  The site is located 1929m from a main road- A426	
	<b>Health and safety constraints</b>	
	The site is:  4091 m from Blaby Brick Works, Glen Parva gasing landfill site  0 m from a high pressure gas pipeline  8561 m from a calor gas consultation zone  875 m from a contamination point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  4442 m from LNR Glen Parva  0 m from LWS Footpath Ash, Countesthorpe  2945 m from an SSSI  The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Large site with tree/hedgerow field boundaries both on the outside of and internally across the site, retention possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. There are no designated heritage assets on site. LCC Archaeology: medium risk. Ridge and furrow over central and northern portion of the area. Countesthorpe historic settlement core lies at the northern boundary of the area.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	The site does not intersect any mineral safeguarding areas	

	<b>COU044 - SA Objectives and Site Assessment Criteria</b>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 10% low- moderate category 90% moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 52.4 ha Grade 3, 0.0 ha Grade 4 and 0.0ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 5414m from AQMA 4B and 3352 m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Regular service and is 1240m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 100 jobs within 1.2km; 1714 jobs within 3km and 9081 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 1140m from a Co Op</i>	

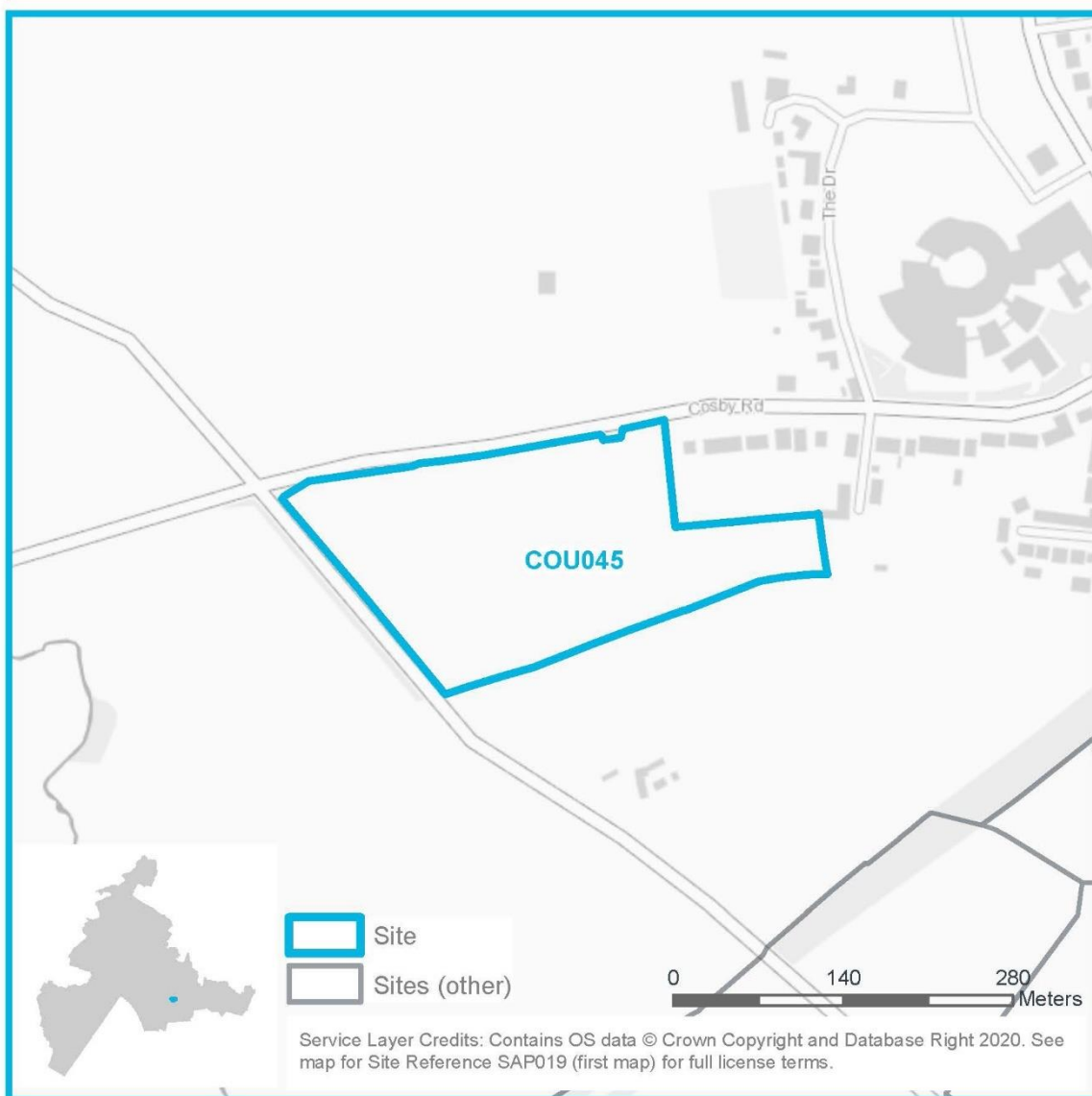
**Site Reference: COU045**






**Proposed Use: Res**




**AECOM Reference: AECOM050**

**Area (ha): 5.32**

**Location: Land off Cosby Road, Countesthorpe**



	<i>Likely to promote positive effects</i>		<i>Possible positive effects, though not significant</i>		<i>Unlikely to have significant effects</i>		<i>Possible negative effect (mitigation possible)</i>		<i>Likely to generate negative effects</i>
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<b>COU045 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is Achievable, available, 99 dwellings, 6 - 10 years.</i>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	

	<b>COU045 - SA Objectives and Site Assessment Criteria</b>	
	1920m to Greenfield Primary School	
	<b>Access to secondary school</b>	
	780m to Countesthorpe Leysland Community College	
	<b>Access to health care</b>	
	2090m to Countesthorpe Health Centre	
	<b>Access to existing green space</b>	
	The site is located near 0 open space typologies (within 720m), the closest being Willoughby Road Playing Field-Parks and Recreation Grounds which is 1036 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues..  The site is located 342 m from a main road- A426	
	<b>Health and safety constraints</b>	
	The site is:  3318 m from Blaby Brick Works, Glen Parva gasing landfill site 278 m from a high pressure gas pipeline 7063 m from a calor gas consultation zone 878 m from a contamination point  No obvious surrounding constraints to development	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  3666 m from LNR Glen Parva 105 m from LWS Countesthorpe Road Ash Tree 2819 m from an SSSI  The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site is mostly clear with some trees and hedgerow boundaries, retention possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. The site is approx. 150m from a number of listed buildings to the north of Cosby Road at 'The Drive'. LCC Archaeology: medium risk. Probable ridge and furrow covers the eastern half of the area. Three mounds immediately north of area but no longer visible, Hill Farm farmstead 100m south of the site, medieval pottery scatter south-east of the site, with some prehistoric and Roman findspots.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	

	<b>COU045 - SA Objectives and Site Assessment Criteria</b>	
	<i>The site does not intersect any mineral safeguarding areas</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 100% low- moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 5.3 ha Grade 3, 0.0 ha Grade 4 and 0.0 ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 3119m from AQMA 4B and 577m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Regular service and is 990m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 414 jobs within 1.2km; 3914 jobs within 3km and 11414 jobs within 5km</i>	
	<b>Access to convenience store</b>	
	<i>The site is 2050m from a Tesco Express</i>	

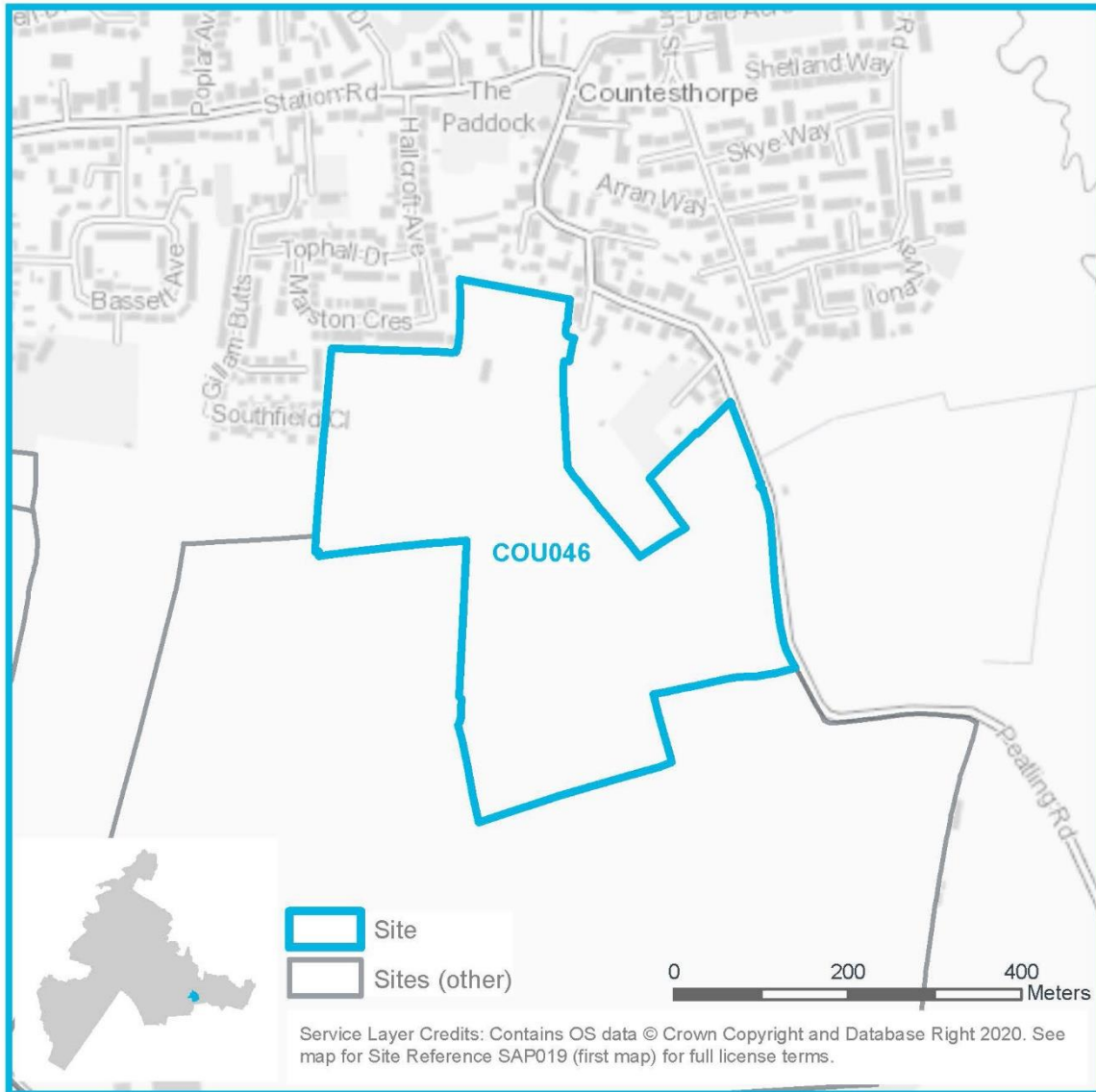
**Site Reference: COU046**

**Proposed Use: Res**

**AECOM Reference: AECOM051**

**Area (ha): 17.56**

**Location: Land off Peatling Road, Countesthorpe**



*Likely to promote positive effects*

*Possible positive effects, though not significant*

*Unlikely to have significant effects*

*Possible negative effect (mitigation possible)*

*Likely to generate negative effects*

<b>COU046 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is available, achievable and could provide 240 dwellings over a 11 – 15 years.</i>	
<b>2</b>	<b>Access to primary school</b>	

	<b>COU046 - SA Objectives and Site Assessment Criteria</b>	
<b>&amp; 3</b>		
	1440m to Greenfield Primary School.	
	<b>Access to secondary school</b>	
	2450m to Countesthorpe Leysland Community College	
	<b>Access to health care</b>	
	1040m to Countesthorpe Health Centre	
	<b>Access to existing green space</b>	
	The site is located near 0 open space typologies (within 720m), the closest being Jubilee Way-Accessible Natural Green Space which is 1325 metres away	
	<b>Amenity</b>	
	The site is located 341m from a Major Road.  There are No obvious surrounding amenity issues, aside from any additional road based amenity issues...	
	<b>Health and safety constraints</b>	
	The site is located:  3964m from Gassing Landfill, 31m from a High Pressure Gas Pipeline, 8818m from a Calor Gas Consultation Zone, 746m from a Contamination Point The site is within close proximity to a High Pressure Gas Pipeline. Further investigation is required to determine significance of effects.	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  4324 m from LNR Glen Parva 0 m from LWS Austrey Lane Ash 2895 m from an SSSI The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site with tree/hedgerow field boundaries both on the outside of and internally across the site, retention possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	There are no designated heritage assets on site however the northern part of the site adjoins the Countesthorpe Conservation Area. There are listed buildings within 100m of the site.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	Site does not intersect with any Minerals Safeguarding Area.	

	<b>COU046 - SA Objectives and Site Assessment Criteria</b>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>Site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 65% Low – Moderate and 35% Moderate category.</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>This site is approximately 5ha of Grade 3 agricultural land.</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>3008m from the nearest A Road and 5068m from AQMA 4.</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>The site is 100% within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria.</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>980m from a regular frequency public transport service</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 144 jobs within 1.2km; 2206 jobs within 3km and 11439 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>880m from a Co Op</i>	



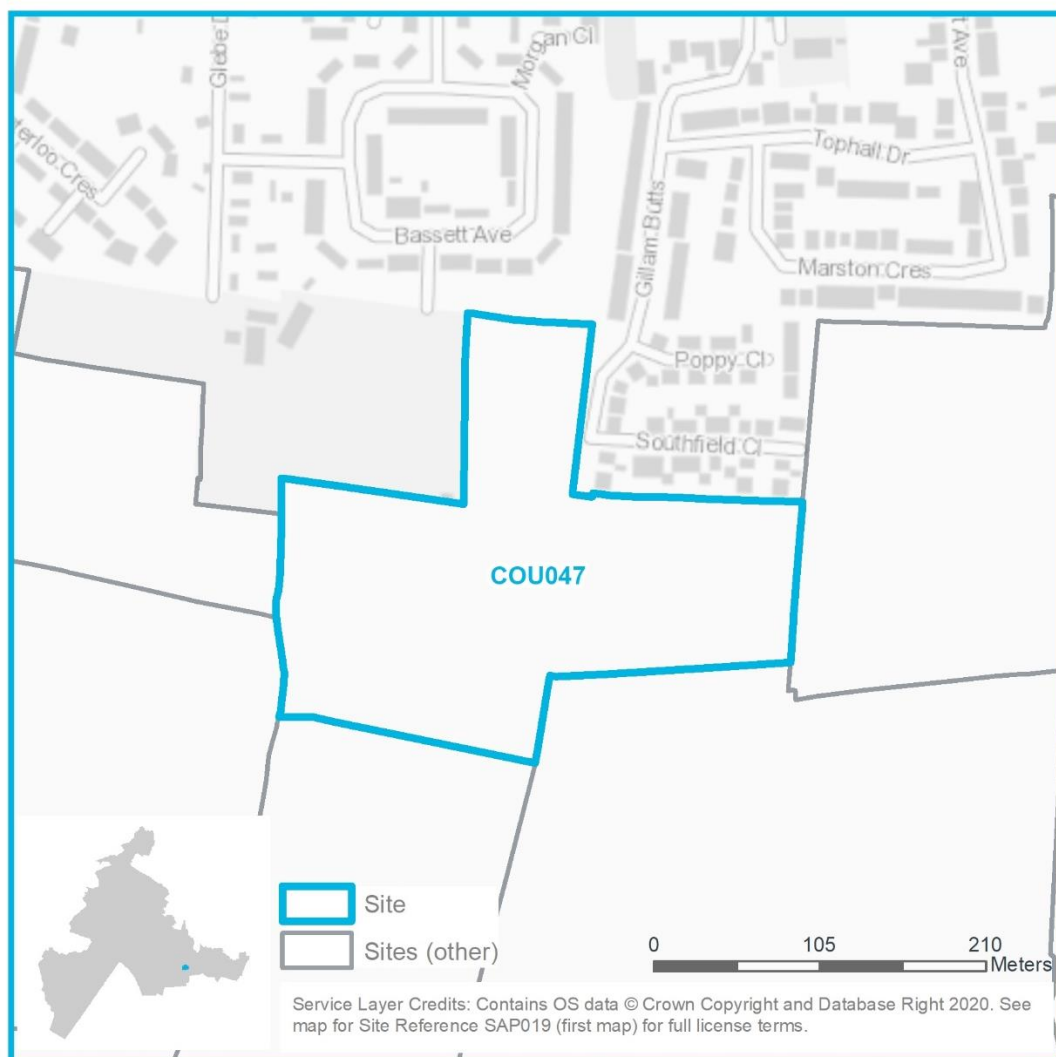
Site Reference: COU047

Proposed Use: Residential

AECOM Reference: AECOM100

Area (ha): 5.1

Location: Land off Gillam Butts, Countesthorpe



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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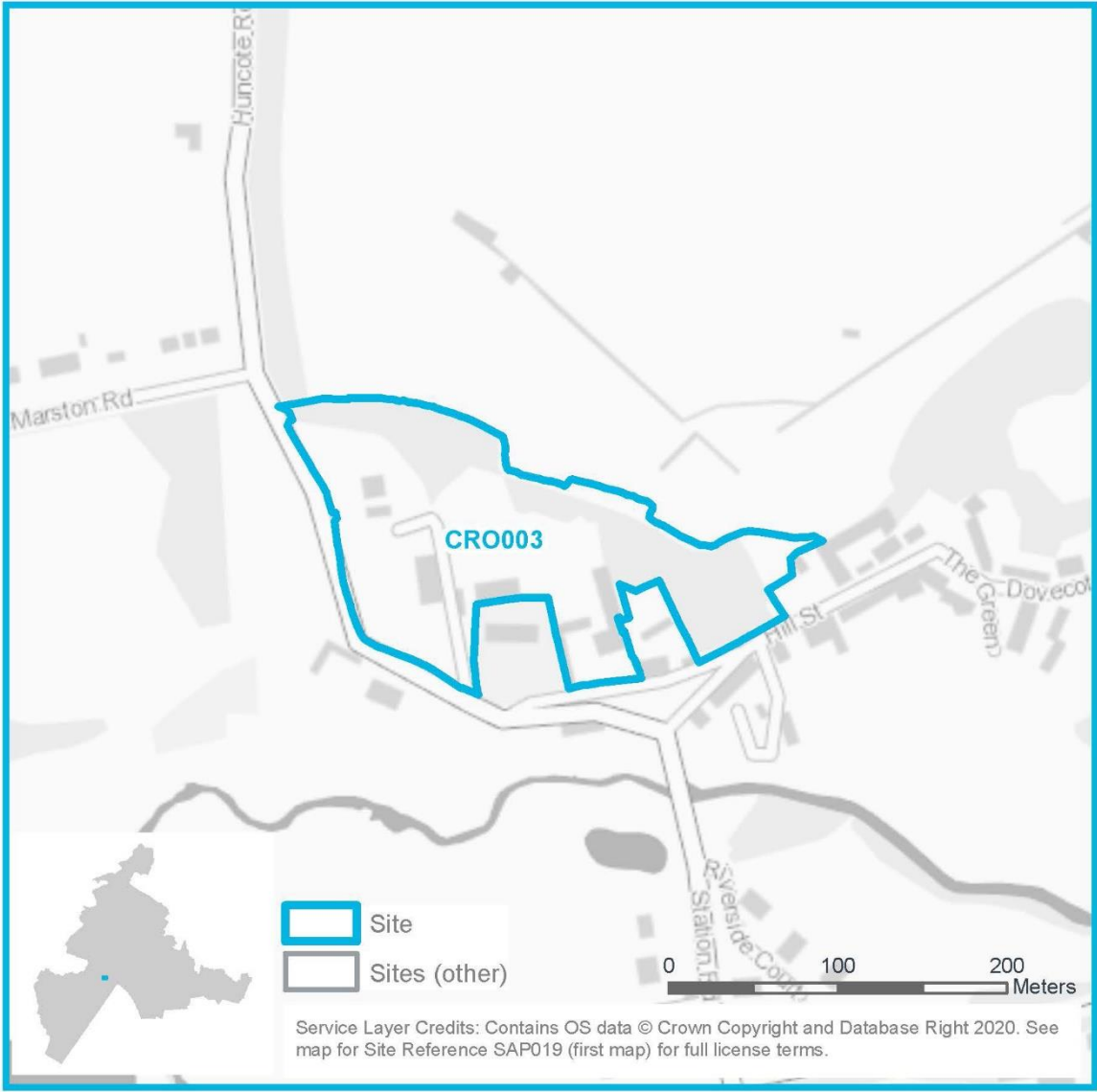
COU047 - SA Objectives and Site Assessment Criteria		
1.	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.	
	The site is achievable, available to deliver 96 dwellings over a time period of 6-10 years	
2 & 3	Access to primary school	
	652m to Greenfield Primary School	

	<b>COU047 - SA Objectives and Site Assessment Criteria</b>	
	<b>Access to secondary school</b>	
	1051m to Countesthorpe Leysland Community College	
	<b>Access to health care</b>	
	740m to Countesthorpe Health Centre	
	<b>Access to existing green space</b>	
	The site is located near 0 open space typologies (within 720m), the closest being Jubilee Way-Accessible Natural Green Space which is 1168 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues aside from any road based issues. The site is located 1800m from a main road- A426	
	<b>Health and safety constraints</b>	
	<p>The site is:</p> <p>3861 m from Blaby Brick Works, Glen Parva gasing landfill site</p> <p>306 m from a high pressure gas pipeline</p> <p>8492 m from a calor gas consultation zone</p> <p>641 m from a contamination point</p> <p>No obvious surrounding constraints to development</p>	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	<p>The site is:</p> <p>4214 m from LNR Glen Parva</p> <p>160 m from LWS Countesthorpe, Track south of Main Street Ash Trees</p> <p>3301 m from an SSSI</p> <p>The site is likely to have Low ecological value due to the site's characteristics of: Trees/hedgerow boundary which could be retained.</p>	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	No designated assets on site. Pending LCC archaeology comments.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	The site does not intersect any mineral safeguarding areas	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	The site is not safeguarded for waste infrastructure. Neutral effects.	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	

	<b>COU047 - SA Objectives and Site Assessment Criteria</b>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 5.1 ha Grade 3, 0.0 ha Grade 4 and 0.0ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 5293m from AQMA4b and 2898m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a regular frequency service and is 425m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 272 jobs within 1.2km; 2069 jobs within 3km and 11025 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 689 m from a Tesco Express</i>	

Croft

<b>Site Reference:</b> CRO003	<b>Proposed Use:</b> R	
<b>AECOM Reference:</b> AECOM009		<b>Area (ha):</b> 2.73
<b>Location:</b> Land north of Hill Street and Station Rd, east of Huncote Rd, Croft		



<div></div> <div>Likely to promote positive effects</div>	<div></div> <div>Possible positive effects, though not significant</div>	<div></div> <div>Unlikely to have significant effects</div>	<div></div> <div>Possible negative effect (mitigation possible)</div>	<div></div> <div>Likely to generate negative effects</div>
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CRO003 - SA Objectives and Site Assessment Criteria		
1.	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.	
	The site is	Not achievable, Available, 56 dwellings, 11 - 15 years.

	<b>CRO003 - SA Objectives and Site Assessment Criteria</b>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	
	860m to Croft C of E Pri	
	<b>Access to secondary school</b>	
	5250m to Thomas Estley	
	<b>Access to health care</b>	
	3800m to Orchard Medical Practice	
	<b>Access to existing green space</b>	
	The site is located near 0 open space typologies (within 720m), the closest being Croft Quarry Nature Trail-Accessible Natural Green Space which is 771 metres away	
	<b>Amenity</b>	
	Site adjacent to Croft Quarry The site is located 1595m from a main road- M69	
	<b>Health and safety constraints</b>	
	The site is:  2172 m from Clint Hill Quarry, Stoney Stantongasing landfill site 953 m from a high pressure gas pipeline 1376 m from a calor gas consultation zone 618 m from a contamination point  No obvious surrounding constraints to development	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  5582 m from LNR Burbage Common & Woods 5 m from LWS Croft Roadside Verge 0 m from an SSSI  The site is likely to have High ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site is mixture of developed land, but significant proportion made up of trees, undergrowth and hedgerows with high potential for biodiversity. Retention possible, but dependent upon size of scheme.	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. St Michael and All Angels church (a grade 2 listed building) is adjacent to the site. LCC have indicated that heritage potential is high. The site forms part of the old centre of the village of Croft in an area of heritage importance. The site is within a Conservation Area. Any development would need to be sympathetic in this regard.	

	<b>CRO003 - SA Objectives and Site Assessment Criteria</b>	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	<i>100 % of the site is within a minerals safeguarding area, consisting of, Sand and gravel and igneous rock</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 67% no effect category and 33% low- moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 2.7 ha Grade 3, 0.0 ha Grade 4 and 0.0 ha urban. The site is 40% brownfield. The site's characteristics mean that agricultural use is unlikely.</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 5106m from AQMA 2 and 5659 m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>Loss of some minor office space</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Low frequency service and is 192 m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 306 jobs within 1.2km; 967 jobs within 3km and 5328 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 710 m from a Co Op</i>	

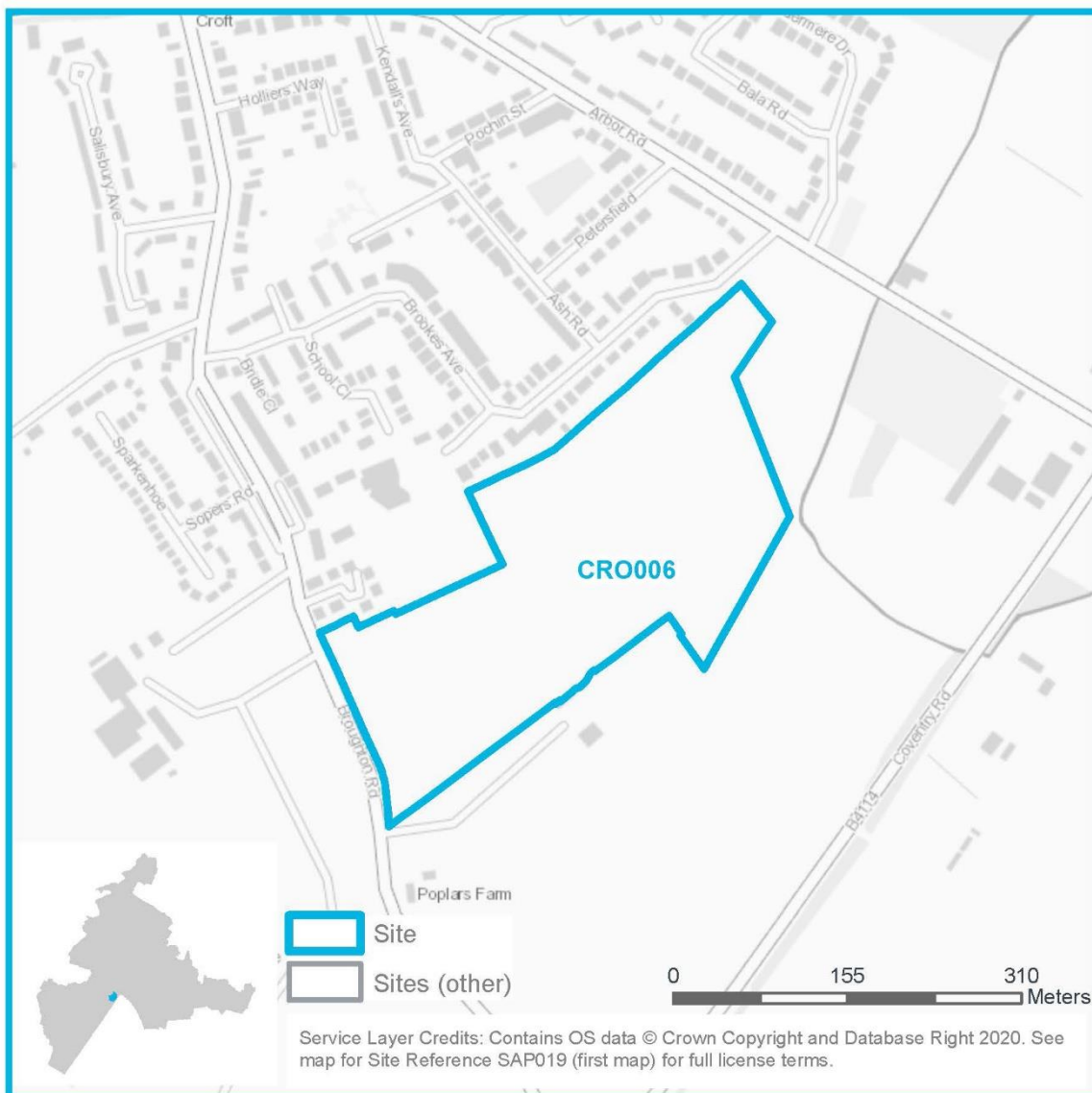
**Site Reference: CRO006**






**Proposed Use:**



**AECOM Reference: AECOM052**

**Area (ha): 8.11**

**Location: Land at Poplars Farm**



	Likely to promote positive effects		Possible positive effects, though not significant		Unlikely to have significant effects		Possible negative effect (mitigation possible)		Likely to generate negative effects
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<b>CRO006 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is achievable, available and will deliver 123 dwellings over a 6 – 10 year period</i>	

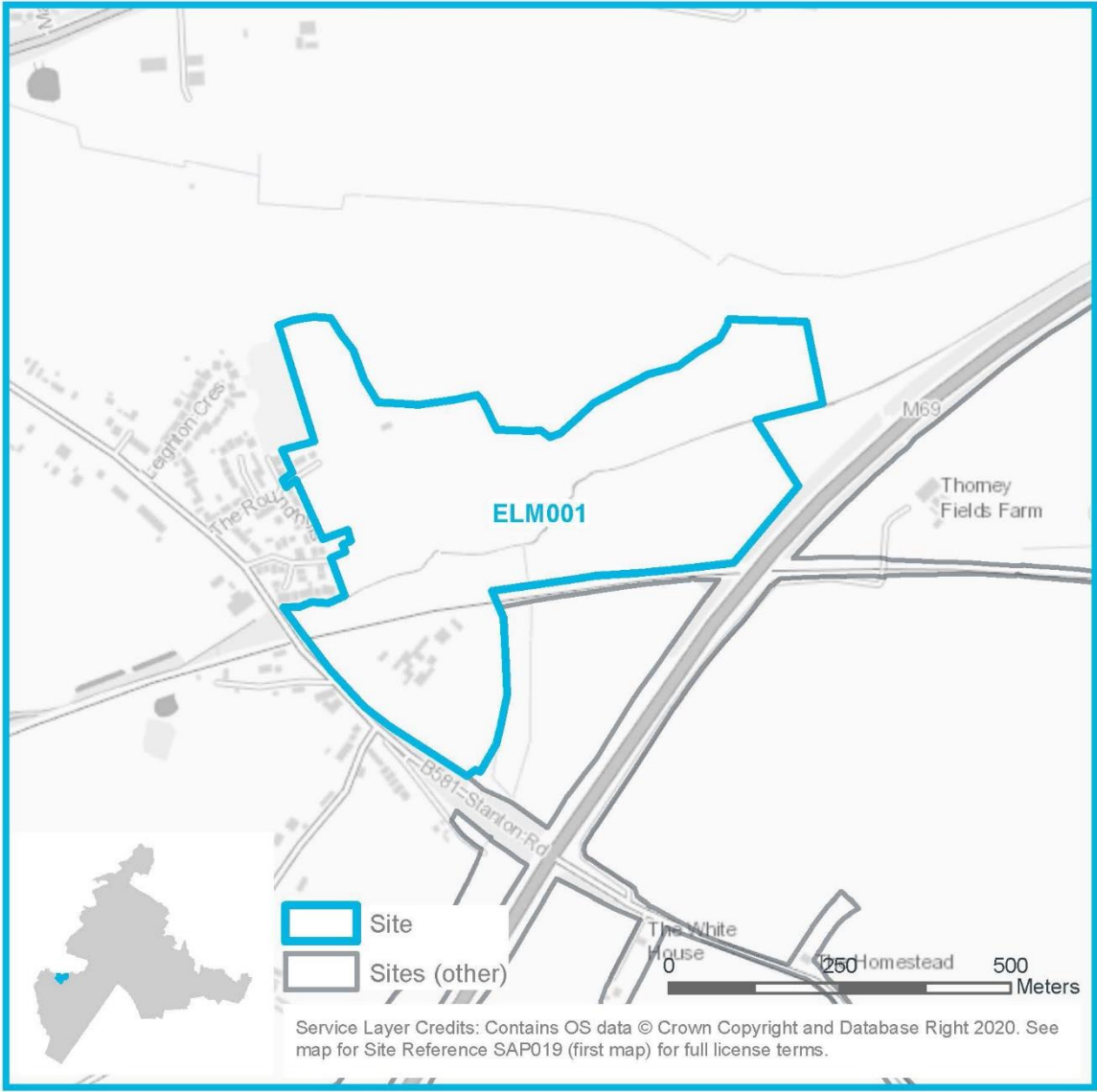


	<b>CRO006 - SA Objectives and Site Assessment Criteria</b>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	
	860m from Croft C of E Primary School	
	<b>Access to secondary school</b>	
	4000m from Thomas Estley Community College	
	<b>Access to health care</b>	
	3800m from Orchard Medical Practice	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being Winston Avenue Recreation Ground-Parks and Recreation Grounds which is 496 metres away	
	<b>Amenity</b>	
	2577m from the M69  There are No obvious surrounding amenity issues, aside from any additional road based amenity issues...	
	<b>Health and safety constraints</b>	
	2250m from Gassing Landfill 179m from a High Pressure Gas Pipeline 1982m from a Calor Gas Consultation Zone 100m from a Contamination Point  The site is within close proximity to a High Pressure Gas Pipeline. Further investigation is required to determine significance of effects.	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  5618 m from LNR Glen Parva 434 m from LWS River Soar and Mature Willows, Croft Quarry 556 m from an SSSI  There is low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) associated with the site. The site has tree/hedgerow field boundaries both on the outside of and internally across the site, retention possible.	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	There are no listed buildings or Scheduled Monuments in or adjacent to the site. Probable ridge and furrow covers northeast half of the area; more ridge and furrow to south and east. Archaeology heritage potential is medium risk.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	The site overlaps with sand and gravel mineral safeguarding area	

	<b>CRO006 - SA Objectives and Site Assessment Criteria</b>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>Site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Development on this site is likely to have Low – Moderate landscape character effects.</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is a greenfield site on Grade 3 agricultural land.</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The distance to the nearest AQMA2 is 4392m</i>	
	<i>The distance to the nearest A Road is 5837m</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>The site is 18% Flood Zone 2 and 16% of Flood Zone 3 onsite.</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No creation or loss of employment land.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>500m from the nearest low frequency bus.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>2700m to Coventry Road Industrial Estate.</i>	
	<i>1km to 294 jobs</i>	
	<i>3km to 1111 jobs</i>	
	<i>5km to 6867 jobs</i>	
	<b>Access to convenience store</b>	
	<i>580m to the nearest Co Op</i>	

Elmesthorpe

<b>Site Reference:</b> ELM001	<b>Proposed Use:</b> R	
<b>AECOM Reference:</b> AECOM010		<b>Area (ha):</b> 26.25
<b>Location:</b> Land north of The Home Farm		



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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ELM001 - SA Objectives and Site Assessment Criteria		
1.	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.	
	The site is      Not achievable, Not available, 358 dwellings, 11 - 15 years.	

	<b>ELM001 - SA Objectives and Site Assessment Criteria</b>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	
	2380m to Manorfield C of E	
	<b>Access to secondary school</b>	
	3280m to Heath Lane	
	<b>Access to health care</b>	
	2670m to Old School Surgery	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being Roundhills Park-Amenity Green Space which is 368 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues..  The site is located 34m from a main road- M69	
	<b>Health and safety constraints</b>	
	The site is:  1611 m from Clint Hill Quarry, Stoney Stantongasing landfill site 1403 m from a high pressure gas pipeline 864 m from a calor gas consultation zone 0 m from a contamination point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  1823 m from LNR Burbage Common & Woods 0 m from LWS Home Farm Grassland 2167 m from an SSSI  The site is likely to have Medium ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: trees and hedgerows around boundary and in boundaries within the site, retention possible.	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. The site contains a listed building, Home farmhouse (and adjacent outbuildings), towards the south of the site.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	2% of the site is within a minerals safeguarding area, consisting of Sand and gravel- this is an insignificant proportion of the site and hence effects are not deemed to be negative.	

	<b>ELM001 - SA Objectives and Site Assessment Criteria</b>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 100 % moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 26.3 ha Grade 3, 0.0 ha Grade 4 and 0.0 ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 10248m from AQMA 2 and 1382 m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>30% of the site is within Flood Zone 2.</i>	
	<i>27% of the site is within Flood Zone 3.</i>	
	<i>(Note- SFRA for Blaby indicates 4.7% in FZ2 and 21.2% in FZ3- scoring not affected)</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Low frequency service and is 1380 m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 50 jobs within 1.2km; 622 jobs within 3km and 1669 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 2660m from a Co Op</i>	

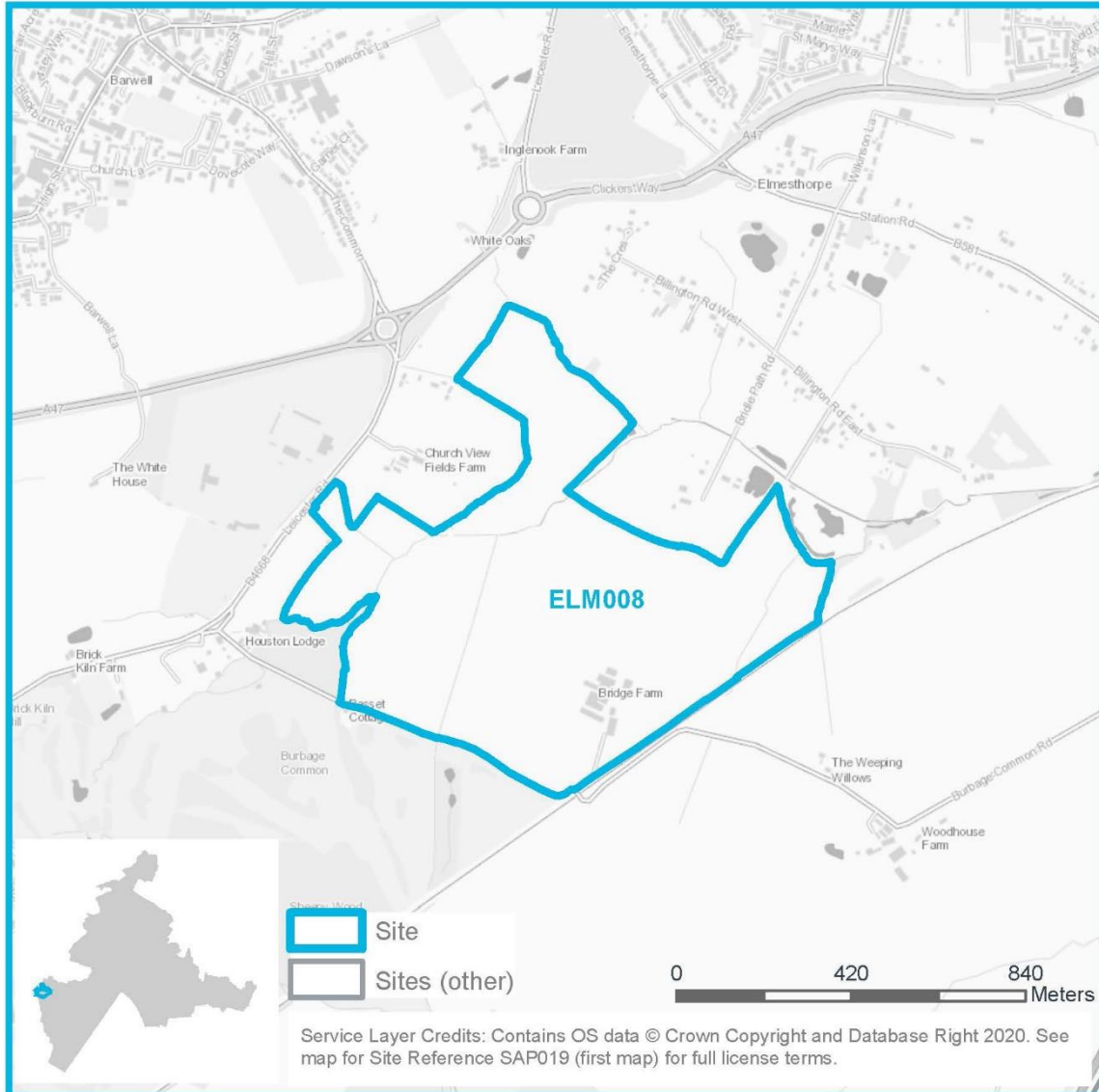
**Site Reference: ELM008**






**Proposed Use: Res**




**AECOM Reference: AECOM053**

**Area (ha): 68.61**

**Location:** Land north of railway line, Elmhurst



	<i>Likely to promote positive effects</i>		<i>Possible positive effects, though not significant</i>		<i>Unlikely to have significant effects</i>		<i>Possible negative effect (mitigation possible)</i>		<i>Likely to generate negative effects</i>
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<b>ELM008 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is available, achievable will deliver 1,100 dwellings over a 11 – 15 year period.</i>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	

	<b>ELM008 - SA Objectives and Site Assessment Criteria</b>	
	<i>1980m from Barwell C of E Academy, although there is likely to be school facilities provided given the scale of development.</i>	
	<b>Access to secondary school</b>	
	<i>2840m from Heath Lane Academy.</i>	
	<b>Access to health care</b>	
	<i>3180m from Heath Lane Surgery. Additional developer funded facilities or extension of existing likely.</i>	
	<b>Access to existing green space</b>	
	<i>The site is located near 1 open space typologies (within 720m), the closest being Burbage Common And Woods-Accessible Natural Green Space which is 216 metres away</i>	
	<b>Amenity</b>	
	<i>The site is adjacent to a railway.</i>	
	<i>The site is located 127m from a main road- A47</i>	
	<b>Health and safety constraints</b>	
	<i>The site is:</i>  <i>2915m from Gassing Landfill Site</i> <i>2983m from a High Pressure Gas Pipeline</i> <i>2641m from a Calor Gas Consultation Zone</i> <i>1126m from a Contamination Point</i>	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	<i>The site is:</i>  <i>0 m from LNR Burbage Common &amp; Woods</i> <i>0 m from LWS Burbage Common Road Railway Bridge</i> <i>613 m from an SSSI</i>  <i>The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site with tree/hedgerow field boundaries both on the outside of and internally across the site, retention possible</i>	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	<i>The site is of medium heritage potential risk due to potential settlement areas that align the boundary.</i>	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	<i>The site does not intersect with any minerals.</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	



	<b>ELM008 - SA Objectives and Site Assessment Criteria</b>	
	<i>The site is not safeguarded for waste.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site's portion which falls within the district is subject to Moderate landscape sensitivity. The remainder of the site is outside the district and data is not available to determine the sensitivity of the landscape.</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 68ha of greenfield, Grade 3 agricultural land.</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	12121m from AQMA2	
	1953m from A Road	
<b>12.</b>	<b>Flood Risk</b>	
	<i>The site contains 5% of Flood Zone 2 and 4% of Flood Zone 3.</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected in other criteria.</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of existing employment land.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site is 1440m from a regular bus service.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>The site is 2270m from Moat Way nearest employment. There are:</i>  <i>222 jobs within 1.2km</i> <i>272 jobs within 3km</i> <i>733 jobs within 5km</i>	
	<b>Access to convenience store</b>	
	<i>The site is 2110m from a Co Op convenience store.</i>	

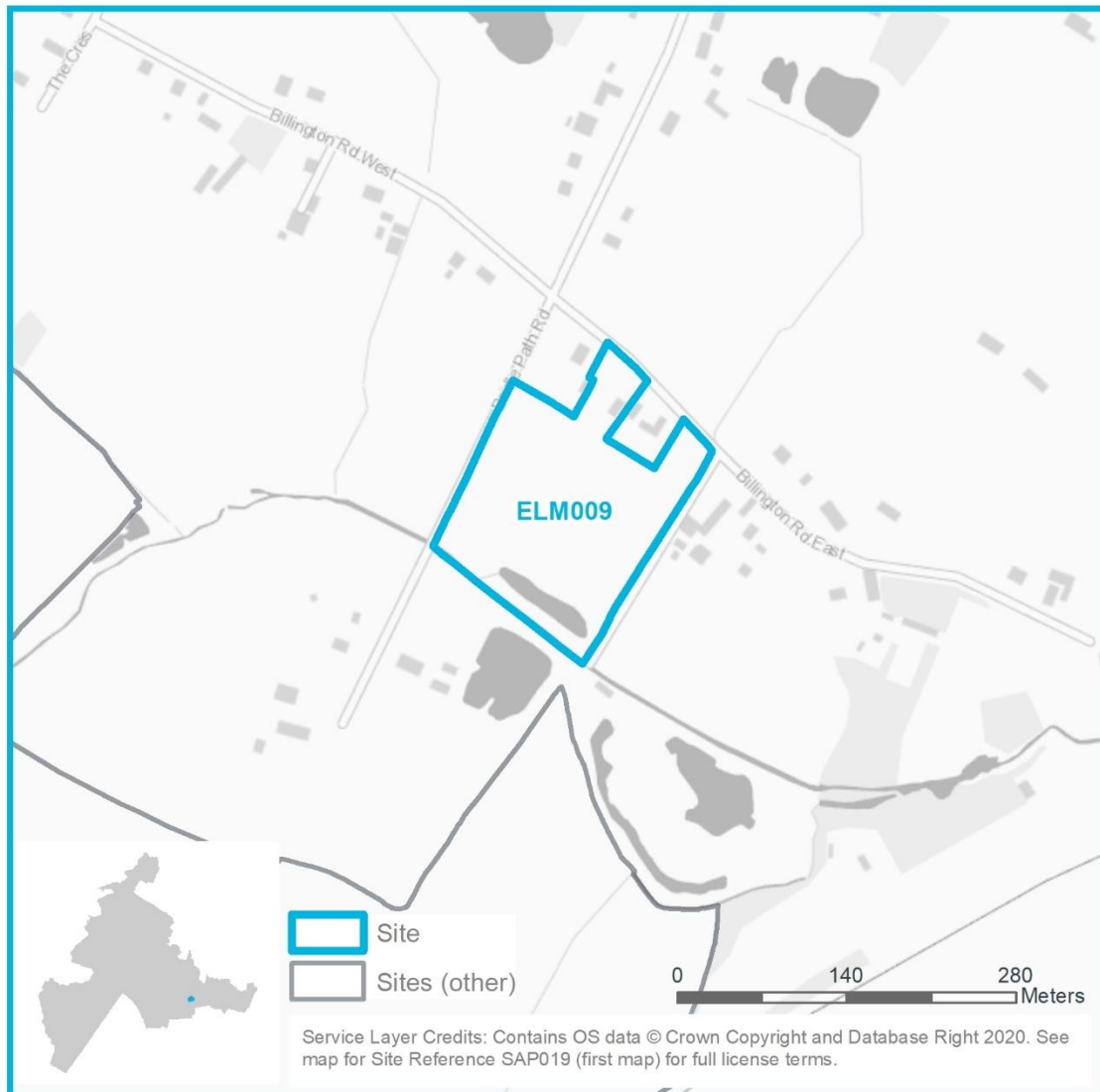
Site Reference: ELM009

Proposed Use: Residential

AECOM Reference: AECOM101

Area (ha): 3

Location: Land at 24 Billington Road East



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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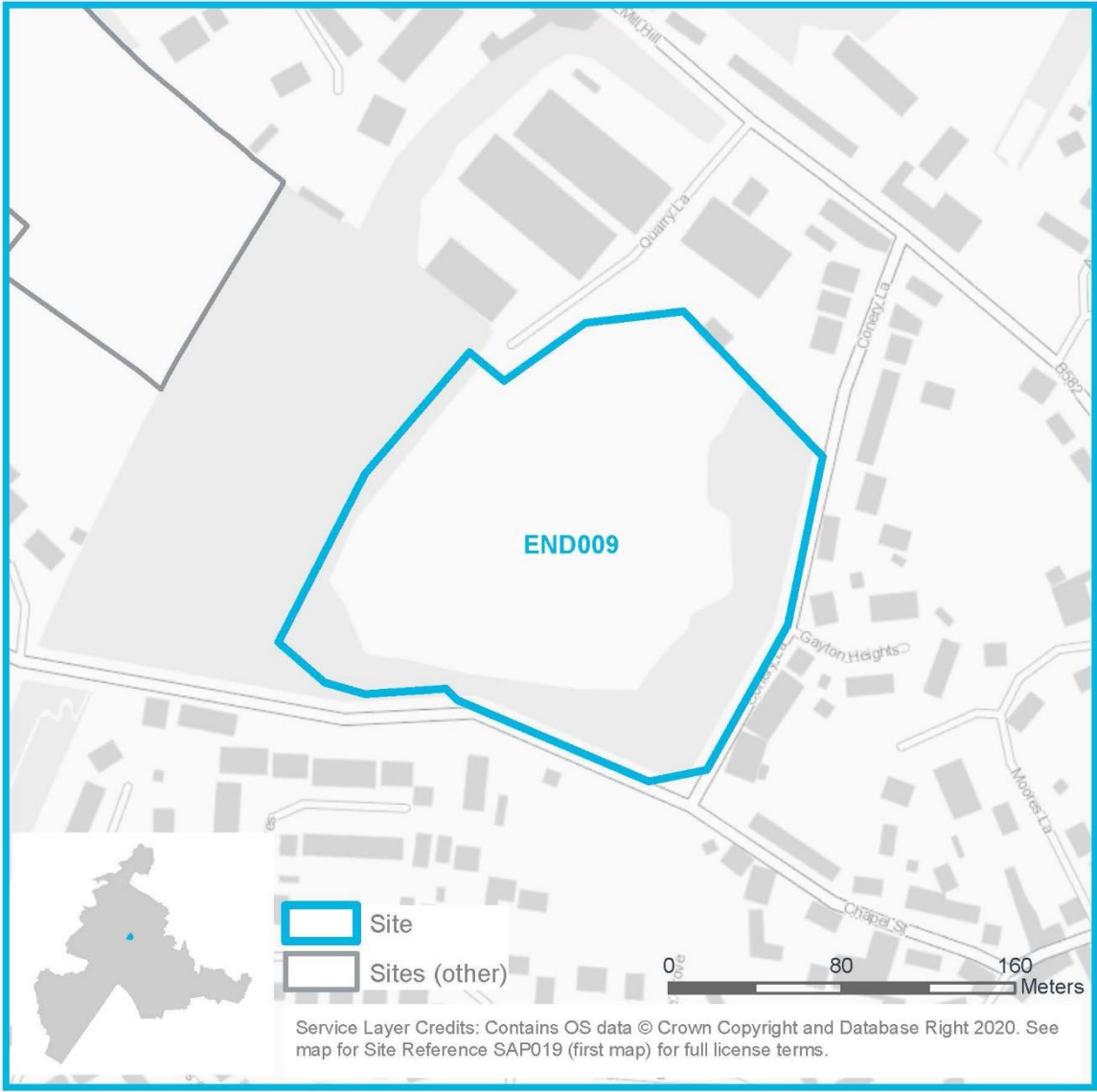
ELM009 - SA Objectives and Site Assessment Criteria		
1.	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is available, potentially (depending access comments) achievable to provide five dwellings over a 6-10 year period</i>	
2 & 3	<b>Access to primary school</b>	
	<i>1800m to Barwell C of E Academy</i>	






	<b>ELM009 - SA Objectives and Site Assessment Criteria</b>	
	<b>Access to secondary school</b>	
	1950m to Heath Lane Academy	
	<b>Access to health care</b>	
	1800m to Heath Lane Surgery.	
	<b>Access to existing green space</b>	
	The site is located near 0 open space typologies (within 720m), the closest being Roundhills Park-Amenity Green Space which is 1505 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues The site is located 480 m from a main road-A47	
	<b>Health and safety constraints</b>	
	<p>The site is:</p> <p>3027 m from Clint Hill Quarry, Stoney Stantongasing landfill site</p> <p>3212 m from a high pressure gas pipeline</p> <p>2597 m from a calor gas consultation zone</p> <p>1016 m from a contamination point</p> <p>No obvious surrounding constraints to development</p>	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	<p>The site is:</p> <p>937 m from LNR Burbage Common &amp; Woods</p> <p>10 m from LWS Streamside Willow Pollards</p> <p>1484 m from an SSSI</p> <p>The site is likely to have Medium ecological value due to the site's characteristics of: Majority of the site is clear, aside from the south western end of the site which has an area of trees, undergrowth and a pond.</p>	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	No designated assets on site. Pending LCC archaeology comments.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	The site does not intersect any mineral safeguarding areas	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	The site is not safeguarded for waste infrastructure. Neutral effects.	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	

	<b>ELM009 - SA Objectives and Site Assessment Criteria</b>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 3.0 ha Grade 3, 0.0 ha Grade 4 and 0.0 ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 11132m from AQMA6a and 844m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>14% of the site is within Flood Zone 2. 12% of the site is within Flood Zone 3.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a regular frequency service and is 947m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 111 jobs within 1.2km; 383 jobs within 3km and 978 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 1800m from a Coop, Barwell</i>	

Enderby

<b>Site Reference:</b> END009	<b>Proposed Use:</b> R	<b>Area (ha):</b> 3.56
<b>AECOM Reference:</b> AECOM011		
<b>Location:</b> Quarry Lane		



 Likely to promote positive effects	 Possible positive effects, though not significant	 Unlikely to have significant effects	 Possible negative effect (mitigation possible)	 Likely to generate negative effects
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END009 - SA Objectives and Site Assessment Criteria		
1.	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.	
	The site is      Not achievable, Available, 44 dwellings, 11 - 15 years.	

	<b>END009 - SA Objectives and Site Assessment Criteria</b>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	
	990m to Enderby Danemill	
	<b>Access to secondary school</b>	
	1180m to Brockington	
	<b>Access to health care</b>	
	670m to Enderby Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being Whistle Meadows-Accessible Natural Green Space which is 210 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues.  The site is located 371m from a main road- M69	
	<b>Health and safety constraints</b>	
	The site is:  0 m from 500 m consultation zone - consult SUEZ gasing landfill site 4687 m from a high pressure gas pipeline 4859 m from a calor gas consultation zone 0 m from a contamination point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  2541 m from LNR Glen Parva 657 m from LWS Enderby Park, Oak, Tn135 680 m from an SSSI  The site is likely to have High ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site populated with trees, undergrowth and potential for hedgerows. Retention not possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. There are no designated heritage assets on site. The conservation area is within 100m of the site to the south and east. LCC Archaeology indicate that as the area has been quarried – heritage potential is considered low.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	

	<b>END009 - SA Objectives and Site Assessment Criteria</b>	
	<i>The site does not intersect any mineral safeguarding areas</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>Close proximity to waste safeguarding area</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 100% no effect category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 3.6 ha Grade 3, 0.0 ha Grade 4 and 0.0 ha urban. The site is Greenfield. Note- site is a filled in quarry, hence agricultural potential is low.</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 382m from AQMA 6a and 2352m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Low/Regular frequency service and is 320/700m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 1994 jobs within 1.2km; 17378 jobs within 3km and 38929 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 570 m from a Co Op</i>	



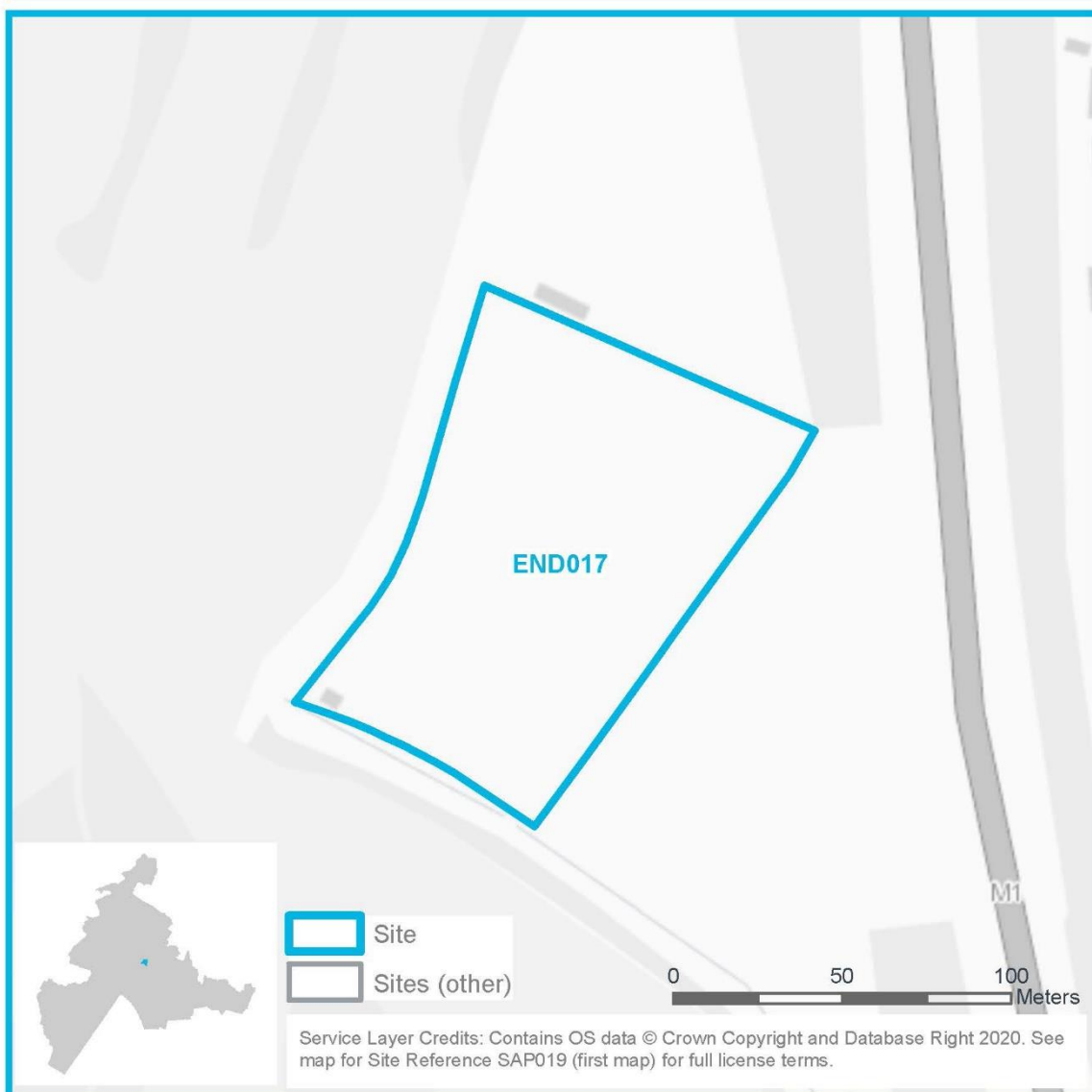
**Site Reference: END017**






**Proposed Use: R**

**AECOM Reference: AECOM012**

**Area (ha): 1.21**

**Location: Land to the west of the M1**



	<i>Likely to promote positive effects</i>		<i>Possible positive effects, though not significant</i>		<i>Unlikely to have significant effects</i>		<i>Possible negative effect (mitigation possible)</i>		<i>Likely to generate negative effects</i>
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	<b><i>END017 - SA Objectives and Site Assessment Criteria</i></b>	
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is Not achievable, Available, 29 dwellings, 11 - 15 years.</i>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	

	<b>END017 - SA Objectives and Site Assessment Criteria</b>	
	1060m to Enderby Danemill	
	<b>Access to secondary school</b>	
	860m to Brockington	
	<b>Access to health care</b>	
	840m to Limes Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 2 open space typologies (within 720m), the closest being Leicester Road Recreation Ground-Parks and Recreation Grounds which is 407 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues. The site is located 39 m from a main road- M1	
	<b>Health and safety constraints</b>	
	<p>The site is:</p> <p>1055 m from 500 m consultation zone - consult SUEZ gasing landfill site</p> <p>3698 m from a high pressure gas pipeline</p> <p>5134 m from a calor gas consultation zone</p> <p>129 m from a contamination point</p> <p>No obvious surrounding constraints to development</p>	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	<p>The site is:</p> <p>1708 m from LNR Glen Parva</p> <p>658 m from LWS Enderby Lodge</p> <p>542 m from an SSSI</p> <p>The site is likely to have Medium ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: trees and hedgerows around boundary and some trees in centre of site, retention possible.</p>	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. "There are no designated heritage assets but the site adjoins the route of the Fosse Way. LCC Archaeology advise that the heritage potential is considered to be high. "	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	100 % of the site is within a minerals safeguarding area, consisting of, Sand and gravel	

	<b>END017 - SA Objectives and Site Assessment Criteria</b>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 100 % low- moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 1.2 ha Grade 3, 0.0 ha Grade 4 and 0.0 ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 25 m from AQMA 2 and 3025 m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i> <i>(SFRA states that 3.2% of the site is within FZ 2 and 3, scheme design can mitigate risk for small areas- scoring not affected)</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Low frequency service and is 700m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 1403 jobs within 1.2km; 8419 jobs within 3km and 27925 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 1260m from a Co Op</i>	

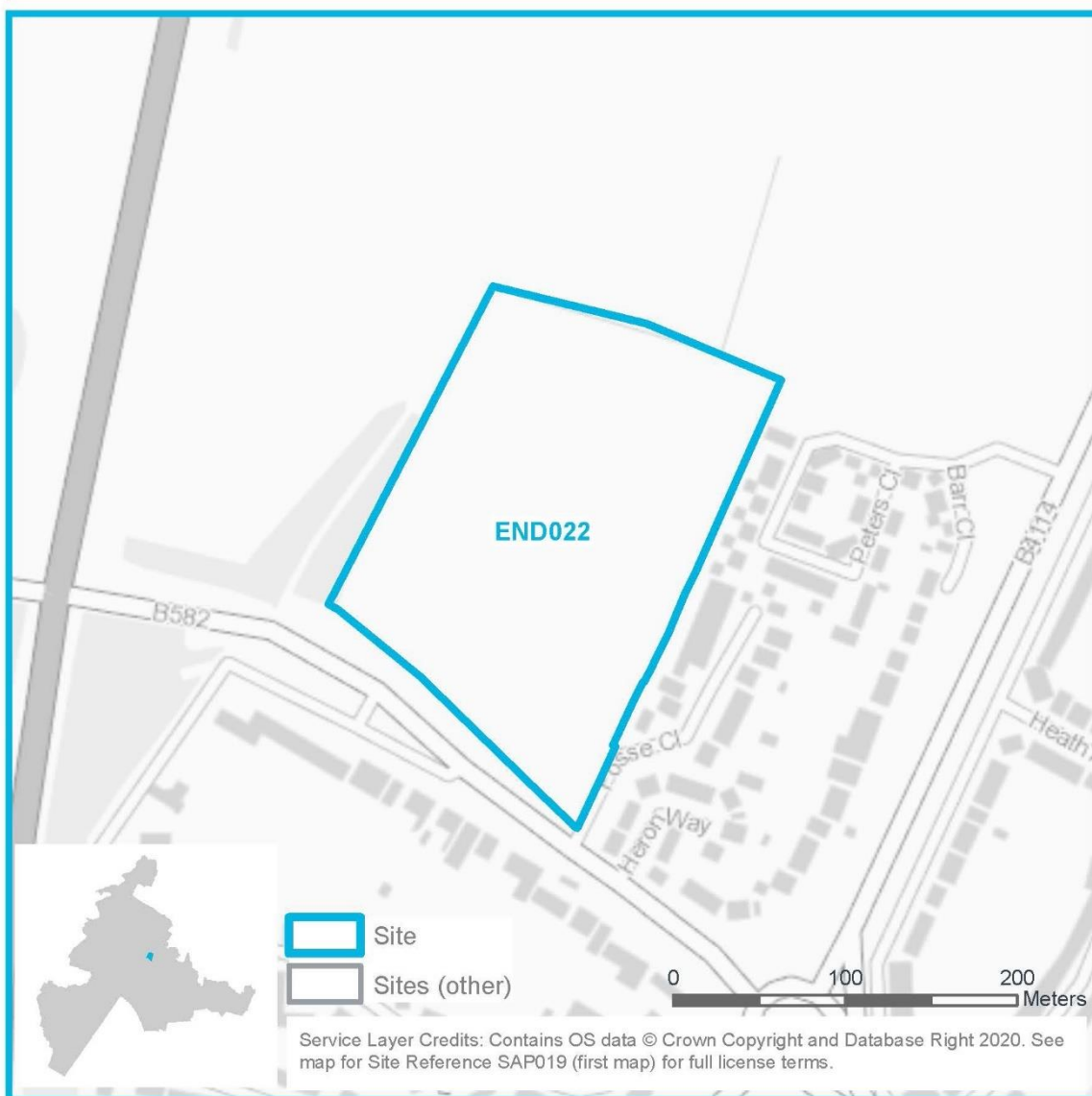
**Site Reference: END022**

**Proposed Use:**

**AECOM Reference: AECOM035**

**Area (ha): 4.49**

**Location:** Land off Blaby Road, Enderby



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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END022 - SA Objectives and Site Assessment Criteria		
1.	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.	
	The site is      Achievable, available, 84 dwellings, 6 - 10 years.	
2 & 3	Access to primary school	

	<b>END022 - SA Objectives and Site Assessment Criteria</b>	
	1130m to Enderby Danemill Primary	
	<b>Access to secondary school</b>	
	670m to Brockington College	
	<b>Access to health care</b>	
	1490m to Enderby Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being Jubilee Park-Amenity Green Space which is 456 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues..  The site is located 155 m from a main road- M1	
	<b>Health and safety constraints</b>	
	The site is:  535 m from 500 m consultation zone - consult SUEZgasing landfill site 4380 m from a high pressure gas pipeline 5753 m from a calor gas consultation zone 493 m from a contamination point  No obvious surrounding constraints to development	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  1047 m from LNR Glen Parva 0 m from LWS Enderby Lodge 704 m from an SSSI  The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site is bounded by trees and some hedgerows with some on site, boundary retention possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. No designated heritage assets on site but there is a Scheduled Monument within 600 to the east of the site (St. John's Church, Aldeby). The western boundary of the site is a Roman road and forms an important historic separation between Enderby and Leicester. LCC Archaeology advise that heritage potential is high.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	

	<b>END022 - SA Objectives and Site Assessment Criteria</b>	
	<i>100% of the site is within a minerals safeguarding area, consisting of, Sand and gravel</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 11% no effect category 88% low- moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 4.5ha Grade 3, 0.0 ha Grade 4 and 0.0 ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 1011 m from AQMA 2 and 1236m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Regular service and is 130m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 2533 jobs within 1.2km; 16647 jobs within 3km and 44736 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 1390m from a Co Op</i>	

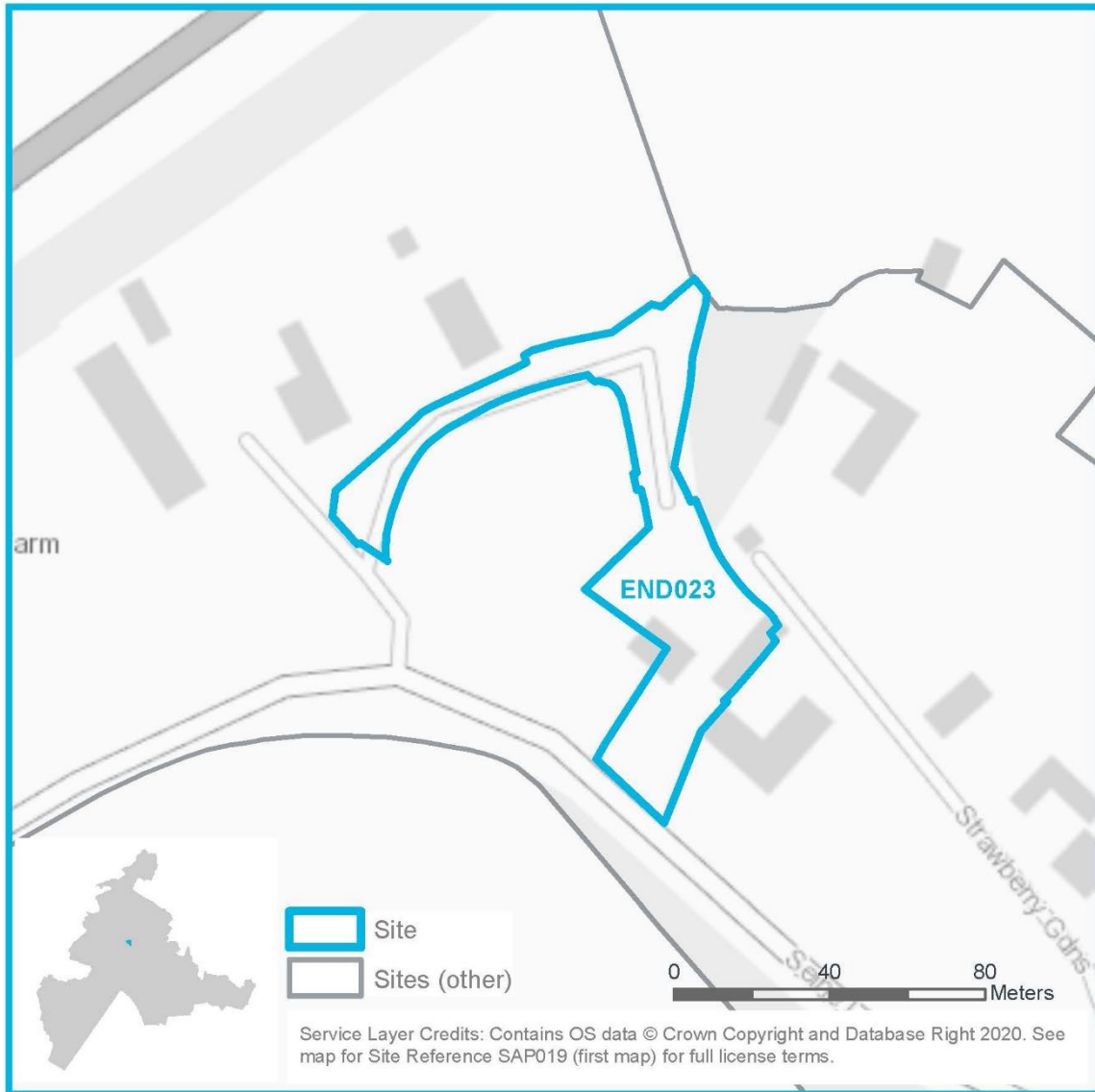
Site Reference: END023

Proposed Use: Res

AECOM Reference: AECOM054

Area (ha): 0.36

Location: Enderby Metals



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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END023 - SA Objectives and Site Assessment Criteria		
1.	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.	
	The site is achievable but not available and can provide 8 dwellings over a 11- 15 year period.	



	<b>END023 - SA Objectives and Site Assessment Criteria</b>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	
	1310m from Enderby Danemill Primary School	
	<b>Access to secondary school</b>	
	1490m from Brockington College	
	<b>Access to health care</b>	
	950m from Enderby Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being Whistle Meadows-Accessible Natural Green Space which is 404 metres away	
	<b>Amenity</b>	
	111m from the M69 motorway.  There are No obvious surrounding amenity issues, aside from any additional road based amenity issues other than the distance to the motorway however this is unlikely to have any effects.	
	<b>Health and safety constraints</b>	
	The site is:  213 m from 500 m consultation zone - consult SUEZ gasing landfill site 4570 m from a high pressure gas pipeline 4724 m from a calor gas consultation zone 205 m from a contamination point  The site is within close proximity to a gasing landfill site. Further investigation is required to determine significance of effects.	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  2995 m from LNR Glen Parva 1057 m from LWS Lubbesthorpe, Ash, Tn86 1088 m from an SSSI  There is low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) associated with the site due to the site being developed and little ecological merit, some tree/hedgerow boundaries with retention possible.	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	There are no designated heritage assets on site and is considered a low risk overall.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	The site is not safeguarded for minerals.	

	<b>END023 - SA Objectives and Site Assessment Criteria</b>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is safeguarded for a waste facility.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>There are Moderate Risks associated with landscape character and sensitivity if the site were to be developed.</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is brownfield and .4 ha of the site is within Grade 3 Agricultural Land.</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	995m from AQMA6a 2966m from A road.	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria.</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No creation or loss of employment land</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>850m from a low frequency bus service or 1010m from a regular bus service.</i>	
	<b>Access to jobs/commuting distance</b>	
	900m from Enderby District Centre  1844 jobs within 1.2km 11672 jobs within 3km 31936 jobs within 5km	
	<b>Access to convenience store</b>	
	<i>The site is 860m from the Co Op</i>	

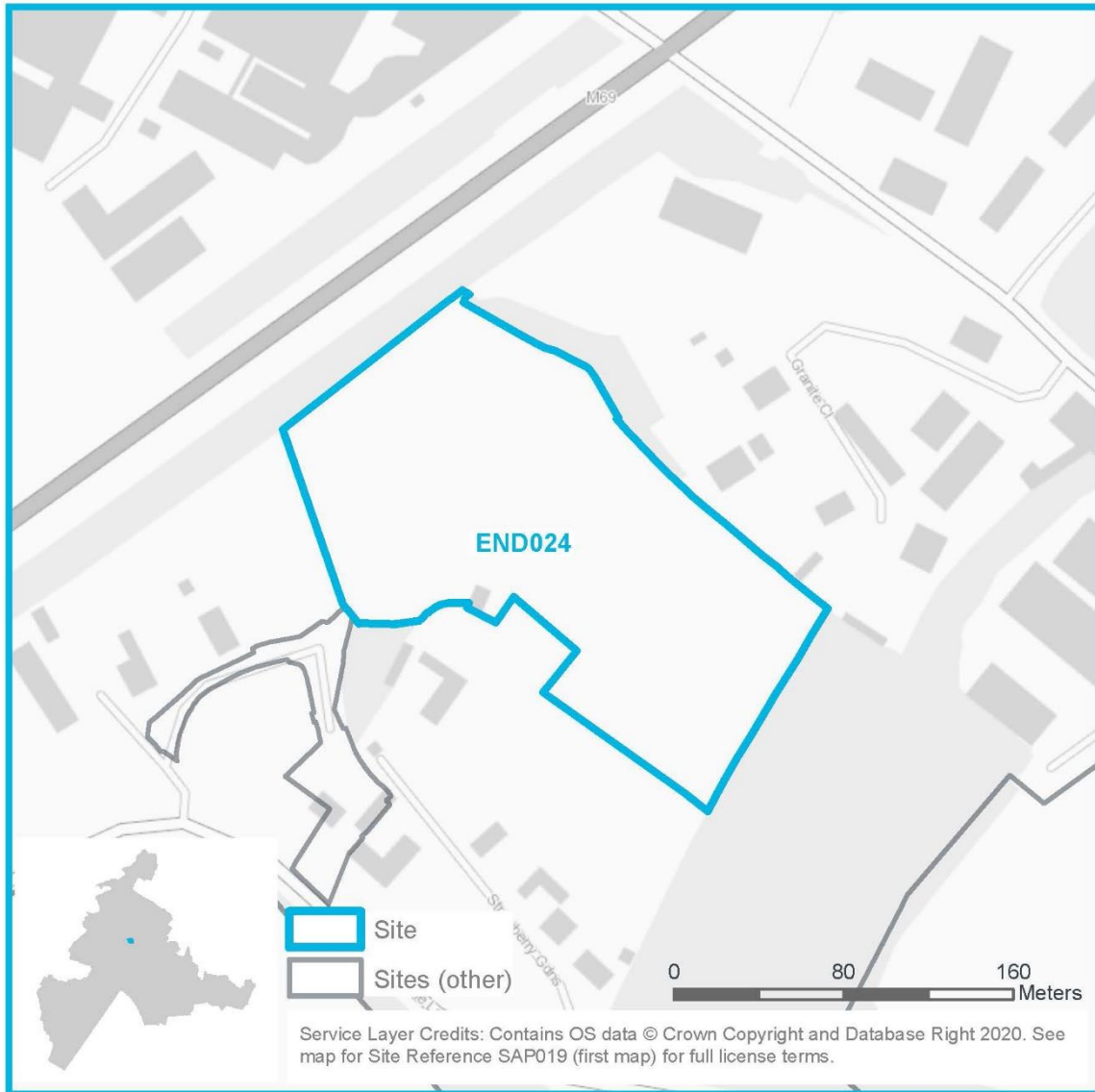
**Site Reference: END024**

**Proposed Use: Res**

**AECOM Reference: AECOM055**

**Area (ha): 2.97**

**Location: Land rear of Strawberry Gardens**



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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END024 - SA Objectives and Site Assessment Criteria		
1.	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.	
	Site is not achievable, it is available and could provide 55 dwellings over an 11 – 15 year period.	

	<b>END024 - SA Objectives and Site Assessment Criteria</b>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	
	1530m from Enderby Danemill Primary School	
	<b>Access to secondary school</b>	
	1730m from Brockington College	
	<b>Access to health care</b>	
	1170m from Enderby Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being Whistle Meadows-Accessible Natural Green Space which is 365 metres away	
	<b>Amenity</b>	
	35m from the M69 motorway and is adjacent to an industrial estate with uncertain amenity issues.	
	<b>Health and safety constraints</b>	
	3m from a Gasing Landfill Site 4680m from a Pressure Gas Pipeline 4832m from a Calor Gas Installation 23m from a Contamination Point  The site is within close proximity to a Gasing Landfill Site and Contamination Point. Further investigation is required to determine significance of effects.	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  2810 m from LNR Glen Parva 896 m from LWS Enderby Park, Oak, Tn135 871 m from an SSSI  Site likely to have limited ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) as site is mostly clear with some trees and hedgerow boundaries, retention possible.	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Classed as medium risk archaeology heritage potential in SHELAA.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	The site does not intersect with any minerals.	

	<b>END024 - SA Objectives and Site Assessment Criteria</b>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is within 100% Moderate category.</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is greenfield and approximately 3ha of Grade 3 Agricultural land.</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	957m from AQMA6a.	
	2927m from A Road.	
<b>12.</b>	<b>Flood Risk</b>	
	100% within Flood Zone 1	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>No site appraisal criteria established.</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site is 960m to a low frequency bus service.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 3667 jobs within 1.2km; 12450 jobs within 3km and 32806 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 1100m to Co Op</i>	

## Glenfield

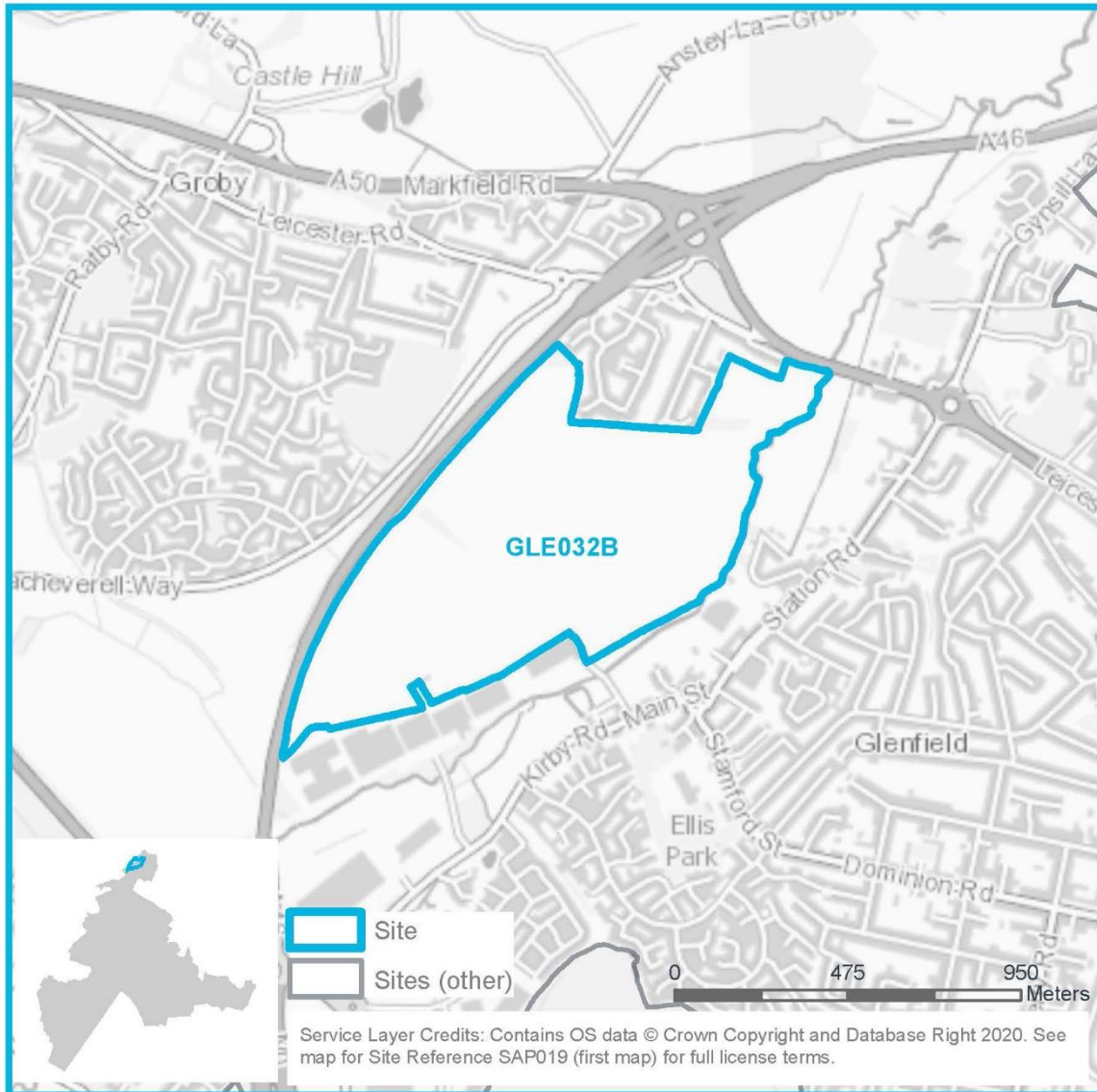
**Site Reference: GLE032B**

**Proposed Use: Residential**

**AECOM Reference: AECOM099**

**Area (ha): 74.34**

**Location: Land north of Glenfield**



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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<b>GLE032B - SA Objectives and Site Assessment Criteria</b>		
1.	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is available, but not achievable. It can deliver 947 dwellings over an 11- 15 year period.</i>	

	<b>GLE032B - SA Objectives and Site Assessment Criteria</b>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	
	980m to Glenfield Primary School. Size of development means that a new school is likely.	
	<b>Access to secondary school</b>	
	1880m to Brookvale High School	
	<b>Access to health care</b>	
	1480m to Groby Surgery. Site expected to deliver additional healthcare services.	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being Old Railway Line Nature Area-Accessible Natural Green Space which is 96 metres away	
	<b>Amenity</b>	
	10m to A50 Major Road and A46 Site is adjacent to industrial estate with uncertain uses.	
	<b>Health and safety constraints</b>	
	5316m to Gassing Landfill Site 8765m to High Pressure Gas Pipeline 10015m to Calor Gas Consultation Zone 42m to Contamination Point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	<p>The site is:</p> <p>1611 m from LNR Kirby Frith</p> <p>0 m from LWS Meadow At Glenfield</p> <p>1463 m from an SSSI</p> <p>There is likely low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) associated with the site. Site with tree/hedgerow field boundaries both on the outside of and internally across the site, retention possible.</p>	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. The site is within 70m of the moated site and garden enclosure Scheduled Monument and is likely to impact on its setting. The Glenfield Conservation Area and Listed Buildings are also in the vicinity. Heritage potential is medium risk: Glenfield Historic Settlement Core (MLE9282) and medieval settlement site (MLE128) on-site; Leicester to Swannington Railway (MLE18026) runs along southern boundary of the site.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	



	<b>GLE032B - SA Objectives and Site Assessment Criteria</b>	
	<i>Site does not overlap with minerals.</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>Close proximity to waste safeguarding area</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 67% within the Low – Moderate category.</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 74ha of greenfield land and is within Grade 3 (98%) and Grade 3 (2%) agricultural land</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	2000m to AQMA 3	
	1430m to A Road	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is within Flood Zone 2 (6%) and Flood Zone 3 (5%).</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected in other criteria.</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No creation or loss of employment land.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>There is a regular bus service 690m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 794 jobs within 1.2km; 7488 jobs within 3km and 29006 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>1000m to Morrisons</i>	

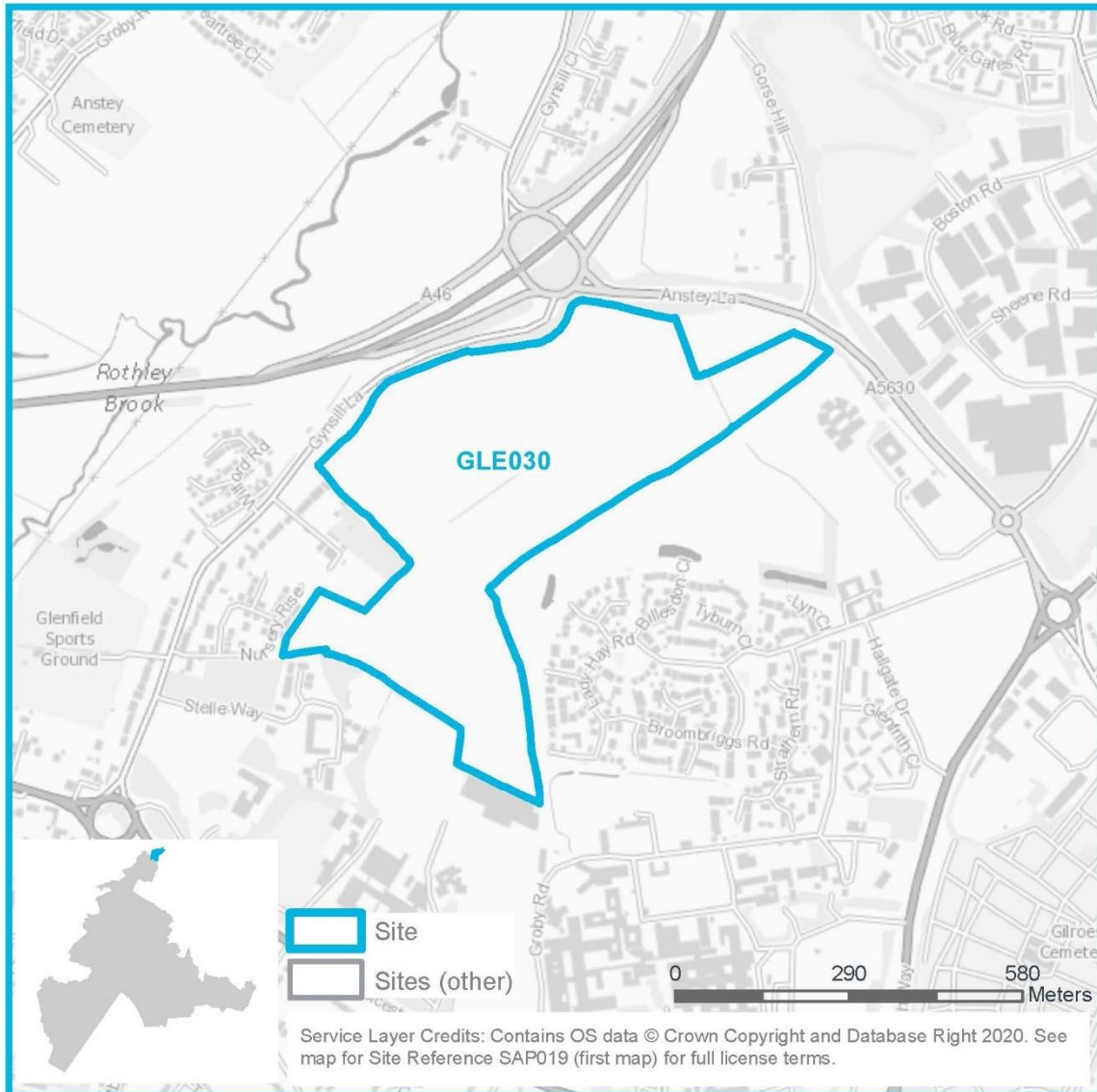
**Site Reference: GLE030**

**Proposed Use: Residential**

**AECOM Reference: AECOM037**

**Area (ha): 27.82**

**Location: Land rear of County Hall**



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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GLE030 - SA Objectives and Site Assessment Criteria		
1.	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.	
	The site is Achievable, available, 185 dwellings, 11 - 15 years.	
2 & 3	Access to primary school	

	<b>GLE030 - SA Objectives and Site Assessment Criteria</b>	
	1900m to Glenfield Primary School	
	<b>Access to secondary school</b>	
	2,500m to New College, Leicester	
	<b>Access to health care</b>	
	870m to Glenfield Surgery	
	<b>Access to existing green space</b>	
	The site is located near 0 open space typologies (within 720m), the closest being Leicester Road-Amenity Green Space which is 2290 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues..	
	The site is located 19m from a main road- A5630	
	<b>Health and safety constraints</b>	
	The site is:  6309 m from 500 m consultation zone - consult SUEZ gasing landfill site  10993 m from a high pressure gas pipeline  11992 m from a calor gas consultation zone  884 m from a contamination point  No obvious surrounding constraints to development	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  151 m from LNR Goss Meadows  50 m from LWS The County Hall Oak  2031 m from an SSSI  The site is likely to have Medium ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site is bounded by trees and hedgerows with some encroaching onto the site along existing field boundaries, some retention possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. The site has no designated assets in the vicinity. Heritage potential is medium. Medieval Park (MLE17056) with an old Park Pale (MLE397) running N/S across the site. The remains of Anstey Pastures country house (MLE388) partially lies within the development area. Some ridge and furrow across the northern portion.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	

	<b>GLE030 - SA Objectives and Site Assessment Criteria</b>	
	<i>The site does not intersect any mineral safeguarding areas</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 26% low- moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 20.6ha Grade 3, 0.0 ha Grade 4 and 7.3 ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 1490m from Leicester AQMA and 845 m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Regular service and is 530 m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 2333 jobs within 1.2km; 19501 jobs within 3km and 53117 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 1690m from a Co Op</i>	

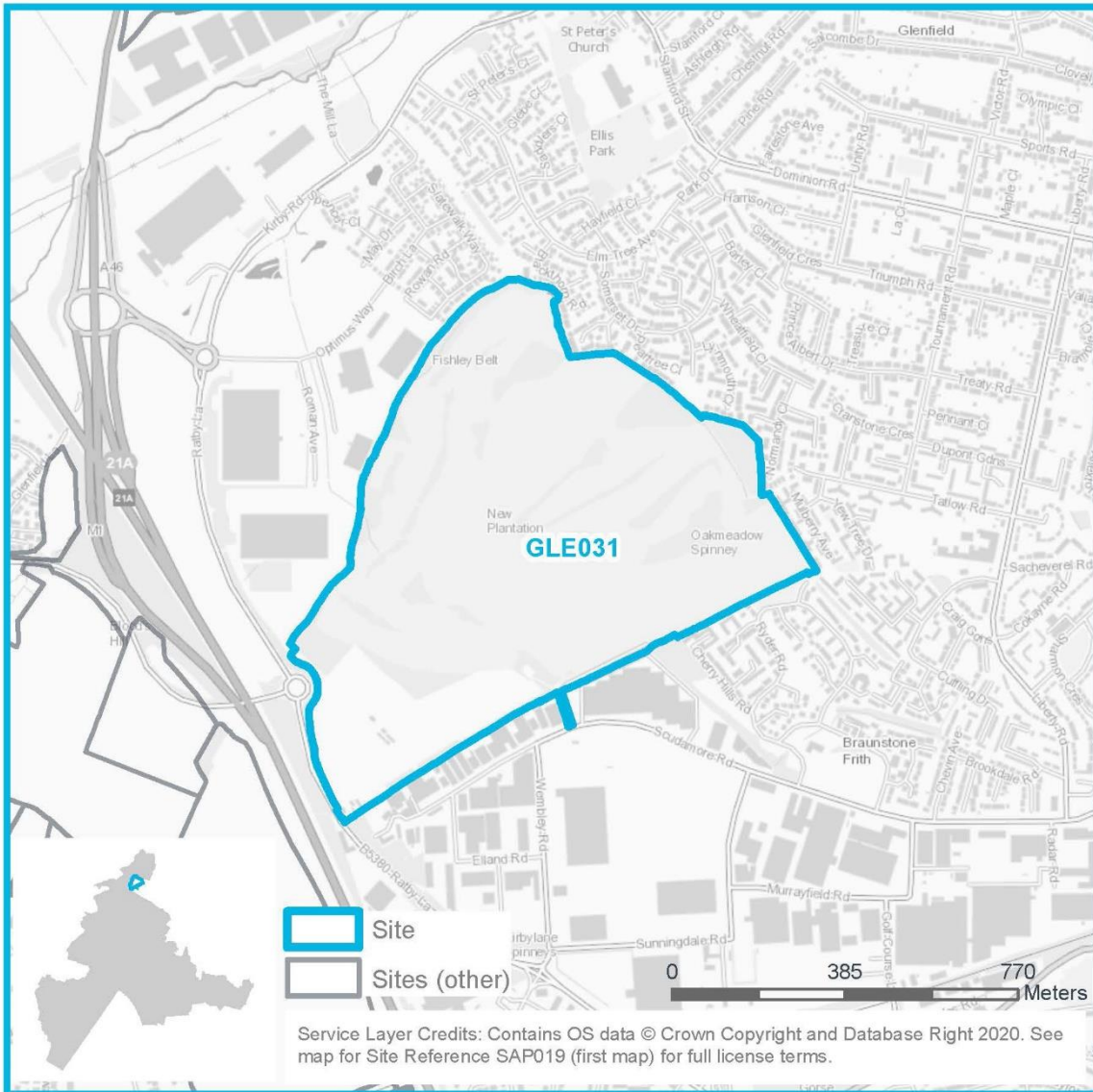
**Site Reference: GLE031**

**Proposed Use: SUE**

**AECOM Reference: AECOM056**

**Area (ha): 73.11**

**Location: Western Park Golf Course**



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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<b>GLE031 - SA Objectives and Site Assessment Criteria</b>		
1.	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>Amend to read: The site is available, achievable and will provide 252 dwellings over 11 – 15 year period within Blaby. Note- this site is 73ha in total. The area of the site in Blaby District is 20ha and is assumed to be a split of housing and employment use.</i>	

	<b>GLE031 - SA Objectives and Site Assessment Criteria</b>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	
	<i>1340m to Glenfield Primary School</i>	
	<b>Access to secondary school</b>	
	<i>2650m to New College</i>	
	<b>Access to health care</b>	
	<i>1400m to Oakmeadow Surgery</i>	
	<b>Access to existing green space</b>	
	<i>The site is located near 0 open space typologies (within 720m), the closest being Holmfield Park-Parks and Recreation Grounds which is 1775 metres away</i>	
	<b>Amenity</b>	
	<i>The site is 72m from a Major Road M1</i> <i>Adjacent are two industrial estates with uncertain amenity issues.</i>	
	<b>Health and safety constraints</b>	
	<i>The site is:</i>  <i>3537m to Gassing Landfill Site</i> <i>7688m to High Pressure Gas Pipeline</i> <i>8646m to Calor Gas Consultation Zone</i>	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	<i>The site is:</i>  <i>0 m from LNR Kirby Frith</i> <i>0 m from LWS Western Golf Course &amp; Adj Gcn Habitats</i> <i>2877 m from an SSSI</i>  <i>The site is likely to have High ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Large areas of the site are cleared but there are large clusters of trees and potential undergrowth across the site making retention difficult</i>	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	<i>The site is listed as medium risk for archaeology assets. The site has no designated assets close by.</i>	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	<i>The site does not intersect with any minerals.</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for a waste facility.</i>	



	<b>GLE031 - SA Objectives and Site Assessment Criteria</b>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>27% of the site is within a Low – Moderate category, whilst the remaining 73% of the site was not assessed in the study as it is in Leicester City administrative area.</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield and 73ha of Grade 3 Agricultural land.</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>1306m from AQMA 3</i>	
	<i>1379m from A road.</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is 100% within Flood Zone 1</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>Creation of large scale commercial site.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Site is located 1379m to the nearest strategic transport route.</i>	
	<b>Regeneration opportunities</b>	
	<i>Site is 1465m to area of most deprivation (Top 10%)</i>	
	<i>There is good public transport connections from the site.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>570m to regular bus service</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>2544 jobs within 1.2km</i>	
	<i>7776 jobs within 3km</i>	
	<i>37910 jobs within 5km</i>	
	<i>150m to Optimus Point Employment Site.</i>	
	<i>Site will provide some onsite employment</i>	
	<b>Access to convenience store</b>	
	<i>1600m to the nearest Co Op</i>	



## Glen Parva

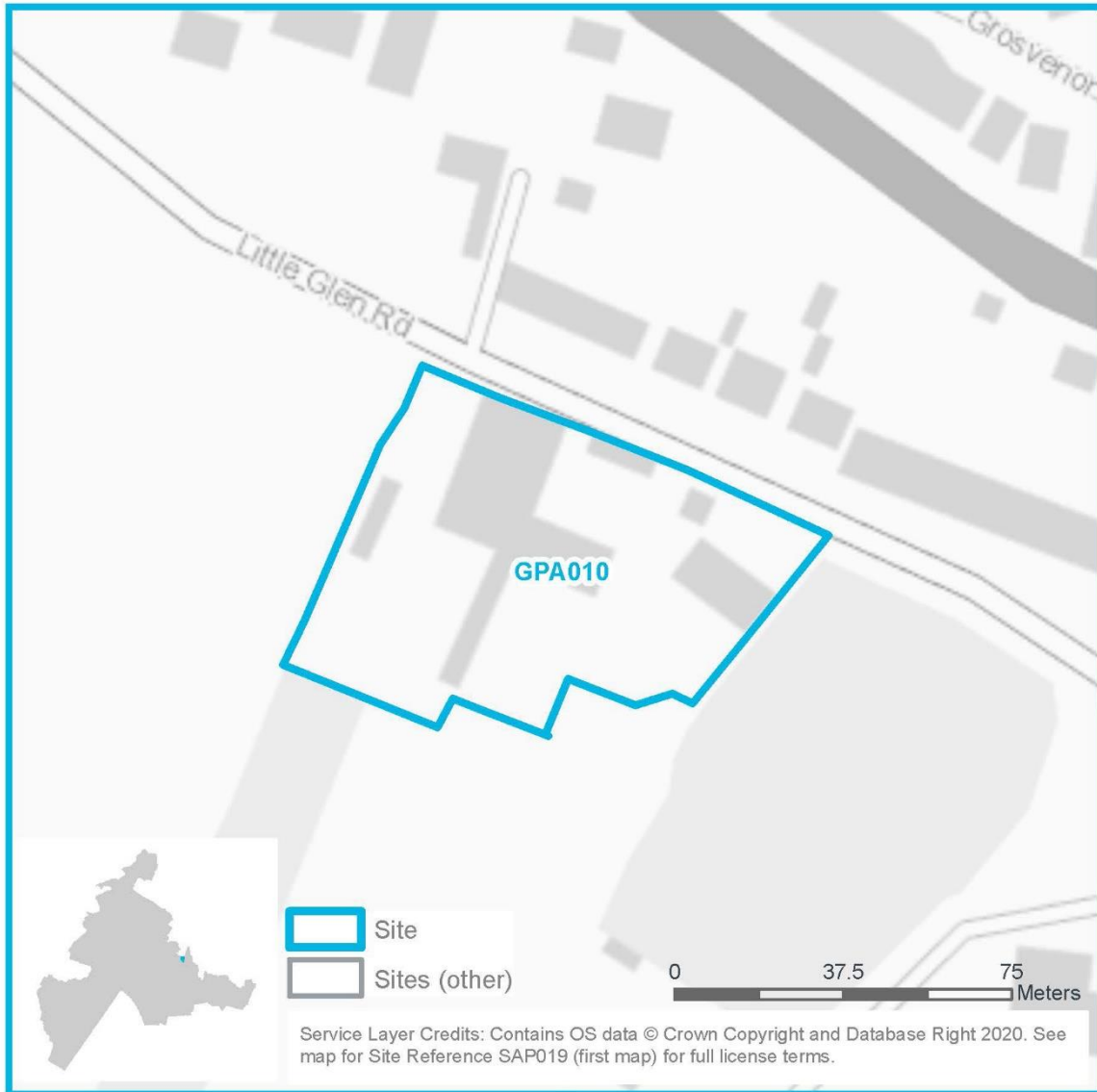
**Site Reference: GPA010**






**Proposed Use: Residential**

**AECOM Reference: AECOM013**

**Area (ha): 0.58**

**Location: Land at Glen Ford Grange, Little Glen Road**



	Likely to promote positive effects		Possible positive effects, though not significant		Unlikely to have significant effects		Possible negative effect (mitigation possible)		Likely to generate negative effects
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<b>GPA010 - SA Objectives and Site Assessment Criteria</b>			
1.	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.		
	The site is	Achievable, Not available, 19 dwellings, 6 - 10 years.	

	<b>GPA010 - SA Objectives and Site Assessment Criteria</b>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	
	1190m to Rolleston Junior	
	<b>Access to secondary school</b>	
	990m to South Wigston	
	<b>Access to health care</b>	
	1160m to Northfield Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 1open space typologies (within 720m), the closest being Glen Parva Moat-Accessible Natural Green Space which is 284 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues..  The site is located 703m from a main road- A426	
	<b>Health and safety constraints</b>	
	The site is:  1106 m from Blaby Brick Works, Glen Parva gasing landfill site  3411 m from a high pressure gas pipeline  8184 m from a calor gas consultation zone  489 m from a contamination point  No obvious surrounding constraints to development	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  1477 m from LNR Glen Parva  62 m from LWS Grand Union Canal  2412 m from an SSSI  The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site is mostly developed, with a small area of trees on site with retention possible.	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. LCC archaeology comments: inside historic core of the village, known archaeology on site, near moated site. Scheduled monument and grade II listed building in the vicinity, heritage potential is high.	

	<b>GPA010 - SA Objectives and Site Assessment Criteria</b>	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	<i>100% of the site is within a minerals safeguarding area, consisting of, Sand and gravel</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 91% no effect category and 9 % moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 0.0ha Grade 3, 0.0ha Grade 4 and 0.6 ha urban. The site is 80% brownfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 1867m from AQMA 4B and 787m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Regular frequency service and is 620m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 1139 jobs within 1.2km; 10530 jobs within 3km and 30953 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 770 m from a Co Op</i>	

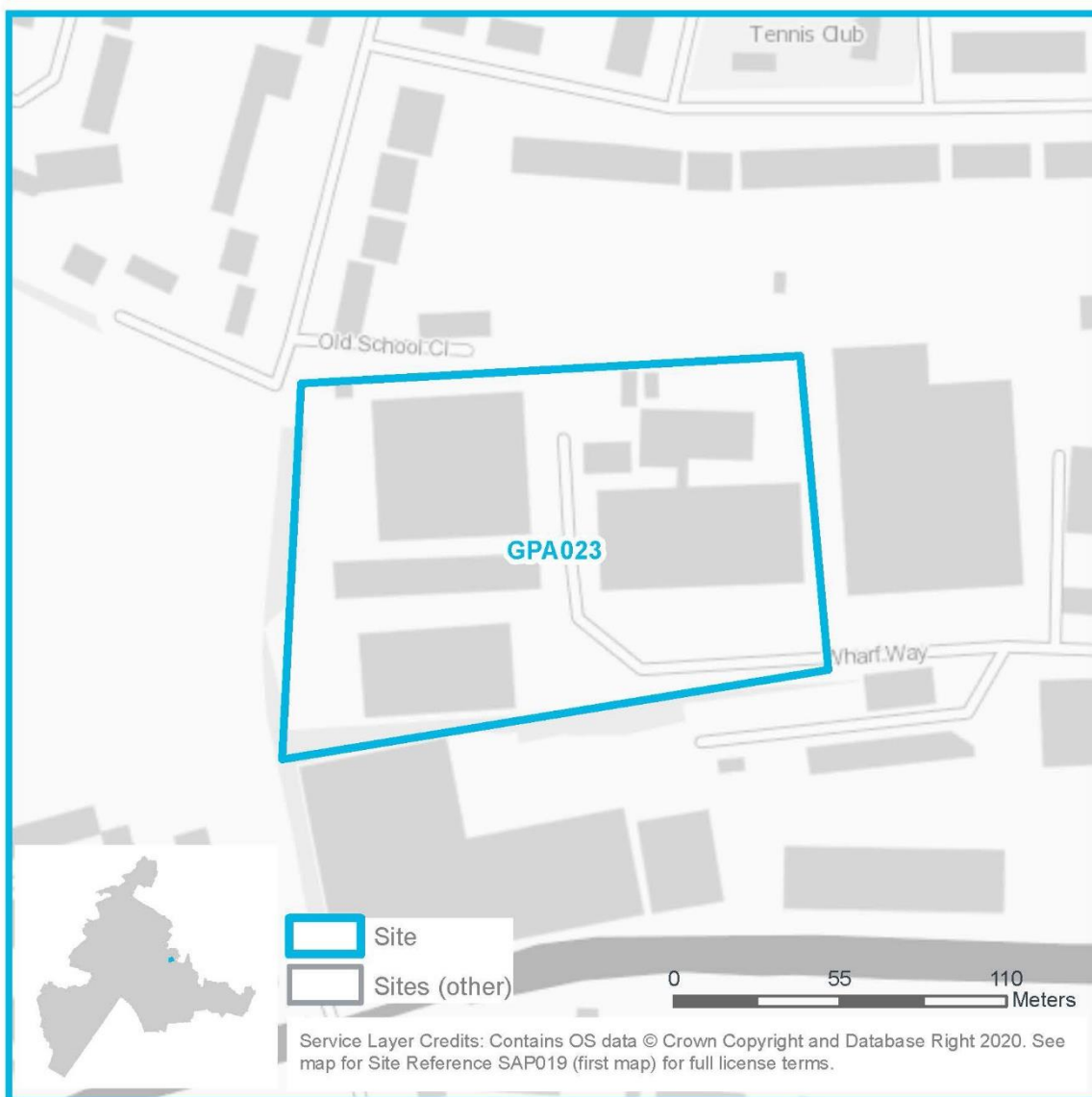
**Site Reference: GPA023**






**Proposed Use: Res**

**AECOM Reference: AECOM057**

**Area (ha): 1.97**

**Location: Summit Engineering, Wharf Way**



	<i>Likely to promote positive effects</i>		<i>Possible positive effects, though not significant</i>		<i>Unlikely to have significant effects</i>		<i>Possible negative effect (mitigation possible)</i>		<i>Likely to generate negative effects</i>
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<b>GPA023 - SA Objectives and Site Assessment Criteria</b>			
1.	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>		
	<i>The site is achievable but not available can provide 65 dwellings over 11 – 15 years.</i>		
2	<b>Access to primary school</b>		

	<b>GPA023 - SA Objectives and Site Assessment Criteria</b>	
<b>&amp; 3</b>		
	1190m to Glen Hill Primary School	
	<b>Access to secondary school</b>	
	2310m to South Wigston High School	
	<b>Access to health care</b>	
	1310m to Northfield Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 0 open space typologies (within 720m), the closest being Northfield Park-Parks and Recreation Grounds which is 721 metres away	
	<b>Amenity</b>	
	179m to A426 Major Road. Site is adjacent to industrial estate with uncertain amenity issues.	
	<b>Health and safety constraints</b>	
	11m to Gassing Landfill Site 3833m to High Pressure Gas Pipeline 7352m to Calor Gas Consultation Zone 334m to Contamination Point. The site is close proximity to Gassing Landfill Site.	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  337 m from LNR Glen Parva 183 m from LWS Grassland Between Railway and River 1606 m from an SSSI  There is low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) associate with the site as it is developed and in use for industrial purposes.	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	There are no designated heritage assets on site and the Grand Union canal conservation area is approximately 75m to the south of the site's southern boundary. LCC archaeology comments: medium risk heritage potential.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	Approximately 4% of the site intersects with sand and gravel mineral.	

	<b>GPA023 - SA Objectives and Site Assessment Criteria</b>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>Site is not protected for a waste facility.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site has not been assessed.</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is approximately 2ha of greenfield land within Urban grade.</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	1578m from AQMA 4B	
	296m from A Road	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is within 100% Flood Zone 1</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected in other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>Loss of employment land</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>540m to a regular bus service</i>	
	<b>Access to jobs/commuting distance</b>	
	1220m to Blaby Industrial Site	
	467 jobs within 1.2km	
	7905 jobs within 3km	
	34302 jobs within 5km	
	<b>Access to convenience store</b>	
	1390m to Aldi	

## Huncote

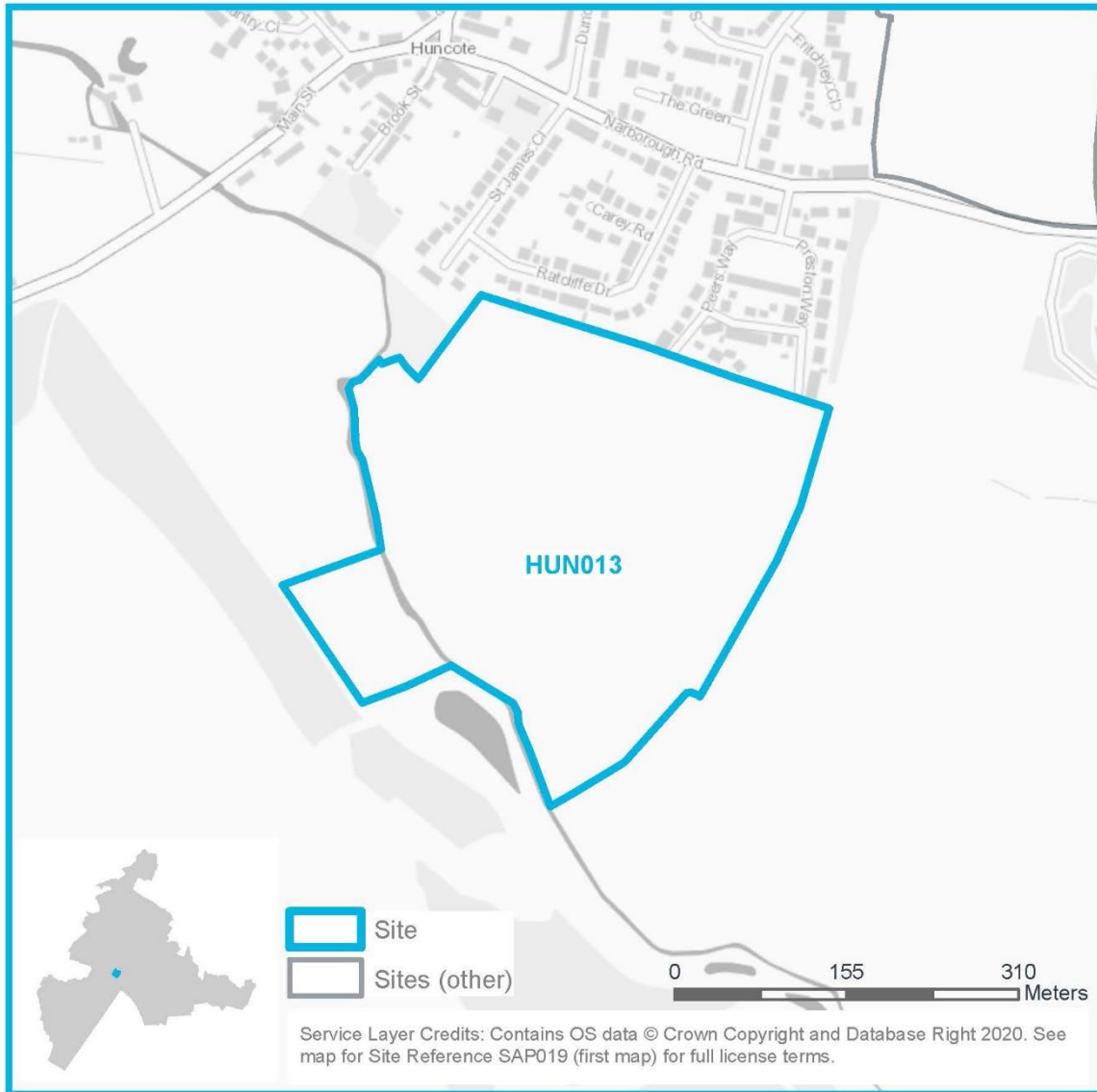
**Site Reference:** HUN013






**Proposed Use:** Residential



**AECOM Reference:** AECOM002

**Area (ha):** 12.95

**Location:** Land south of Narborough Road



	Likely to promote positive effects		Possible positive effects, though not significant		Unlikely to have significant effects		Possible negative effect (mitigation possible)		Likely to generate negative effects
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<b>HUN013 - SA Objectives and Site Assessment Criteria</b>		
1.	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.	
	The site is      Achievable, available, 182 dwellings over 6-10 years	



	<b>HUN013 - SA Objectives and Site Assessment Criteria</b>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	
	<i>720m to Huncote Community school</i>	
	<b>Access to secondary school</b>	
	<i>3920 m to Brockington</i>	
	<b>Access to health care</b>	
	<i>2780m to Limes Medical Centre</i>	
	<b>Access to existing green space</b>	
	<i>The site is located near 2 open space typologies (within 720m), the closest being Croft Quarry Nature Trail-Accessible Natural Green Space which is 0 metres away</i>	
	<b>Amenity</b>	
	<i>Site adjacent to Croft Quarry</i>	
	<i>The site is located 1421m from a main road- M69</i>	
	<b>Health and safety constraints</b>	
	<p><i>The site is:</i></p> <p><i>2773m from 500 m consultation zone - consult SUEZ gasing landfill site</i></p> <p><i>1921m from a high pressure gas pipeline</i></p> <p><i>2146m from a calor gas consultation zone</i></p> <p><i>250m from a contamination point</i></p> <p><i>Potential concerns raised about proximity to landfill site.</i></p>	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	<p><i>The site is:</i></p> <p><i>4380m from LNR Glen Parva</i></p> <p><i>0m from LWS Huncote Marshland</i></p> <p><i>199m from an SSSI</i></p> <p><i>The site is likely to have Medium ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: trees and hedgerows around boundary and some trees in centre of site and a small brook, retention possible.</i></p>	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	<i>Data taken from Blaby's 2019 SHLAA. "There are no designated assets on site. Listed buildings are in the vicinity. Parts of site have previously been archaeologically investigated and archaeological remains are present "</i>	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	

	<b>HUN013 - SA Objectives and Site Assessment Criteria</b>	
	<i>100% of the site is within a minerals safeguarding area, consisting of, Sand and gravel and igneous</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 100% moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 12.2 ha Grade 3, 0.8 ha Grade 4 and 0.0ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 2936m from AQMA 2 and 4744m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>32% of the site is within Flood Zone 2.</i>	
	<i>25% of the site is within Flood Zone 3.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Low/Reg frequency service and is 580/1640m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are</i>	
	<i>172 jobs within 1.2km; 3592 jobs within 3km and 15517 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 2060m from a Tesco Express</i>	

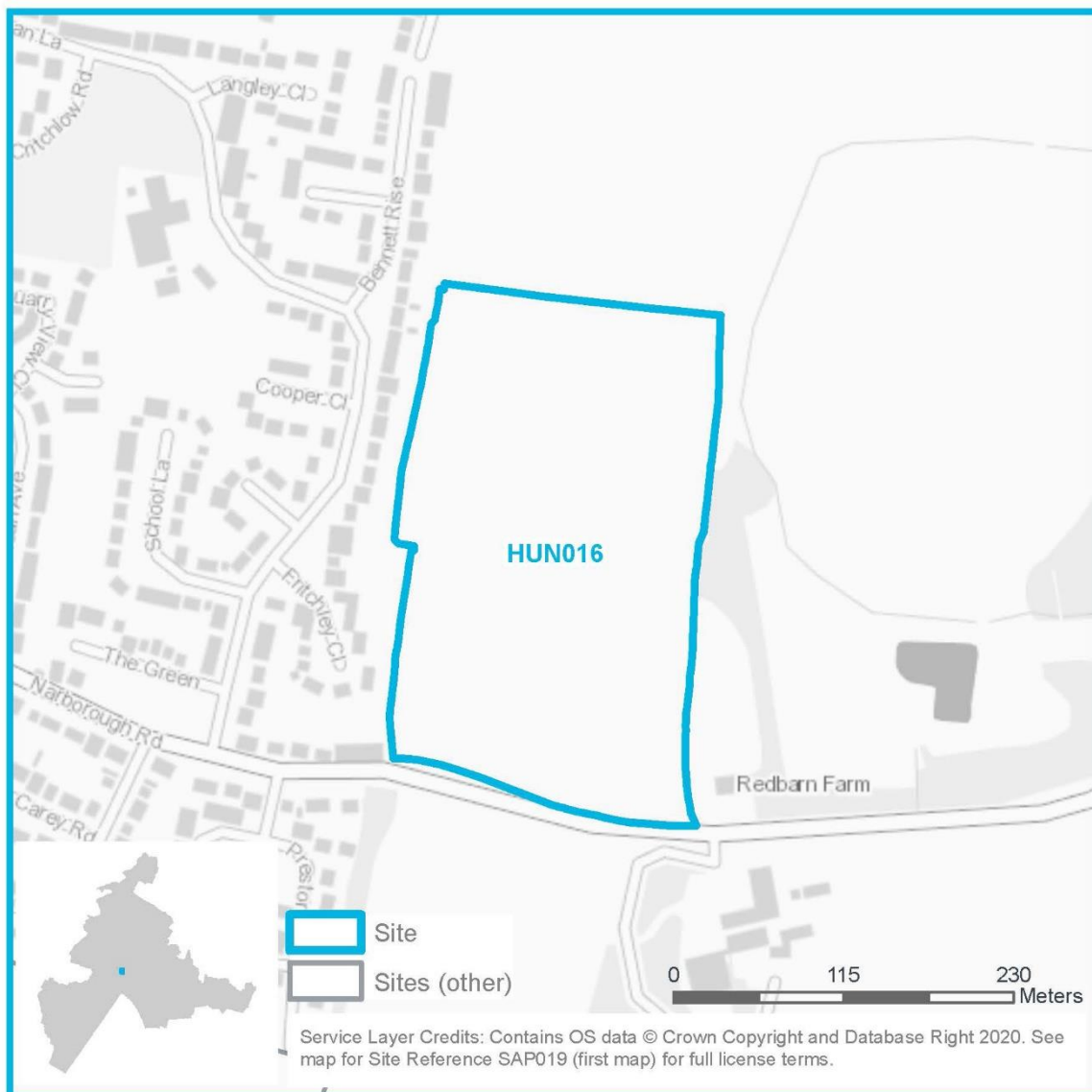
**Site Reference:** HUN016

**Proposed Use:** Res

**AECOM Reference:** AECOM058

**Area (ha):** 6.72

**Location:** Land east of Huncote



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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<b>HUN016 - SA Objectives and Site Assessment Criteria</b>		
1.	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is available, achievable and can deliver 126 dwellings over a 6 – 10 year period</i>	

	<b>HUN016 - SA Objectives and Site Assessment Criteria</b>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	
	860m to Huncote Primary School	
	<b>Access to secondary school</b>	
	3760m to Brockington College	
	<b>Access to health care</b>	
	2440m to Limes Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 2 open space typologies (within 720m), the closest being The Den-Parks and Recreation Grounds which is 257 metres away	
	<b>Amenity</b>	
	1383m to a Major Road M69  No obvious surrounding amenity issues, aside from any additional road based amenity issues...	
	<b>Health and safety constraints</b>	
	2202m to Gas Landfill Site 2443m to High Pressure Gas Pipeline 2772m to Calor Gas Consultation Zone 116m to Contamination Point  Potential concerns raised about proximity to landfill site.	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  3922 m from LNR Glen Parva 140 m from LWS Huncote Ridge and Furrow Meadow 819 m from an SSSI  There is low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) associate with the Site is clear with trees/hedgerows on the external boundaries, retention possible.	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	There are no designated heritage assets on the site. LCC Archaeology: earthwork of disused tramway runs east / west across the site. Narborough Quarry to eastern border of the area. Possible enclosure 200m to south-west. Large area, medium risk heritage potential.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	Approximately 100% of the site intersects with sand and gravel igneous.	

	<b>HUN016 - SA Objectives and Site Assessment Criteria</b>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not protected for a waste facility.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 100% within Moderate category.</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The greenfield site is 7ha of Grade 3 Agricultural land.</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	2983m to AQMA2	
	4792m to A Road	
<b>12.</b>	<b>Flood Risk</b>	
	<i>The site is entirely within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria.</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>740m to low frequency service/ 1290m to regular frequency service</i>	
	<b>Access to jobs/commuting distance</b>	
	1630m to Coventry Road Industrial Estate	
	239 jobs within 1.2km	
	3453 jobs within 3km	
	17294 jobs with 5km	
	<b>Access to convenience store</b>	
	1750m to Tesco Express	

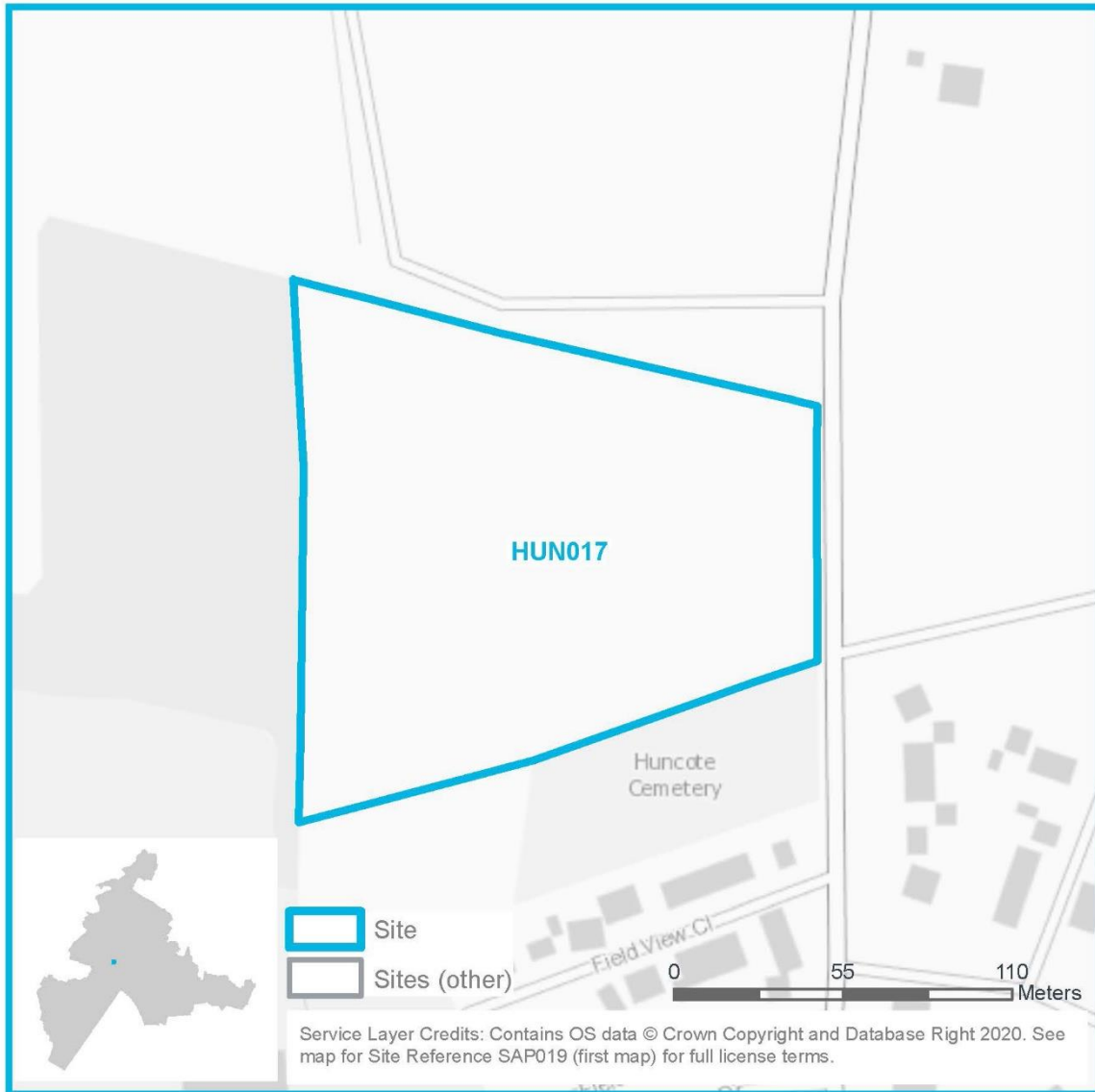
Site Reference: HUN017

Proposed Use: Res

AECOM Reference: AECOM059

Area (ha): 2.19

Location: Land west of Forest Road



Likely to promote positive effects

Possible positive effects, though not significant

Unlikely to have significant effects

Possible negative effect (mitigation possible)

Likely to generate negative effects

<b>HUN017 - SA Objectives and Site Assessment Criteria</b>		
1.	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>Site is achievable, available, can provide 40 dwellings within a 6 – 10 year timeframe.</i>	
2 & 3	<b>Access to primary school</b>	

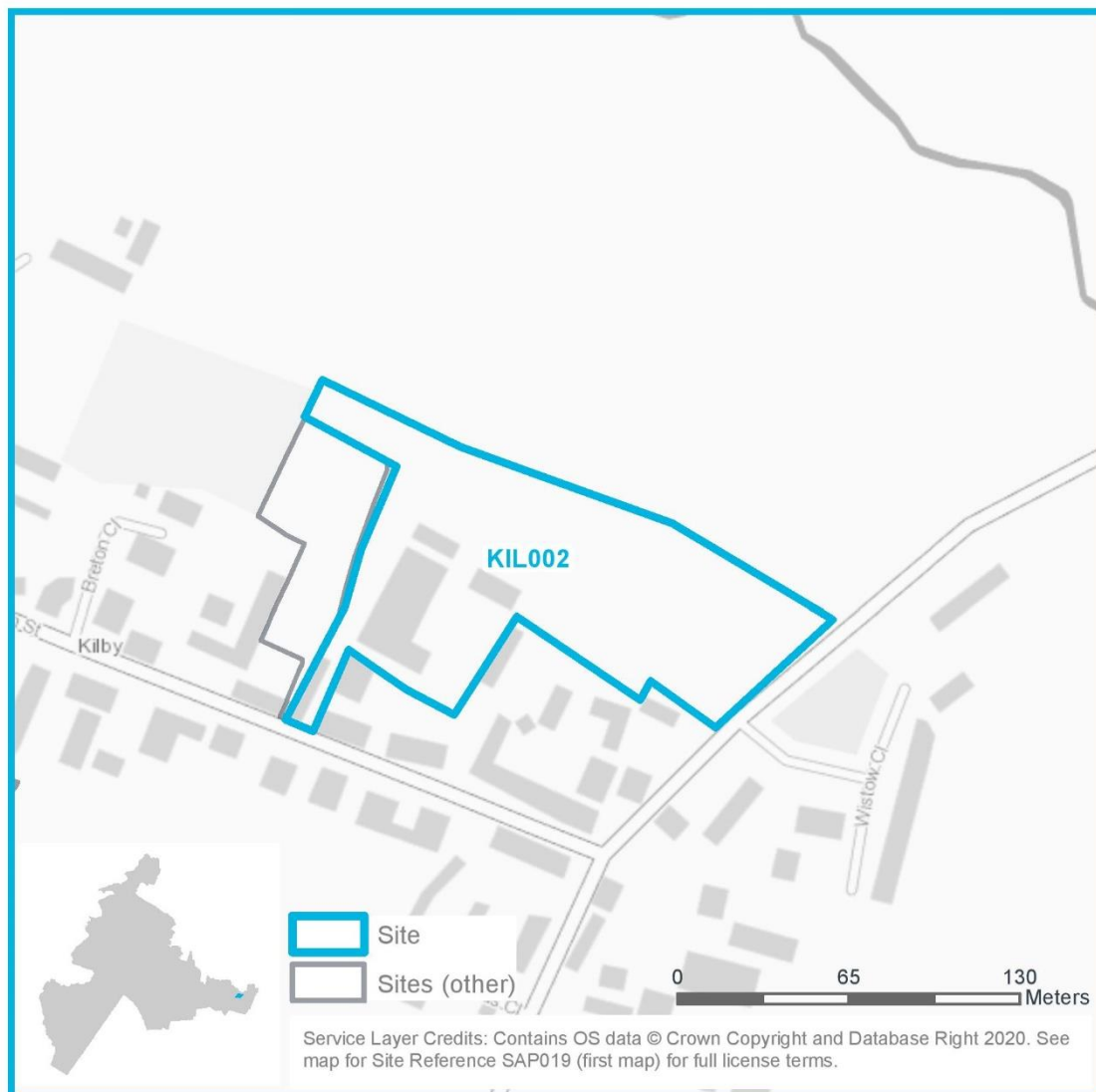
	<b>HUN017 - SA Objectives and Site Assessment Criteria</b>	
	560m to Huncote Community Primary	
	<b>Access to secondary school</b>	
	3850m to Brockington College	
	<b>Access to health care</b>	
	3280m to Limes Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being Huncote Recreation Ground-Parks and Recreation Grounds which is 414 metres away	
	<b>Amenity</b>	
	656m to nearest M69 Major Road	
	<b>Health and safety constraints</b>	
	The site is: 2243m from Gassing Landfill Site 2623m from High Pressure Gas Pipeline 2539m from Calor Gas Consultation Zone 163m Contamination Point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is: 4373 m from LNR Glen Parva 242 m from LWS Huncote Ridge and Furrow Meadow 877 m from an SSSI  There is medium ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) as the site has tree/hedgerow field boundaries both on the outside of and internally across the site, retention possible.	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	There are no designated heritage assets on site. Archaeology heritage potential is medium risk.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	Approximately 68.8% of the site intersects with sand and gravel igneous.	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	The site is not protected for a waste facility.	



	<b>HUN017 - SA Objectives and Site Assessment Criteria</b>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 100% within Moderate Category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>3184m to AQMA2</i>	
	<i>4995m to A Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is within 100% Flood Zone 1</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria.</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable for housing sites</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable for housing sites</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>630m to regular bus service</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>2560m to Coventry Road Industrial Estate.</i>	
	<i>117 jobs within 1.2km</i>	
	<i>2628 jobs within 3km</i>	
	<i>14067 jobs within 5km</i>	
	<b>Access to convenience store</b>	
	<i>1880m to Tesco Express in Narborough</i>	

## Kilby

**Site Reference:** KIL002      **Proposed Use:** R  
**AECOM Reference:** AECOM014      **Area (ha):** 1.25  
**Location:** Steeple Chase Farm, Main Street



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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<b>KIL002 - SA Objectives and Site Assessment Criteria</b>		
1.	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.	
	The site is      Not achievable, available, 30 dwellings, 11 - 15 years.	
2 & 3	Access to primary school	

	<b>KIL002 - SA Objectives and Site Assessment Criteria</b>	
	250m to Kilby St Marys	
	<b>Access to secondary school</b>	
	3880m to Wigston Academy	
	<b>Access to health care</b>	
	3750m to Kibworth Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 0 open space typologies (within 720m), the closest being Jubilee Way-Accessible Natural Green Space which is 4417 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues  The site is located 707 m from a main road- A5199	
	<b>Health and safety constraints</b>	
	The site is:  6487 m from Blaby Brick Works, Glen Parva gasing landfill site  707 m from a high pressure gas pipeline  12583 m from a calor gas consultation zone  2936 m from a contamination point  No obvious surrounding constraints to development	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  3638 m from LNR The Borough of Oadby and Wigston (Brocks Hill Country Park)  638 m from LWS Turnover Lock Grassland, Wistow  617 m from an SSSI  The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: site has agricultural development on site as well as open farmland with little ecological merit.	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. The site is partly inside historic core of the village. There is a listed building within the vicinity of the site. Heritage potential is considered to be high	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	62% of the site is within a minerals safeguarding area, consisting of, Sand and gravel	

	<b>KIL002 - SA Objectives and Site Assessment Criteria</b>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 30% no effect category and 70% moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 0.8 ha Grade 3, 0.4 ha Grade 4 and 0.0 ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 6659m from Leicester AQMA and 877m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Low frequency service and is 100m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 78 jobs within 1.2km; 525 jobs within 3km and 3993 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 3750m from a Co Op</i>	

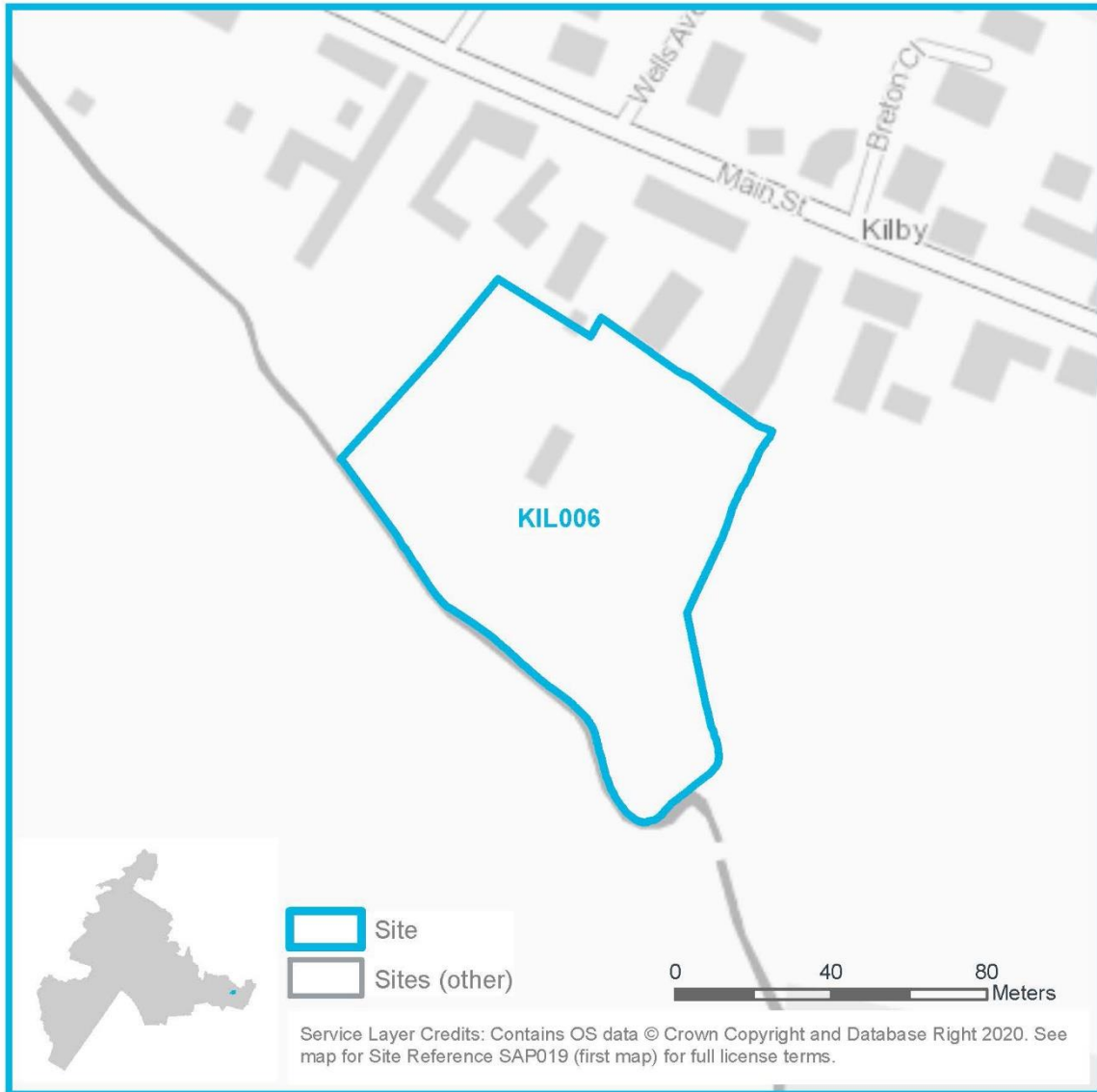
**Site Reference:** KIL006

**Proposed Use:** R

**AECOM Reference:** AECOM015

**Area (ha):** 0.8

**Location:** Land to the south of Chapel Close and Main Street



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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KIL006 - SA Objectives and Site Assessment Criteria		
1.	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.	
	The site is      Achievable, Available, 17 dwellings, 6-10 years.	
2 & 3	Access to primary school	

	<b>KIL006 - SA Objectives and Site Assessment Criteria</b>	
	200m to Kilbys St Marys	
	<b>Access to secondary school</b>	
	4640m to Wigston Academy	
	<b>Access to health care</b>	
	3730m to Kibworth Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 0 open space typologies (within 720m), the closest being Jubilee Way-Accessible Natural Green Space which is 4224 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues..  The site is located 499 m from a main road- A5199	
	<b>Health and safety constraints</b>	
	The site is:  6373 m from Blaby Brick Works, Glen Parva gasing landfill site  574 m from a high pressure gas pipeline  12373 m from a calor gas consultation zone  2785 m from a contamination point  No obvious surrounding constraints to development	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  3765 m from LNR The Borough of Oadby and Wigston (Brocks Hill Country Park)  824 m from LWS Turnover Lock Grassland, Wistow  780 m from an SSSI  The site is likely to have medium ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Some trees on boundary of site with some within the site, retention possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. Site is inside the historic core of the village, medieval feature recorded right on the edge. There is a listed building within the vicinity of the site. Heritage potential is high.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	The site does not intersect any mineral safeguarding areas	

	<b>KIL006 - SA Objectives and Site Assessment Criteria</b>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 100 % moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 0.8 ha Grade 3, 0.0 ha Grade 4 and 0.0 ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 6466m from Leicester AQMA and 683m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>16% of the site is within Flood Zone 2.</i>	
	<i>11% of the site is within Flood Zone 3.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Low frequency service and is 90m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 56 jobs within 1.2km; 414 jobs within 3km and 5018 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 3730m from a Co Op</i>	



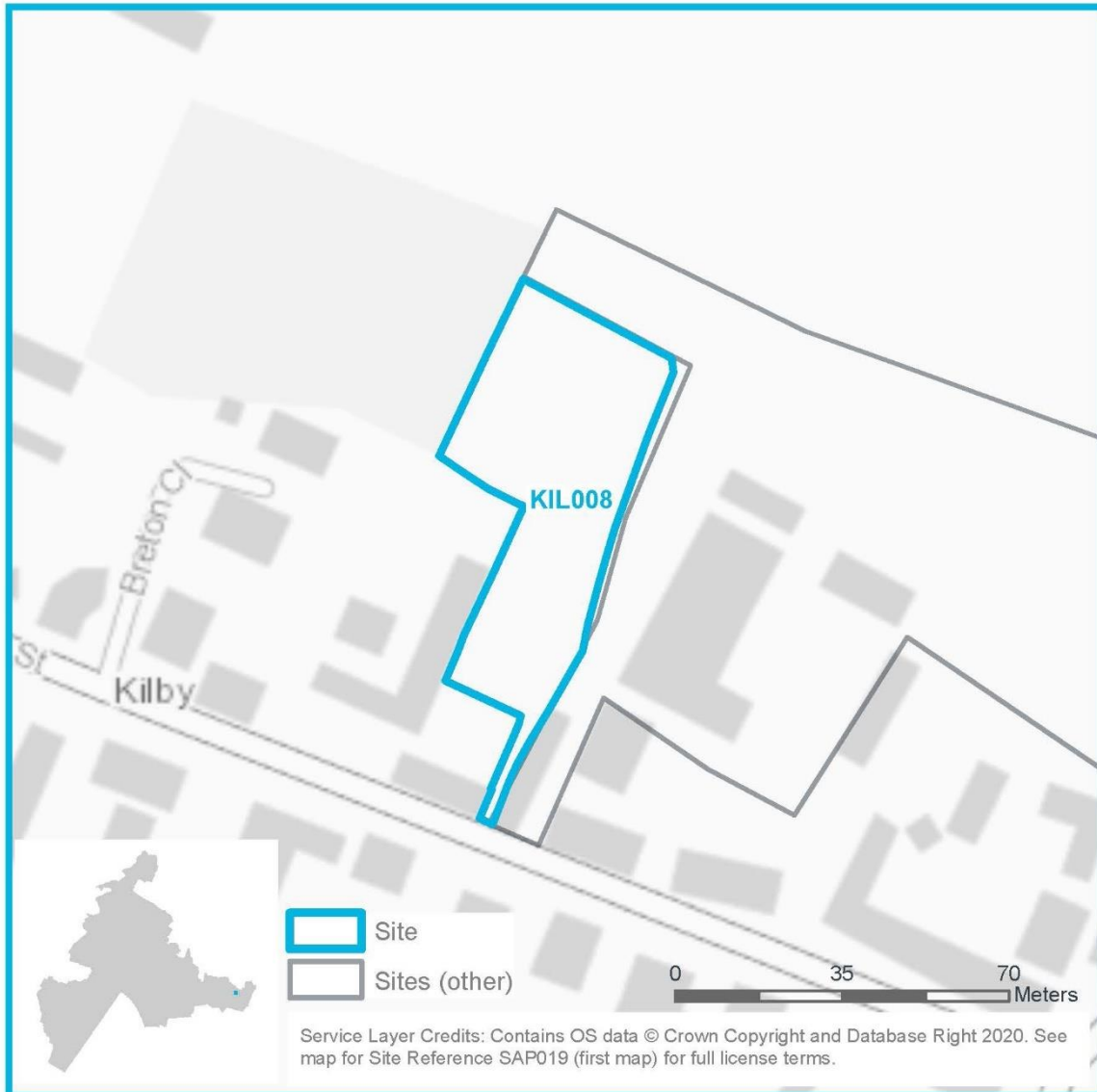
**Site Reference:** KIL008

**Proposed Use:**

**AECOM Reference:** AECOM033

**Area (ha):** 0.26

**Location:** Land to the rear of 40 Main Street



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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<b>KIL008 - SA Objectives and Site Assessment Criteria</b>		
1.	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is Achievable, available, 7 dwellings, 6 - 10 years.</i>	
2 & 3	<b>Access to primary school</b>	

	<b>KIL008 - SA Objectives and Site Assessment Criteria</b>	
	220m to Kilby St Marys C of E	
	<b>Access to secondary school</b>	
	4650m to Wigston Academy	
	<b>Access to health care</b>	
	3770m to Kibworth Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 0 open space typologies (within 720m), the closest being Jubilee Way-Accessible Natural Green Space which is 4330 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues..  The site is located 705 m from a main road- A5199	
	<b>Health and safety constraints</b>	
	The site is:  6488 m from Blaby Brick Works, Glen Parva gasing landfill site  711 m from a high pressure gas pipeline  12569 m from a calor gas consultation zone  2932 m from a contamination point  No obvious surrounding constraints to development	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  3652 m from LNR The Borough of Oadby and Wigston (Brocks Hill Country Park)  654 m from LWS Turnover Lock Grassland, Wistow  633 m from an SSSI  The site is likely to have Medium ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site is bounded by trees some encroaching onto the site, some retention possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. The former Bakehouse at 30 Main Street is a listed building directly adjacent the southwest boundary of the site. The site is partly within the historic core. The heritage potential is medium. Roman, Anglo-Saxon and Medieval finds are also recorded in the vicinity.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	47% of the site is within a minerals safeguarding area, consisting of, Sand and gravel	

	<b>KIL008 - SA Objectives and Site Assessment Criteria</b>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 45% no effect category 55% low- moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 0.2 ha Grade 3, 0.0 ha Grade 4 and 0.0 ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 6572m from Leicester AQMA and 789 m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a low frequency service and is 80m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 56 jobs within 1.2km; 392 jobs within 3km and 4451 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 3770m from a Co Op</i>	

## Kirby Muxloe

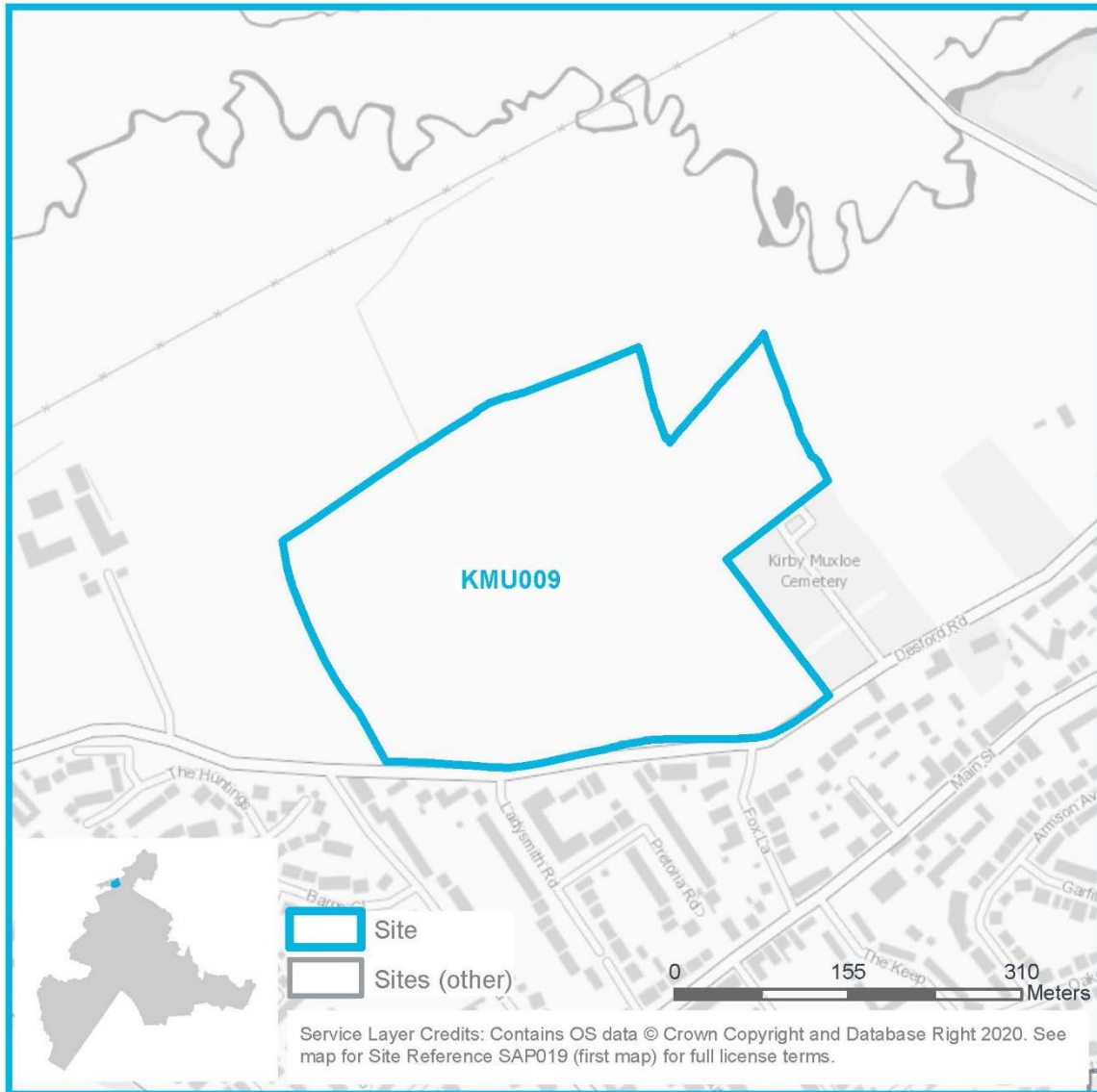
**Site Reference:** KMU009

**Proposed Use:** R

**AECOM Reference:** AECOM016

**Area (ha):** 12.74

**Location:** Land north of Desford Road, Kirby Muxloe



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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<b>KMU009 - SA Objectives and Site Assessment Criteria</b>		
1.	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is</i> <i>Achievable, Available, 318 dwellings, 11 - 15 years</i>	

	<b>KMU009 - SA Objectives and Site Assessment Criteria</b>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	
	540m to Kirby Muxloe Primary School	
	<b>Access to secondary school</b>	
	2236m to Brookvale	
	<b>Access to health care</b>	
	1700m to Ratby Surgery	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being Kirby Muxloe Recreation Ground-Parks and Recreation Grounds which is 556 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues. The site is located 742 m from a main road- M1	
	<b>Health and safety constraints</b>	
	<p>The site is:</p> <p>4262 m from 500 m consultation zone - consult SUEZ gasing landfill site</p> <p>6935 m from a high pressure gas pipeline</p> <p>8304 m from a calor gas consultation zone</p> <p>1475 m from a contamination point</p> <p>No obvious surrounding constraints to development</p>	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	<p>The site is:</p> <p>1980 m from LNR Kirby Frith</p> <p>210 m from LWS Rothley Brook, Ratby</p> <p>2777 m from an SSSI</p> <p>The site is likely to have Medium ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site is mostly open farmland with grazing, however internal and external boundaries are established hedgerows, retention possible.</p>	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. The site is within 680m (as the crow flies) of Scheduled Monument (Kirby Muxloe Castle) to east, within 135m (at its closest point) of Listed St Bartholomew's Church GII* to east. There are other Listed Buildings in vicinity. The heritage potential is very high including large quantity of Medieval metal finds recorded within site that may indicate activity contemporary with nearby Kirby Muxloe Castle. Also Roman, Early Medieval and Post-Medieval metal finds and Ridge & Furrow earthworks on site. Prehistoric flints, Iron Age, Roman, Early Medieval, Medieval and Post-Medieval finds and sites recorded in vicinity. Adjacent historic settlement core.	

	<b>KMU009 - SA Objectives and Site Assessment Criteria</b>	
	<i>Further pre-determination archaeological evaluation would be required if the site were to be considered a suitable option.</i>	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	<i>52% of the site is within a minerals safeguarding area, consisting of, Sand and gravel</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 100 % low- moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 12.0 ha Grade 3, 0.0 ha Grade 4 and 0.7 ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 1119 m from AQMA 3 and 2118 m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Low frequency service and is 320m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 206 jobs within 1.2km; 2231 jobs within 3km and 16323 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 465m from a One Stop in Kirby Muxloe local centre</i>	

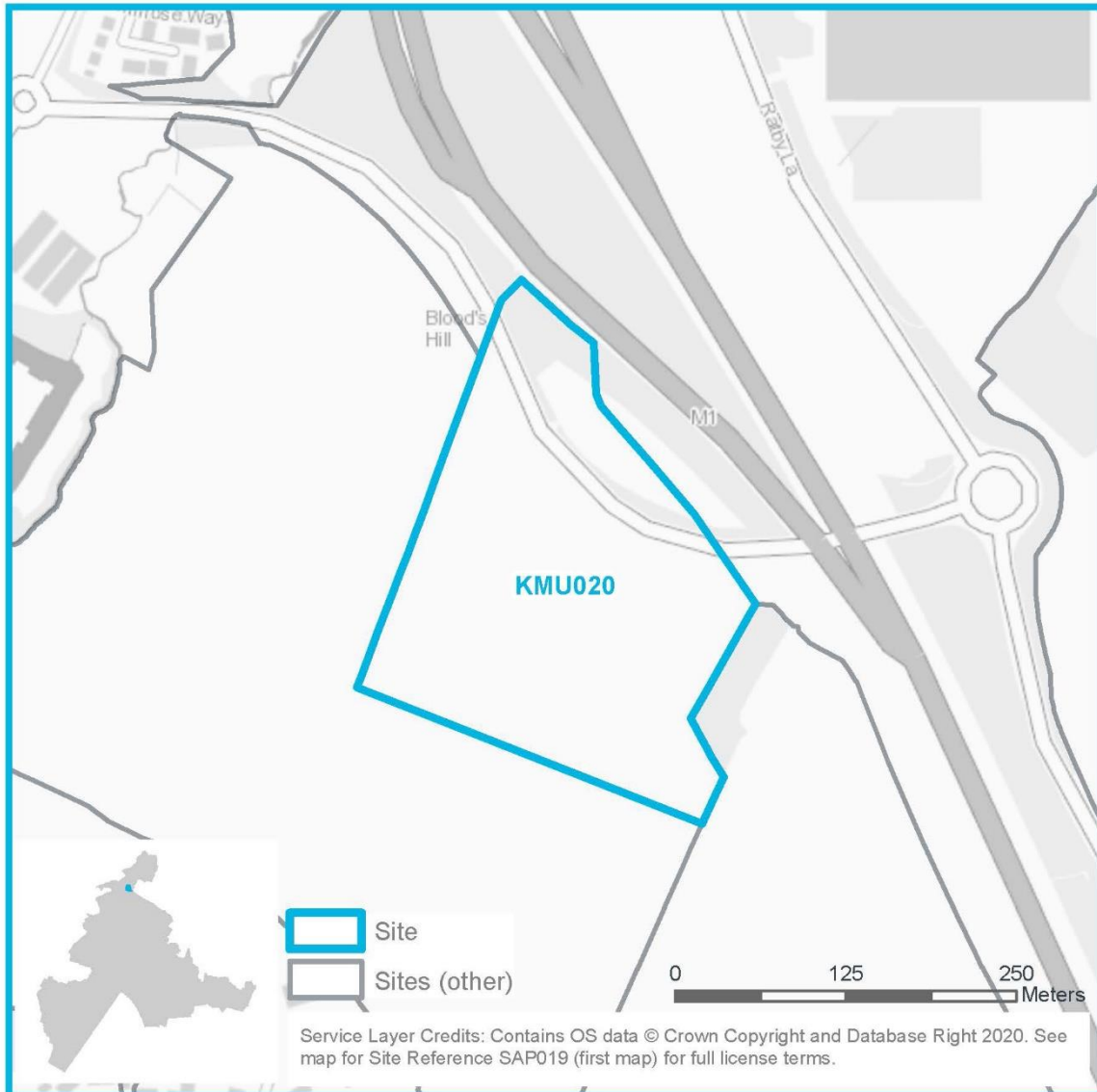
**Site Reference: KMU020**

**Proposed Use: Res**

**AECOM Reference: AECOM060**

**Area (ha): 6.25**

**Location: Blood's Hill (small)**



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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<b>KMU020 - SA Objectives and Site Assessment Criteria</b>		
1.	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is available, achievable will provide 156 dwellings over a 11 – 15 year period.</i>	
2 & 3	<b>Access to primary school</b>	



	<b>KMU020 - SA Objectives and Site Assessment Criteria</b>	
	950m to Kirby Muxloe Primary School	
	<b>Access to secondary school</b>	
	3700m to Brookvale Secondary	
	<b>Access to health care</b>	
	1900m to Forest House Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 0 open space typologies (within 720m), the closest being Kirby Muxloe Recreation Ground-Parks and Recreation Grounds which is 1394 metres away	
	<b>Amenity</b>	
	The site is located 16m to the M1 motorway	
	There are no obvious surrounding amenity issues in addition to that outlined above.	
	<b>Health and safety constraints</b>	
	3662m to Gassing Landfill Site	
	7439m to High Pressure Gas Pipeline	
	8539m to Calor Gas Consultation Zone	
	617m to Contamination Point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  971 m from LNR Kirby Frith  136 m from LWS M1/A46 Slip Road Verge  3344 m from an SSSI  There is low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) as the site has tree/hedgerow field boundaries both on the outside of and internally across the site, retention possible.	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	The site is close to a Scheduled Monument and Listed Building. Archaeology heritage potential is medium risk.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	The site does not intersect with any minerals.	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	Site is not protected for a waste facility.	

	<b>KMU020 - SA Objectives and Site Assessment Criteria</b>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 100% within Low – Moderate category.</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield and 6ha of Grade 3 Agricultural Land.</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	469m to AQMA 3	
	1061m to A Road	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site 100% within Flood Zone 1</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No creation or loss of employment.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable for housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable for housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	650m from bus service	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 39 jobs within 1.2km; 8075 jobs within 3km and 22862 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	2370m from Coop at Ratby	

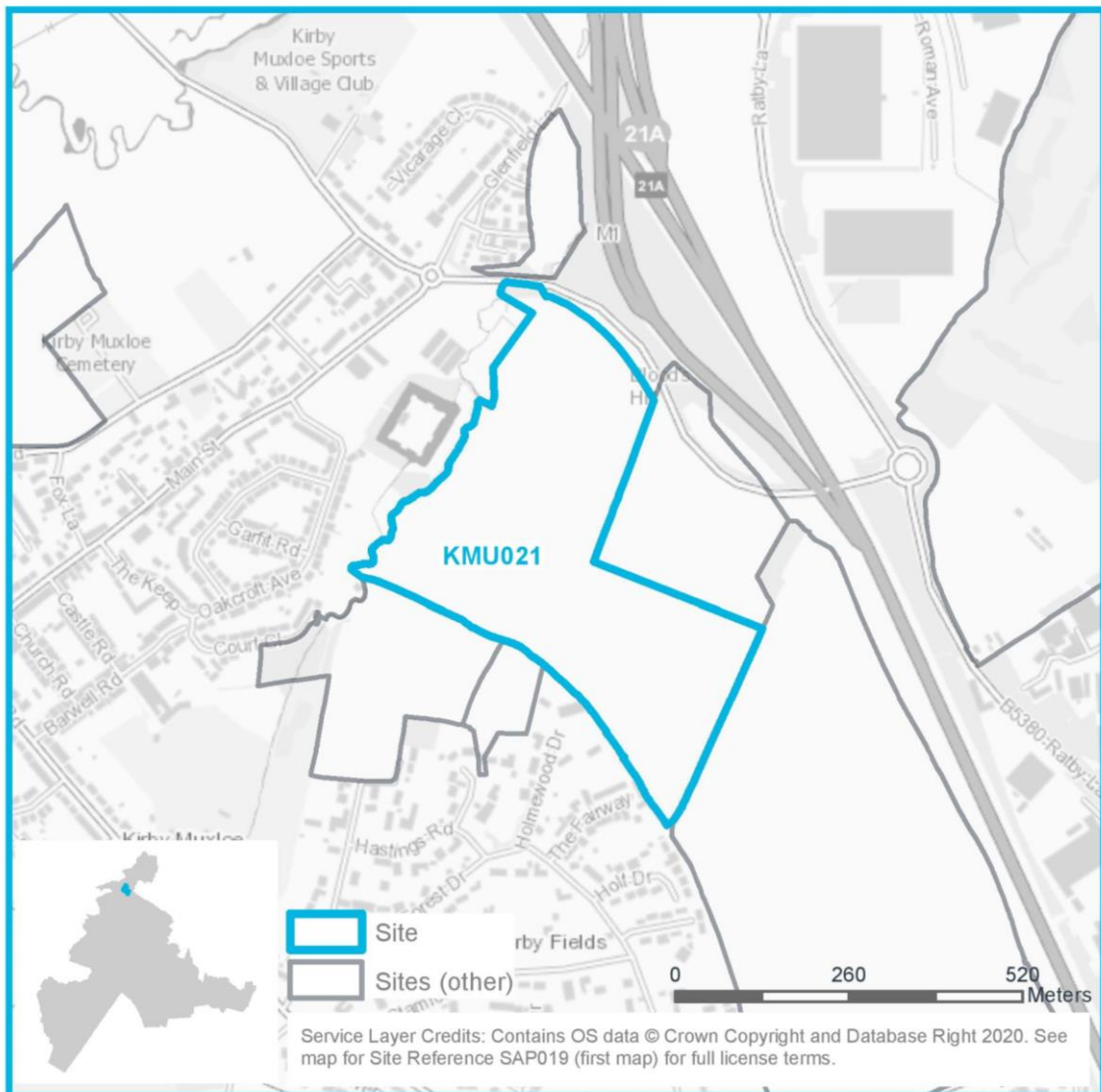
Site Reference: **KMU021**

Proposed Use: **Res**

AECOM Reference: **AECOM061**

Area (ha): **19.11**

Location: **Blood's Hill (large)**



<div></div>	<i>Likely to promote positive effects</i>	<div></div>	<i>Possible positive effects, though not significant</i>	<div></div>	<i>Unlikely to have significant effects</i>	<div></div>	<i>Possible negative effect (mitigation possible)</i>	<div></div>	<i>Likely to generate negative effects</i>
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<b>KMU021 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	<div></div>
	<i>The site is available, achievable can provide 468 dwellings over 11 – 15 years.</i>	<div></div>
<b>2 &amp; 3</b>	<b>Access to primary school</b>	<div></div>
	<i>900m to Kirby Muxloe Primary School</i>	<div></div>

	<b>KMU021 - SA Objectives and Site Assessment Criteria</b>	
	<b>Access to secondary school</b>	
	3600m to Brookvale Secondary School	
	<b>Access to health care</b>	
	1900m to Forest House Medical School	
	<b>Access to existing green space</b>	
	The site is located near 0 open space typologies (within 720m), the closest being Kirby Muxloe Recreation Ground-Parks and Recreation Grounds which is 1324 metres away	
	<b>Amenity</b>	
	61m to the Major M1 Road.  There are no obvious surrounding amenity issues in addition to that outlined above.	
	<b>Health and safety constraints</b>	
	The site is:  3416m Gassing Landfill Site  7202m High Pressure Gas Pipeline  8225m Calor Gas Consultation Zone  606m Contamination Point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  1048 m from LNR Kirby Frith  0 m from LWS Kirby Brook, Adj. Kirby Muxloe Castle  3188 m from an SSSI  There is low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) as the site is clear with trees/hedgerows on the external boundaries, retention possible. Site is close to LWS.	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	The site is immediately adjacent to a Scheduled Monument (Kirby Muxloe Castle) and Listed Building. SHELAA indicates that there are archaeological features on site.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	The site does not intersect with any minerals.	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	Site is not protected for a waste facility	

	<b>KMU021 - SA Objectives and Site Assessment Criteria</b>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 100% within Low – Moderate category.</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield with 19ha of Grade 3 Agricultural Land.</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	538m to AQMA3	
	1131m to A Road	
<b>12.</b>	<b>Flood Risk</b>	
	3% of the site is Flood Zone 2	
	2% of the site is Flood Zone 3	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable for housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable for housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	750m to bus service	
	<b>Access to jobs/commuting distance</b>	
	850m to Optimus Point Employment Site	
	39 jobs within 1.2km	
	6994 jobs within 3km	
	21577 jobs within 5km	
	<b>Access to convenience store</b>	
	1200m to Co Op	

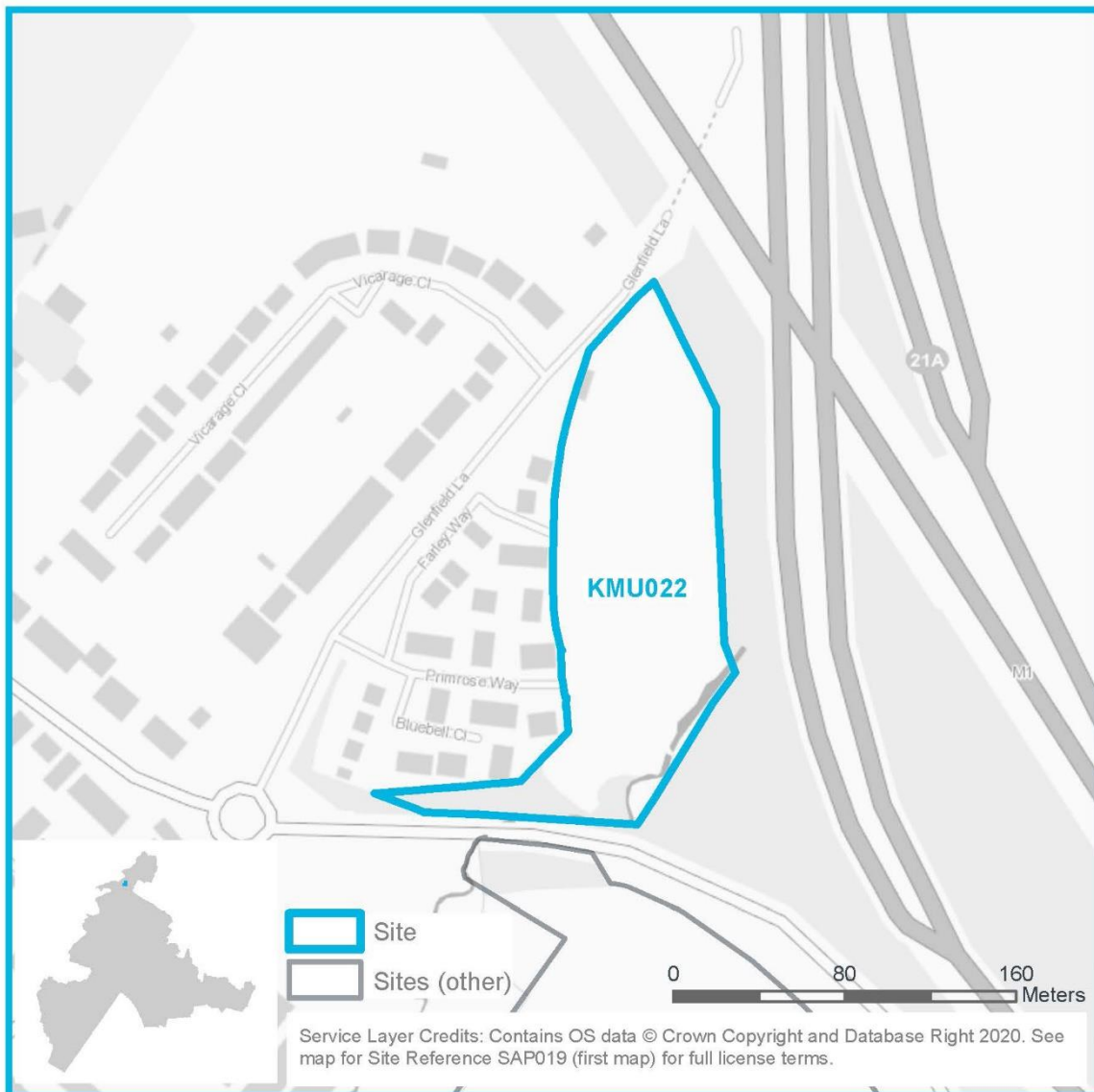
**Site Reference: KMU022**

**Proposed Use: Res**

**AECOM Reference: AECOM062**

**Area (ha): 1.69**

**Location: Land off Farley Way**



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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<b>KMU022 - SA Objectives and Site Assessment Criteria</b>		
1.	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is achievable, available, provides 23 dwellings over 6 – 10 year period.</i>	
2	<b>Access to primary school</b>	

	<b>KMU022 - SA Objectives and Site Assessment Criteria</b>	
<b>&amp; 3</b>		
	1190m to Kirby Muxloe Primary School	
	<b>Access to secondary school</b>	
	3200m to Brookvale Secondary School	
	<b>Access to health care</b>	
	2600m to Forest House Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 0 open space typologies (within 720m), the closest being Kirby Muxloe Recreation Ground-Parks and Recreation Grounds which is 1095 metres away	
	<b>Amenity</b>	
	31m to Major Road M1  There are No obvious surrounding amenity issues, aside from any additional road based amenity issues...	
	<b>Health and safety constraints</b>	
	4251m to Gassing Landfill Site  7687m to High Pressure Gas Line  8878m to Calor Gas Consultation Zone  9489m to Contamination Point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  1291 m from LNR Kirby Frith  14 m from LWS Kirby Brook Crack Willow  2943 m from an SSSI  There is low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) as the site is clear with trees/hedgerows on the external boundaries, retention possible. Site is close proximity to LWS.	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	The site is close to a Scheduled Monument (Kirby Muxloe Castle) and Listed Building. The heritage potential is medium risk.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	The site does not intersect with any minerals.	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	



	<b>KMU022 - SA Objectives and Site Assessment Criteria</b>	
	<i>The site is not protected for waste facilities.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 100% within Low – Moderate category.</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Greenfield site with approximately 2ha of Grade 3 Agricultural Land.</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	362m to AQMA 3 1873m to A Road	
<b>12.</b>	<b>Flood Risk</b>	
	52% Flood Zone 2 57% Flood Zone 3	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria.</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	220m to bus service	
	<b>Access to jobs/commuting distance</b>	
	There are 78 jobs within 1.2km; 3728 jobs within 3km and 17147 jobs within 5km.	
	<b>Access to convenience store</b>	
	1700m to Coop at Ratby	

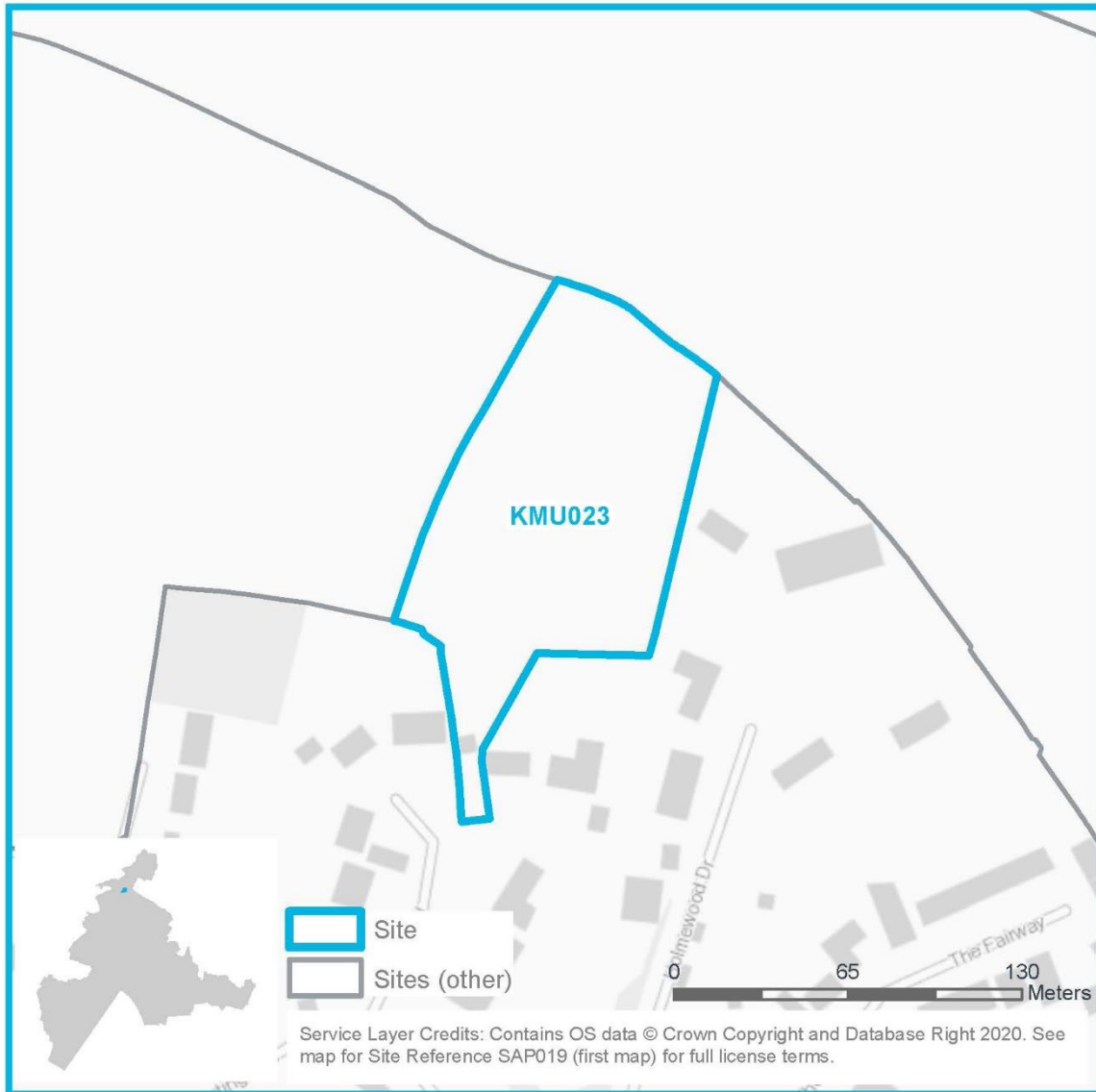
**Site Reference: KMU023**






**Proposed Use: Res**




**AECOM Reference: AECOM063**

**Area (ha): 1.21**

**Location: Land at Roundhill**



	<i>Likely to promote positive effects</i>		<i>Possible positive effects, though not significant</i>		<i>Unlikely to have significant effects</i>		<i>Possible negative effect (mitigation possible)</i>		<i>Likely to generate negative effects</i>
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<b>KMU023 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	Site is available, achievable and can provide 39 dwellings over 6 – 10 years.	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	

	<b>KMU023 - SA Objectives and Site Assessment Criteria</b>	
	650m to Kirby Muxloe Primary School	
	<b>Access to secondary school</b>	
	3900m to Winstanley Community College	
	<b>Access to health care</b>	
	1860m to Forest House Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being Kirby Muxloe Recreation Ground-Parks and Recreation Grounds which is 450 metres away	
	<b>Amenity</b>	
	482m to M1 Major Road  There are No obvious surrounding amenity issues, aside from any additional road based amenity issues...	
	<b>Health and safety constraints</b>	
	3572m Gassing Landfill Site  7083m High Pressure Gas Pipeline  8179m Calor Gas Consultation Zone  882m Contamination Point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  1378 m from LNR Kirby Frith  193 m from LWS Ash Tree At End Of the Fairway, Kirby Muxloe  3719 m from an SSSI  There is medium ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) associated with the site. The site has tree/hedgerow field boundaries both on the outside of and internally across the site, there is a clustering of trees on the north and west boundaries, some retention is possible.	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	The site is adjacent to Kirby Fields Conservation Area and within 400m of the Scheduled Monument (Kirby Muxloe Castle) to the north. Archaeology heritage potential is medium risk.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	The site does not intersect with any minerals.	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	

	<b>KMU023 - SA Objectives and Site Assessment Criteria</b>	
	<i>Site is not protected for a waste facility.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 91% Low – Moderate category and 9% not assessed.</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield and approximately 1ha of Grade 3 (94.5%) and Urban (5.4%) land</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	1108m to AQMA 3 1042m to A Road	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is 100% within Flood Zone 1</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable for housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable for housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>720m from bus service</i>	
	<b>Access to jobs/commuting distance</b>	
	3400m from Braunstone Frith Industrial Estate  706 jobs within 1.2km 4711 jobs within 3km 18738 jobs within 5km	
	<b>Access to convenience store</b>	
	<i>780m from One Stop</i>	

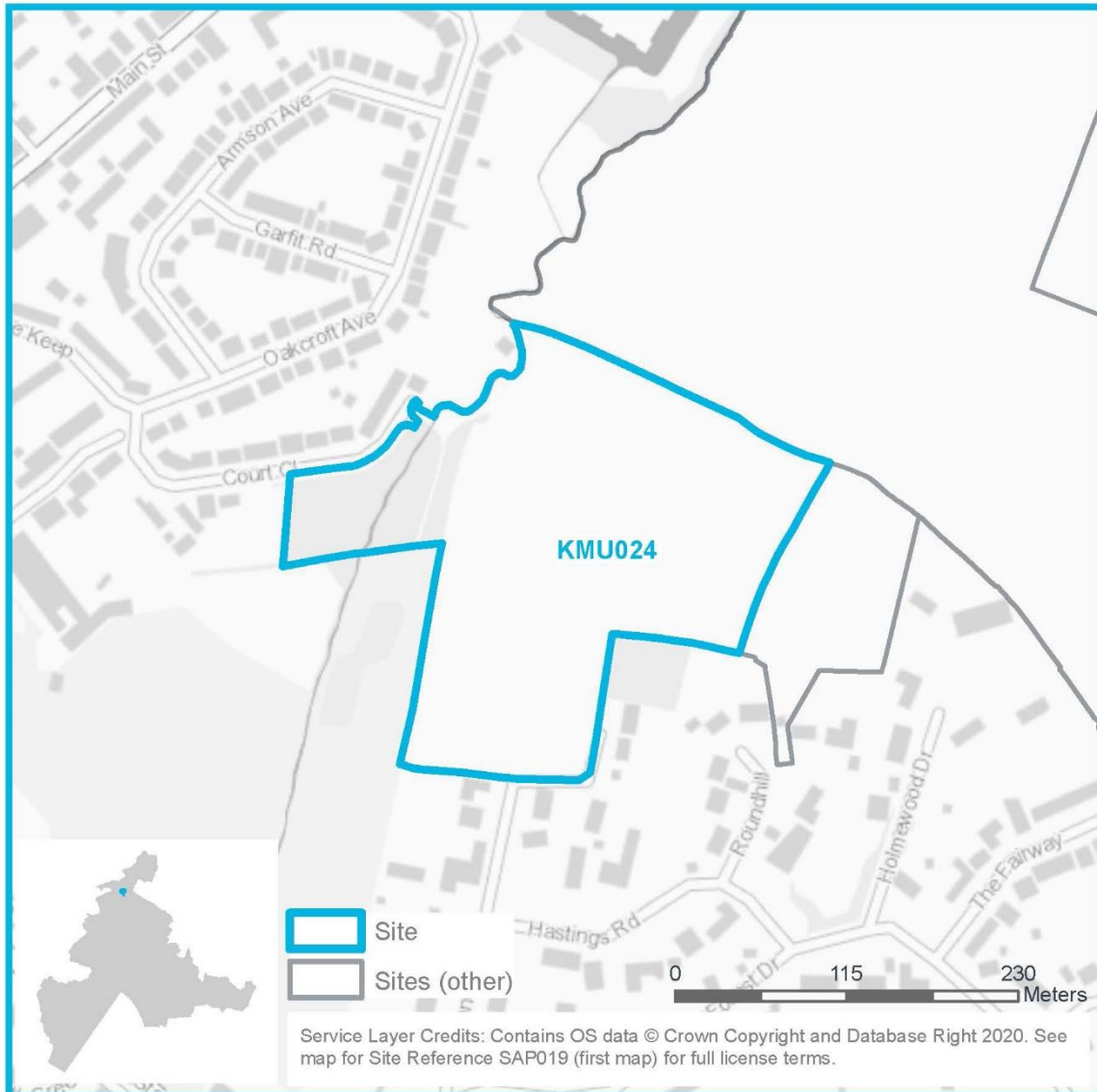
**Site Reference: KMU024**

**Proposed Use: Res**

**AECOM Reference: AECOM064**

**Area (ha): 5.88**

**Location: Land off Portland Road**



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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<b>KMU024 - SA Objectives and Site Assessment Criteria</b>		
1.	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>Site is unachievable, available can provide 128 dwellings over an 11 – 15 year period.</i>	
2 & 3	<b>Access to primary school</b>	

	<b>KMU024 - SA Objectives and Site Assessment Criteria</b>	
	650m to Kirby Muxloe Primary School	
	<b>Access to secondary school</b>	
	3900m to Winstanley Community College	
	<b>Access to health care</b>	
	1860m to Forest House Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 2 open space typologies (within 720m), the closest being Kirby Muxloe Recreation Ground-Parks and Recreation Grounds which is 83 metres away	
	<b>Amenity</b>	
	496m to M1 Major Road  There are No obvious surrounding amenity issues, aside from any additional road based amenity issues..	
	<b>Health and safety constraints</b>	
	3610m Gassing Landfill Site  6930m to High Pressure Gas Pipeline  8083m to Calor Gas Consultation Zone  956m Contamination Point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  1426 m from LNR Kirby Frith  0 m from LWS Kirby Muxloe Park  3509 m from an SSSI  The site is likely to have Medium ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site is mostly clear with trees/hedgerows at boundaries, there is an area in the west of the site which is dominated by trees and undergrowth, retention partly possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	The site is adjacent to Kirby Fields Conservation Area and within 400m of the Scheduled Monument (Kirby Muxloe Castle) to the north. Archaeology heritage potential is medium risk.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	The site does not intersect with any minerals.	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	

	<b>KMU024 - SA Objectives and Site Assessment Criteria</b>	
	<i>Site is not protected for a waste facility.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 100% Low – Moderate category.</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is greenfield and approximately 6ha of Grade 3 (98.5%) and Urban (1.4%) land.</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	1421m to AQMA3	
	1296m to A Road	
<b>12.</b>	<b>Flood Risk</b>	
	<i>The site is 15.9% Flood Zone 2 and 12.7% Flood Zone 3</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable for housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable for housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>720m from regular bus service</i>	
	<b>Access to jobs/commuting distance</b>	
	3400m from Braunstone Frith Industrial Estate	
	731 jobs within 1.2km	
	4322 jobs within 3km	
	17951 jobs within 5km	
	<b>Access to convenience store</b>	
	<i>560m from One Stop</i>	



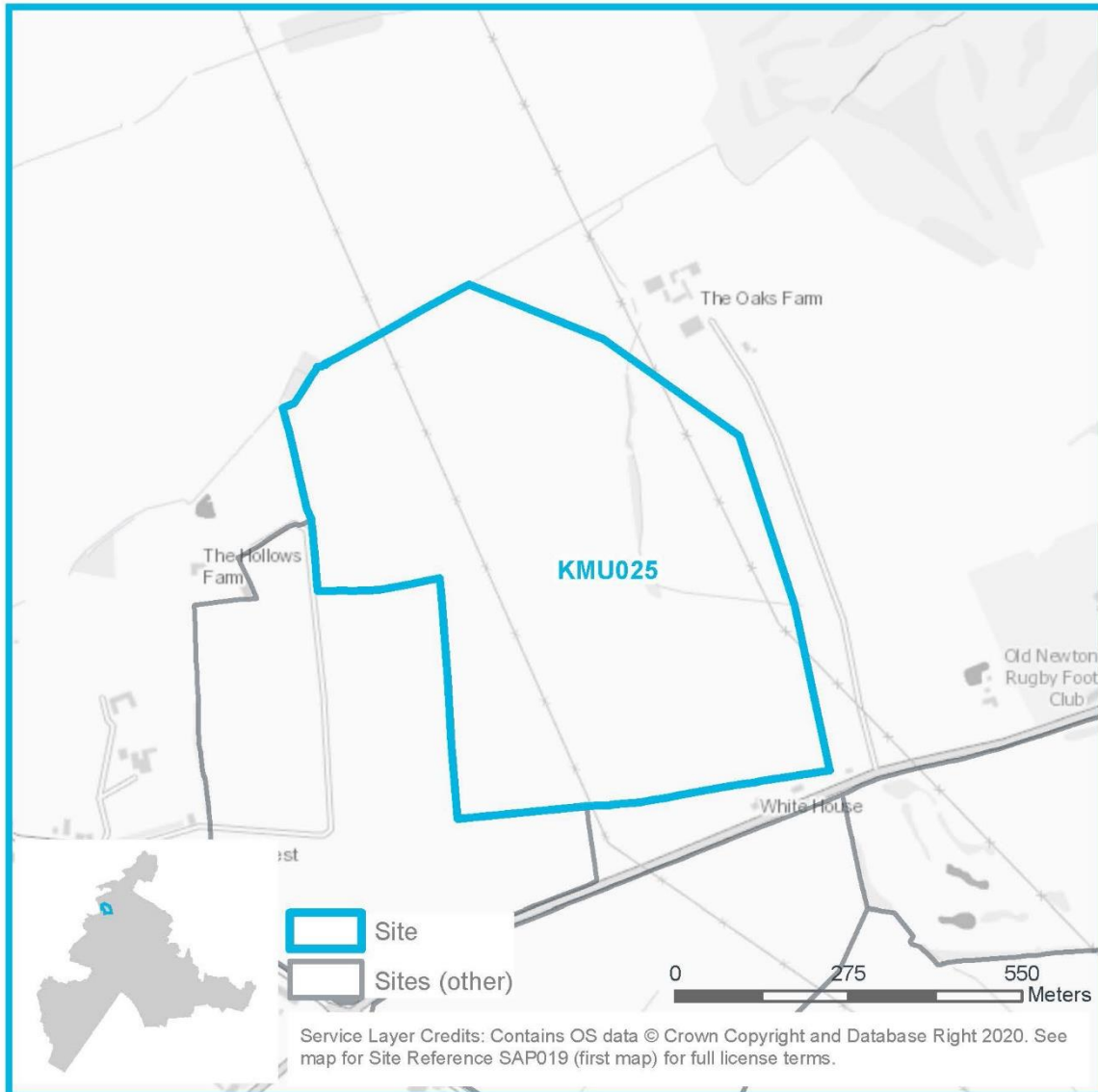
**Site Reference: KMU025**






**Proposed Use: Res**




**AECOM Reference: AECOM065**

**Area (ha): 47.04**

**Location: Land north of Hinckley Road (SW of The Oaks Farm)**



	<i>Likely to promote positive effects</i>		<i>Possible positive effects, though not significant</i>		<i>Unlikely to have significant effects</i>		<i>Possible negative effect (mitigation possible)</i>		<i>Likely to generate negative effects</i>
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<b>KMU025 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>Site is achievable, accessible and can provide 748 dwellings over 11 – 15 years.</i>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	

	<b>KMU025 - SA Objectives and Site Assessment Criteria</b>	
	2750m from Stafford Leys Primary School. Additional developer funded facilities likely.	
	<b>Access to secondary school</b>	
	3000m from Bosworth Academy	
	<b>Access to health care</b>	
	2250m from Warren Lane Surgery. Note- extended existing facilities likely as a contribution from development of this size.	
	<b>Access to existing green space</b>	
	The site is located near 0 open space typologies (within 720m), the closest being Grangewood Manor-Amenity Green Space which is 1063 metres away	
	<b>Amenity</b>	
	31m from A47 Major Road  There are No obvious surrounding amenity issues, aside from any additional road based amenity issues...	
	<b>Health and safety constraints</b>	
	2747m from Gassing Landfill Site 4628m from High Pressure Gas Pipeline 5932m from Calor Gas Consultation Zone 1202m from Contamination Point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  3194 m from LNR Kirby Frith  0 m from LWS Oaks Farm Stream Woodland Ash  2449 m from an SSSI  There is low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) associated with the site. The site has tree/hedgerow field boundaries both on the outside of and internally across the site, retention possible.	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	There are no known heritage assets on the site however Oaks Farmhouse to the north-east is a Grade 2 listed heritage asset. Site is located within the former extent of Leicester Forest at the junction of two turnpike roads. Heathley Lodge, the Medieval Chief Lodge of Leicester Forest, lies to the south. The Roman Mancetter Road lies to the north and finds recorded in the vicinity include early Roman military cart fittings and the arm of a Roman statuette, as well as other Roman and medieval metalwork, indicating high-status activity in the vicinity. Little previous archaeological investigation has been undertaken in this area.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	Site is not within a minerals consultation area.	

	<b>KMU025 - SA Objectives and Site Assessment Criteria</b>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>Site is not protected for a waste facility.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 100% within Moderate category.</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield and is 47ha within Grade 3 Agricultural Land.</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	2430m to AQMA3	
	493m to A Road	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is 100% within Flood Zone 1</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria.</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss of employment land.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Distance to strategic transport route is 494m (A Road)</i>	
	<b>Regeneration opportunities</b>	
	<i>Site is 3659m to top 10% most deprived areas.</i>	
	<i>The site is 500m to a low frequency bus service.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>500m of a regular frequency bus service</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are</i> <i>522 jobs within 1.2km; 3525 jobs within 3km and 21931 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>4390m of Co Op</i>	

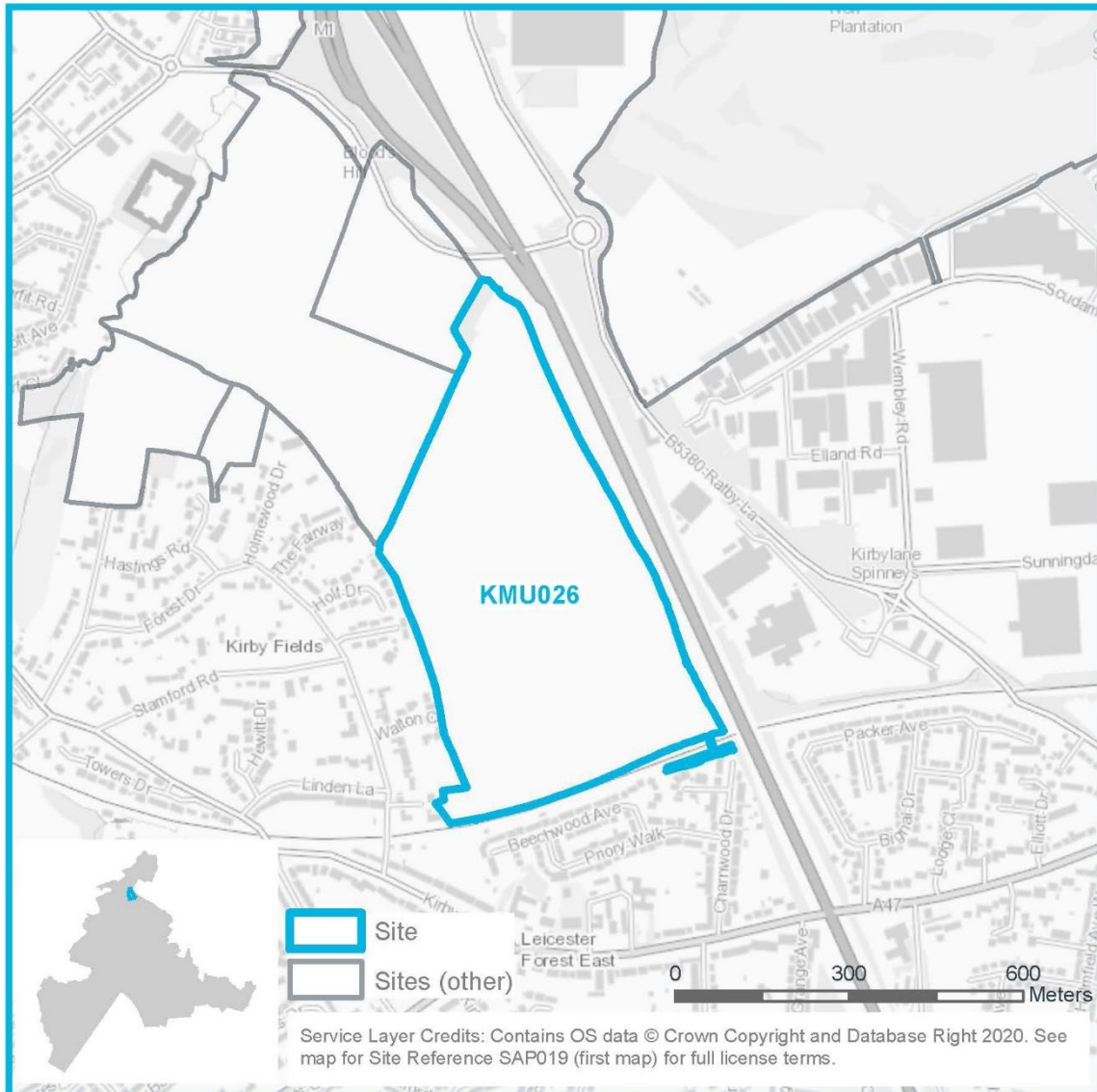
**Site Reference: KMU026**

**Proposed Use: Employment or Residential**

**AECOM Reference: AECOM098**

**Area (ha): 29.22**

**Location: Blood's Hill (south)**



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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<b>KMU026 - SA Objectives and Site Assessment Criteria</b>		
1.	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>Site is available, achievable and can deliver 365 dwellings over an 11 – 15 year period.</i>	
2 & 3	<b>Access to primary school</b>	

	<b>KMU026 - SA Objectives and Site Assessment Criteria</b>	
	1290m to Kirby Muxloe Primary	
	<b>Access to secondary school</b>	
	3720m to Winstanley School	
	<b>Access to health care</b>	
	1580m to Warren Lane Surgery	
	<b>Access to existing green space</b>	
	<i>The site is located near 0 open space typologies (within 720m), the closest being Thorpe Astley Recreation Ground-Parks and Recreation Grounds which is 1438 metres away</i>	
	<b>Amenity</b>	
	30m to M1 Major Road	
	<i>There are No obvious surrounding amenity issues, aside from any additional road based amenity issues.</i>	
	<b>Health and safety constraints</b>	
	2912.m to Gassing Landfill Site 6932m to High Pressure Gassing Pipeline 7853m to Calor Gas Consultation Zone 152m to Contamination Point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	<p><i>The site is:</i></p> <p>899 m from LNR Kirby Frith 0 m from LWS Kirby Muxloe Wet Grassland 3608 m from an SSSI</p> <p><i>The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site with tree/hedgerow field boundaries both on the outside of and internally across the site, retention possible</i></p>	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	<i>Data taken from Blaby's 2019 SHLAA. "The site lies directly to the south of Kirby Muxloe Castle, a scheduled monument and Grade I listed building, and it also lies alongside the Kirby Fields Conservation Area on its western boundary. The site forms part of the setting of Kirby Muxloe Castle. Much of the southern section of this site (the plateau area) is identified as falling within the Kirby Muxloe Park (MLE207). The southern section of this site alongside the railway lies within the extensive Medieval Leicester Forest (MLE22664). The HER also indicates that a Neolithic/Bronze Age flint (MLE21701) was found to the east of Kirby Fields and a geophysical survey in 2014 recorded sub-circular features east of Holt Drive (MLE22151). Potential for highly significant below-ground archaeological features. Development on the land is likely to significantly modify the setting of the Castle. "</i>	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	

	<b>KMU026 - SA Objectives and Site Assessment Criteria</b>	
	<i>Site does not overlap with mineral safeguarding.</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>Site is not protected for a waste facility.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 100% within Low – Moderate category.</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield land and is 29ha of Grade 3 (65%) and Urban (35%) Agricultural Land</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	11m to AQMA3	
	789m to A Road	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is entirely within Flood Zone 1</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>Creation of mixed use development which includes the potential for approximately 57,000 sqm employment floorspace</i>	
	<b>Access to strategic transport routes</b>	
	<i>The site is located 789m to nearest strategic transport route.</i>	
	<b>Regeneration opportunities</b>	
	<i>The site is located 2084m to the top 10% area of most deprivation.</i>	
	<i>The nearest public transport is 820m and is a low frequency service.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>820m to low frequency public transport (No.153)</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>758 jobs within 1.2km, 6100 jobs within 3km, 20506 jobs within 5km</i>	
	<b>Access to convenience store</b>	
	<i>1310m to One Stop</i>	



## Leicester Forest East

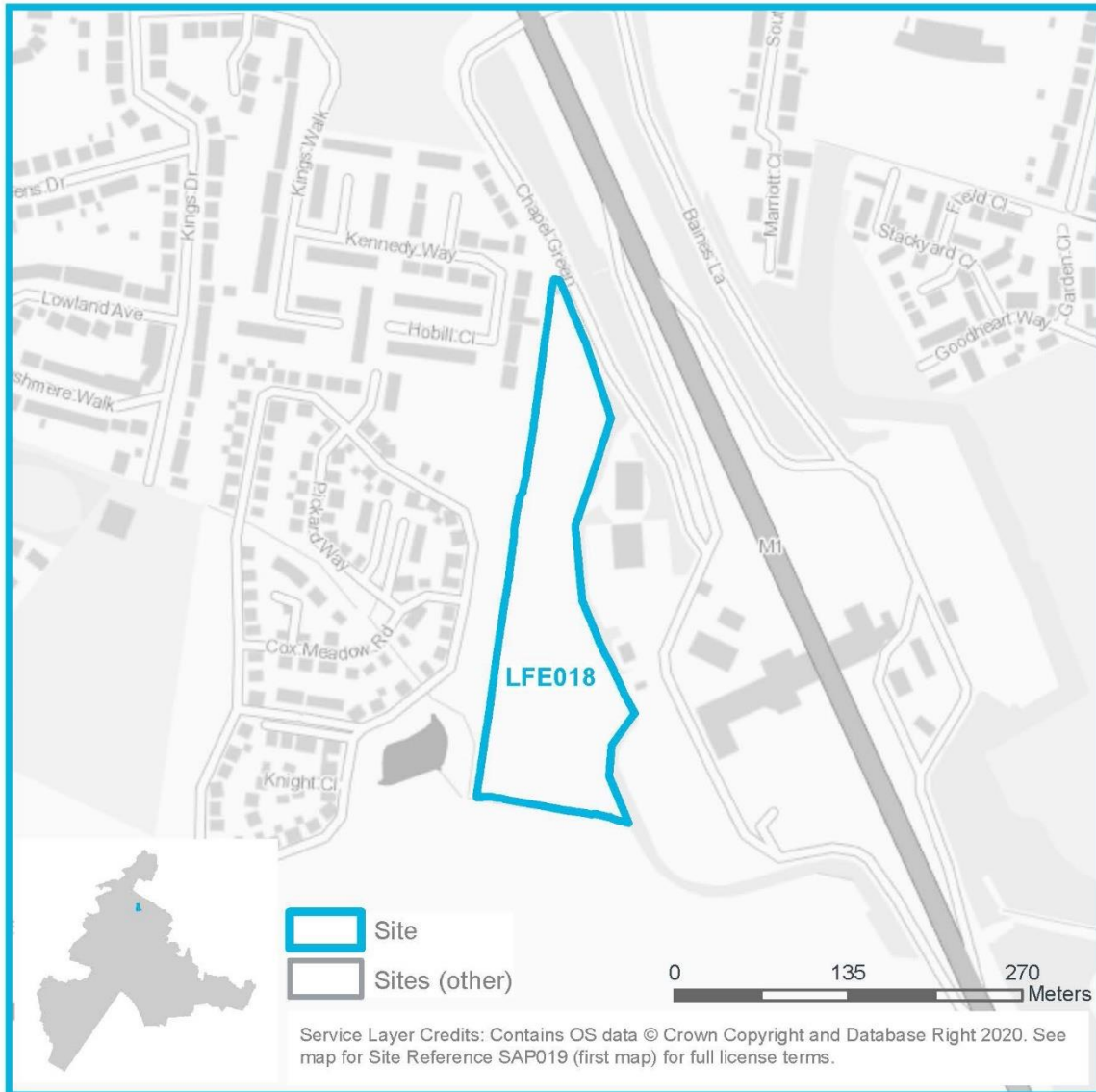
**Site Reference:** LFE018






**Proposed Use:**

**AECOM Reference:** AECOM029

**Area (ha):** 2.62

**Location:** Land at Baines Lane, LFE



	Likely to promote positive effects		Possible positive effects, though not significant		Unlikely to have significant effects		Possible negative effect (mitigation possible)		Likely to generate negative effects
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<b>LFE018 - SA Objectives and Site Assessment Criteria</b>		
1.	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.	
	The site is Not achievable, not available 65 dwellings, 11-15 years	



	<b>LFE018 - SA Objectives and Site Assessment Criteria</b>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	
	1150m to Fossebrook Primary	
	<b>Access to secondary school</b>	
	2740m to Winstanley Community	
	<b>Access to health care</b>	
	1650m to Forest House Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 2 open space typologies (within 720m), the closest being Forest House Lane-Amenity Green Space which is 16 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues..  The site is located 65m from a main road- M1	
	<b>Health and safety constraints</b>	
	The site is:  1778 m from 500 m consultation zone - consult SUEZ gasing landfill site  6787 m from a high pressure gas pipeline  7391 m from a calor gas consultation zone  629 m from a contamination point  No obvious surrounding constraints to development	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  1497 m from LNR Kirby Frith  0 m from LWS Leicester Forest East Brook and Hedge, East Of Flood Relief Basin  2493 m from an SSSI  The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Hedgerow and tree boundary and cleared site, retention possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. "There are no designated assets within the vicinity of the site. Heritage potential is very low. Site is located within the former extent of Leicester Forest. Previous archaeological investigation within part of this site found no evidence of significant archaeological remains. "	

	<b>LFE018 - SA Objectives and Site Assessment Criteria</b>	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	<i>The site does not intersect any mineral safeguarding areas</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 100 % no effect category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 0.2 ha Grade 3, 0.0 ha Grade 4 and 2.5 ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 2249m from AQMA 3 and 1617m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Regular service and is 690 m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 144 jobs within 1.2km; 3189 jobs within 3km and 27044 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 970m from a Co Op</i>	

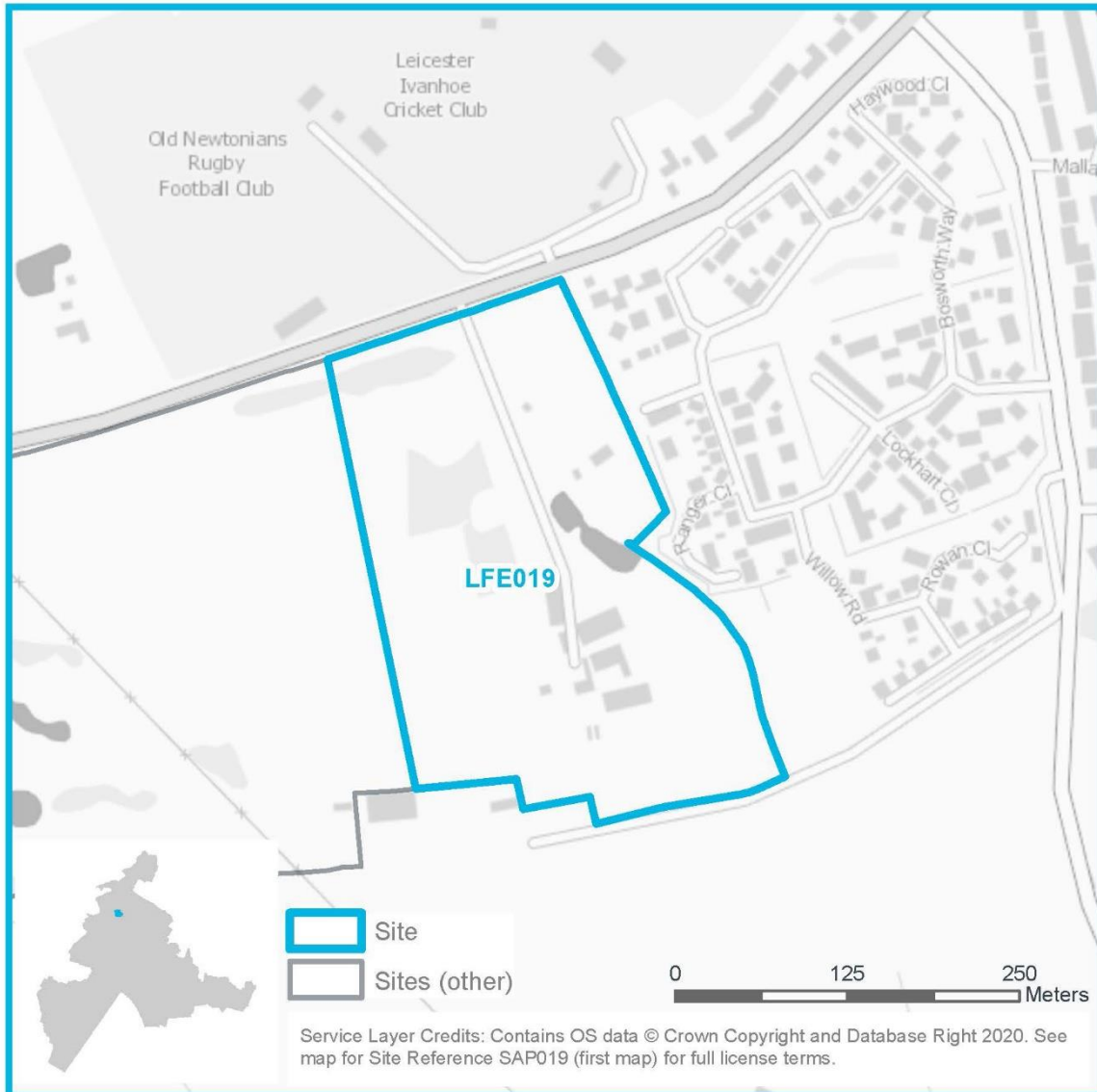
**Site Reference: LFE019**






**Proposed Use: Res**




**AECOM Reference: AECOM066**

**Area (ha): 7.99**

**Location: Land at Kingstand Farm**



	<i>Likely to promote positive effects</i>		<i>Possible positive effects, though not significant</i>		<i>Unlikely to have significant effects</i>		<i>Possible negative effect (mitigation possible)</i>		<i>Likely to generate negative effects</i>
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<b>LFE019 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>Site is achievable, available, can provide 199 dwellings over 6 – 10 years.</i>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	

	<b>LFE019 - SA Objectives and Site Assessment Criteria</b>	
	1800m from Lubbesthorpe Primary School	
	<b>Access to secondary school</b>	
	3850m to Bosworth Community College	
	<b>Access to health care</b>	
	1100m to Warren Lane Surgery	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being Grangewood Manor-Amenity Green Space which is 295 metres away	
	<b>Amenity</b>	
	10m from A47 Major Road	
	There are No obvious surrounding amenity issues, aside from any additional road based amenity issues...	
	<b>Health and safety constraints</b>	
	<p>The site is:</p> <p>2061 m from 500 m consultation zone - consult SUEZ gasing landfill site</p> <p>5227 m from a high pressure gas pipeline</p> <p>6165 m from a calor gas consultation zone</p> <p>2033 m from a contamination point</p> <p>No obvious surrounding constraints to development</p>	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	<p>The site is:</p> <p>2859 m from LNR Kirby Frith</p> <p>0 m from LWS Leicester Forest East, Golf-Course Pond Adj A47</p> <p>2855 m from an SSSI</p> <p>There is medium ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) is associated with the site. The site is largely clear, however existing land use has some old buildings with potential to support fauna, some areas with clusters of trees and potential undergrowth. Some retention is possible. Due to its close proximity to the LWS and SSSI, there are significant risks associated with the site.</p>	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	The site is within 280m Scheduled Monument (Rabbit Warren at Lubbesthorpe) to the north-west. Archaeology heritage potential is low/medium including Parish Boundaries following boundaries of site. There is an ancient monument to the south of the site.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	

	<b>LFE019 - SA Objectives and Site Assessment Criteria</b>	
	<i>Site is not within a mineral consultation area.</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>Site is not protected for waste facility</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 100% within the Moderate category.</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield and is approximately 8ha of Grade 3 Agricultural</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>Site is 1661m from AQMA 3</i>	
	<i>0m from A Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is 100% within Flood Zone 1</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment sites.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable to housing sites</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>470m from regular bus service</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are</i>	
	<i>553 jobs within 1.2km; 10000 jobs within 3km and 32599 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>1600m from Sainsburys</i>	

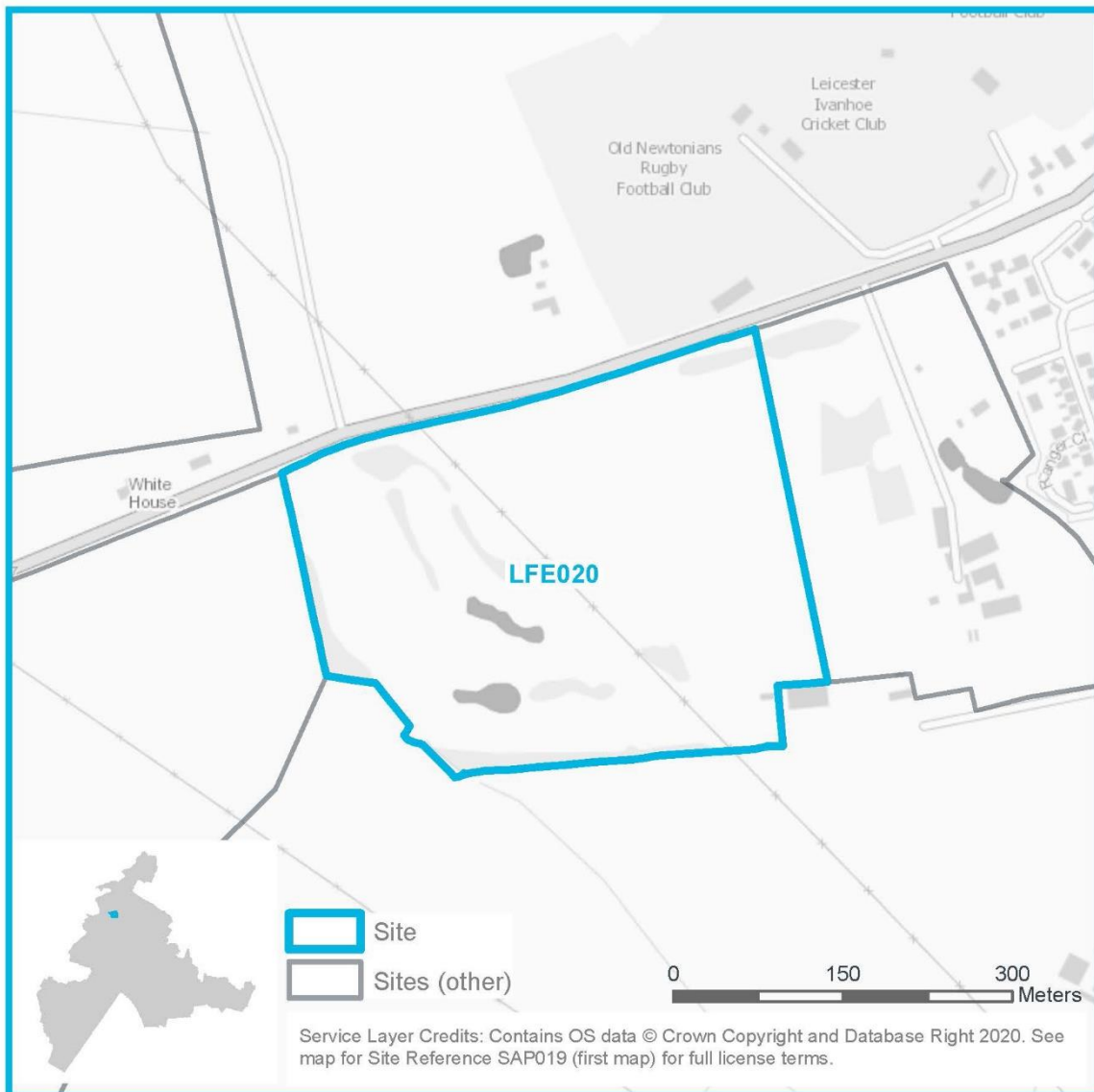
**Site Reference: LFE020**

**Proposed Use: Res**

**AECOM Reference: AECOM067**

**Area (ha): 13.36**

**Location: Land at Kingstand Golf Course**



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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<b>LFE020 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>Site is available, achievable, can provide 334 dwellings over 11 – 15 year period.</i>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	

	<b>LFE020 - SA Objectives and Site Assessment Criteria</b>	
	2000m to Lubbethorpe Primary School	
	<b>Access to secondary school</b>	
	3650m to Bosworth Community College	
	<b>Access to health care</b>	
	1300m to Warren Lane Surgery	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being Grangewood Manor-Amenity Green Space which is 400 metres away	
	<b>Amenity</b>	
	6m from Major Road A47	
	There are No obvious surrounding amenity issues, aside from any additional road based amenity issues..	
	<b>Health and safety constraints</b>	
	2220m Gassing Landfill Site	
	4924m High Pressure Gas Pipeline	
	5956m Calor Gas Installation	
	1667m Contamination Point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	<p>The site is:</p> <p>3018 m from LNR Kirby Frith</p> <p>0 m from LWS Un-Named Brook, Adj Lawn Farm, Leicester Forest East</p> <p>3020 m from an SSSI</p> <p>The site is likely to have Medium ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site with tree/hedgerow field boundaries both on the outside of the site, there are clusters of trees throughout, some retention is possible</p>	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	There is a scheduled monument to the south of the site. The heritage potential is low/medium.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	Not within a minerals consultation area.	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	Site is not protected for a waste facility.	



	<b>LFE020 - SA Objectives and Site Assessment Criteria</b>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 100% within Moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield land with 13ha of Grade 3 Agricultural Land.</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>1767m to AQMA 3</i>	
	<i>0m from A Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is 100% within Flood Zone 1</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable for housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable for housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>690m to a regular bus service</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>3100m to Braunstone Frith Industrial Estate</i>	
	<i>917 jobs within 1.2km</i>	
	<i>9911 jobs within 3km</i>	
	<i>31440 jobs within 5km</i>	
	<b>Access to convenience store</b>	
	<i>1800m to Sainsburys</i>	

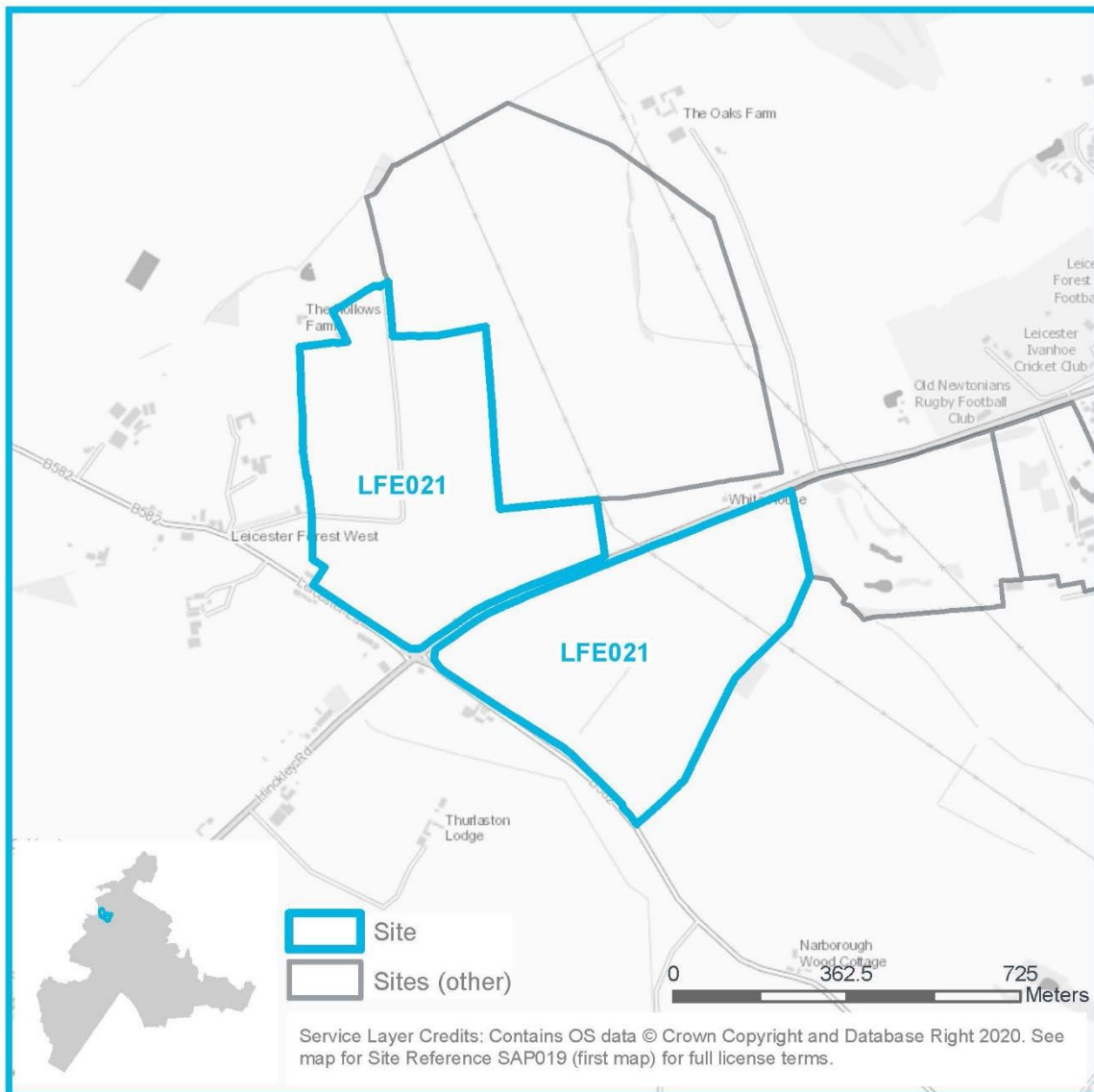
**Site Reference:** LFE021






**Proposed Use:** Res




**AECOM Reference:** AECOM068

**Area (ha):** 53.85

**Location:** Land north and east of Desford crossroads



	<i>Likely to promote positive effects</i>		<i>Possible positive effects, though not significant</i>		<i>Unlikely to have significant effects</i>		<i>Possible negative effect (mitigation possible)</i>		<i>Likely to generate negative effects</i>
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<b>LFE021 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>Site is achievable, available can provide 807 dwellings over a 11 – 15 year period.</i>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	

	<b>LFE021 - SA Objectives and Site Assessment Criteria</b>	
	2800m to Lubbethorpe Primary School. Additional developer funded facilities or extension of existing likely.	
	<b>Access to secondary school</b>	
	2500m to Bosworth Community College	
	<b>Access to health care</b>	
	2180m to Warren Lane Surgery. Additional developer funded facilities or extension of existing likely.	
	<b>Access to existing green space</b>	
	The site is located near 0 open space typologies (within 720m), the closest being Grangewood Manor-Amenity Green Space which is 1200 metres away	
	<b>Amenity</b>	
	7m to A47 Road  There are No obvious surrounding amenity issues, aside from any additional road based amenity issues...	
	<b>Health and safety constraints</b>	
	2526m to Gassing Landfill Site  4279m to High Pressure Gas Pipeline  5387m to Calor Gas Consultation Zone  825m to Contamination Point.	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  3409 m from LNR Kirby Frith  0 m from LWS Leicester Forest East Hedgerow 1  2561 m from an SSSI  The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site with tree/hedgerow field boundaries both on the outside of and internally across the site, retention possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	The site is within 400m of Desford Hall (a grade II listed building). Large area with some known archaeology heritage potential is medium risk.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	18% of the site is within Sand and Gravel minerals consultation zone.	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	

	<b>LFE021 - SA Objectives and Site Assessment Criteria</b>	
	<i>Site is not protected for a waste facility.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 100% within Moderate category.</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield with 53ha of Grade 3 Agricultural Land.</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	2567m to AQMA 3	
	0m from an A Road	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is 100% within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria.</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>690m to regular frequency bus service.</i>	
	<b>Access to jobs/commuting distance</b>	
	3250m to Desford Caterpillar	
	267 jobs within 1.2km	
	5435 jobs within 3km	
	18978 jobs within 5km	
	<b>Access to convenience store</b>	
	<i>3300m to Co Op</i>	

## Littlethorpe

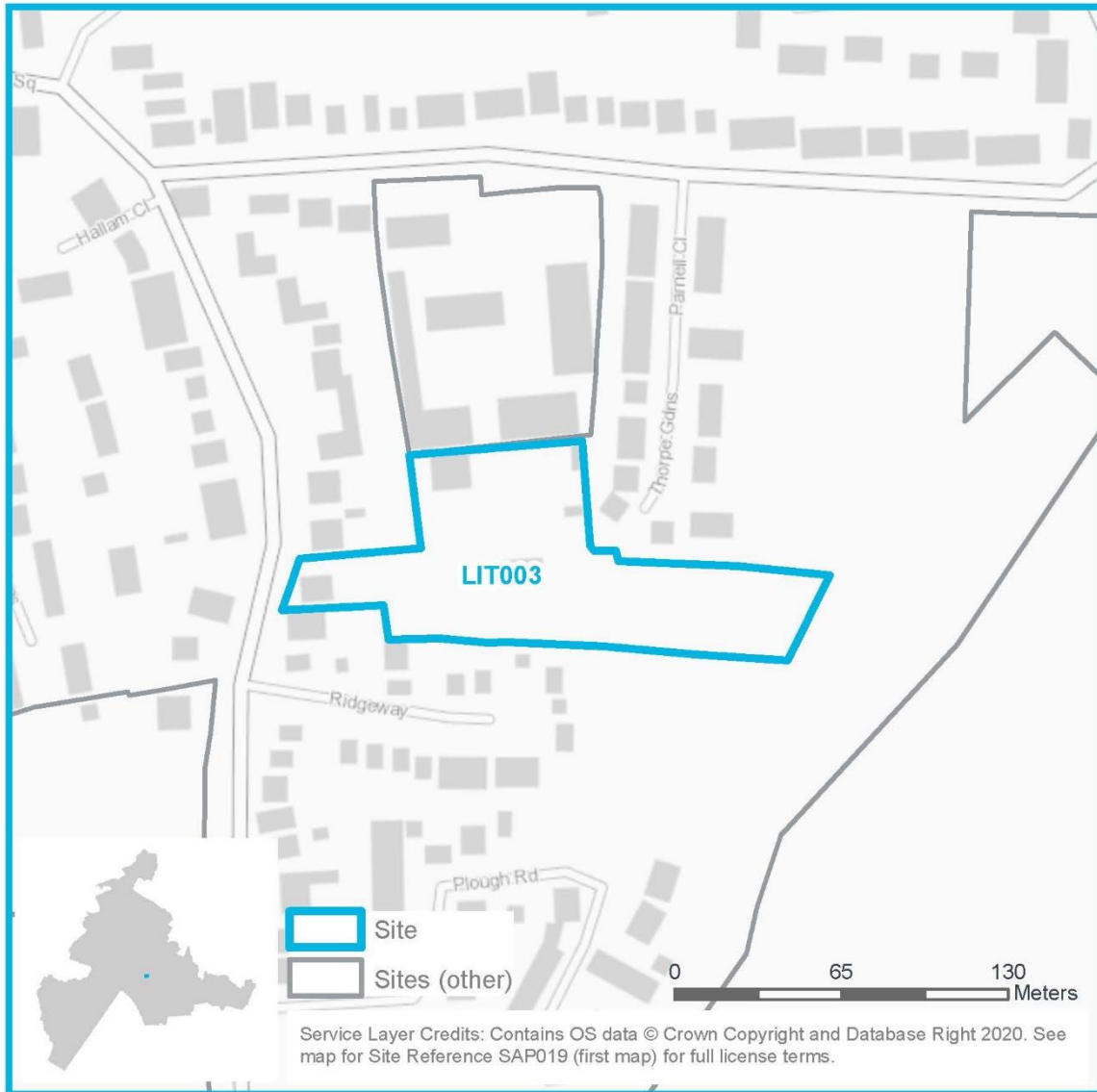
**Site Reference:** LIT003

**Proposed Use:** R

**AECOM Reference:** AECOM017

**Area (ha):** 0.92

**Location:** 40 Cosby Road



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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<b>LIT003 - SA Objectives and Site Assessment Criteria</b>		
1.	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is Achievable, Available, 22 dwellings, 6-10 years.</i>	

	<b>LIT003 - SA Objectives and Site Assessment Criteria</b>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	
	1240m to Greystoke Primary School	
	<b>Access to secondary school</b>	
	2820m to Brockington College	
	<b>Access to health care</b>	
	1330m to Limes Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 1open space typologies (within 720m), the closest being Land East of Rivers-Accessible Natural Green Space which is 333 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues... The site is located 430 m from a main road- M1	
	<b>Health and safety constraints</b>	
	<p>The site is:</p> <p>2369 m from Blaby Brick Works, Glen Parva gasing landfill site</p> <p>2306 m from a high pressure gas pipeline</p> <p>4838 m from a calor gas consultation zone</p> <p>771 m from a contamination point</p> <p>No obvious surrounding constraints to development</p>	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	<p>The site is:</p> <p>2709 m from LNR Glen Parva</p> <p>489 m from LWS Thorpe Meadows</p> <p>970 m from an SSSI</p> <p>The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site is mostly clear with some trees which could be retained</p>	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA."No designated assets. Listed buildings in the vicinity. The heritage potential is uncertain due to former reservoir, possibly associated with former Victoria Mills (illustrated on 19 <sup>th</sup> century mapping) continued into northern part of site; Historic settlement core and prehistoric remains in near vicinity; Prehistoric, Iron Age, Roman, Early Medieval, Medieval and Post-Medieval finds recorded in vicinity; and Parish Boundary previously followed eastern and north-eastern boundaries. "	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	

	<b>LIT003 - SA Objectives and Site Assessment Criteria</b>	
	<i>100% of the site is within a minerals safeguarding area, consisting of, Sand and gravel</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 99% no effect category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 0.9 ha Grade 3, 0.0 ha Grade 4 and 0.0ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 1635m from AQMA 2 and 1816m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest public transport offers access to an hourly train service and is 870m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 328 jobs within 1.2km; 6856 jobs within 3km and 20400 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 900 m from a Co Op</i>	



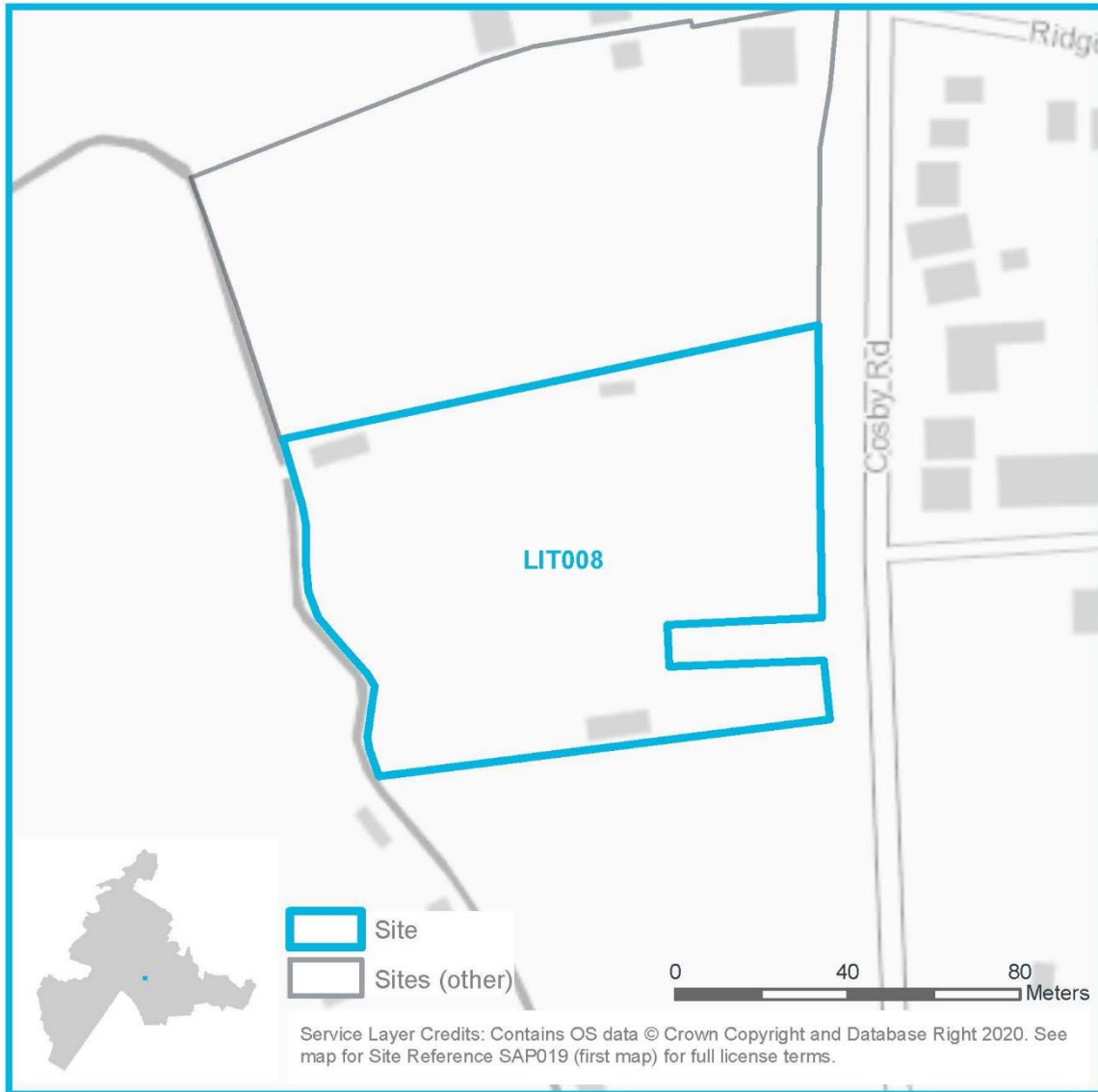
**Site Reference:** LIT008

**Proposed Use:** R

**AECOM Reference:** AECOM018

**Area (ha):** 0.95

**Location:** Land south of Tysoes Nursery and west of Cosby Road



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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LIT008 - SA Objectives and Site Assessment Criteria		
1.	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.	
	The site is      Achievable, Available, 14 dwellings, 6-10 years.	
2 & 3	Access to primary school	

	<b>LIT008 - SA Objectives and Site Assessment Criteria</b>	
	1320m to Greystoke Primary School	
	<b>Access to secondary school</b>	
	2900m to Brockington College	
	<b>Access to health care</b>	
	1410m to Limes Medical Centre	
	<b>Access to existing green space</b>	
	<i>The site is located near 1 open space typologies (within 720m), the closest being Thorpe Meadows-Accessible Natural Green Space which is 687 metres away</i>	
	<b>Amenity</b>	
	<i>No obvious surrounding amenity issues, aside from any additional road based amenity issues..</i>	
	<i>The site is located 699 m from a main road- M1</i>	
	<b>Health and safety constraints</b>	
	<i>The site is:</i>  2615 m from Blaby Brick Works, Glen Parva gasing landfill site 2060 m from a high pressure gas pipeline 4672 m from a calor gas consultation zone 811 m from a contamination point No obvious surrounding constraints to development	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	<i>The site is:</i>  2945 m from LNR Glen Parva 543 m from LWS Osier Beds 1177 m from an SSSI  <i>The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of:</i> Site is mostly clear with young trees around external border, retention possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	<i>Data taken from Blaby's 2019 SHLAA. "No designated assets. Listed buildings in the vicinity. The heritage potential is uncertain and includes a watercourse follows western boundary with bridge crossing into site; Prehistoric remains, Prehistoric flint, possible barrow cemetery, Medieval and Post-Medieval archaeological remains recorded in vicinity"</i>	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	

	<b>LIT008 - SA Objectives and Site Assessment Criteria</b>	
	<i>100 % of the site is within a minerals safeguarding area, consisting of, Sand and gravel</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 100 % moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 0.95ha Grade 3, 0.0 ha Grade 4 and 0.0 ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 1631m from AQMA 2 and 2228m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>44% of the site is within Flood Zone 2. 36% of the site is within Flood Zone 3. (SFRA shows 33.4% of the site falling within FZ 3b, 0.9% in FZ 3a and 1.5% in FZ 2-scoring based on Environment Agency data)</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest public transport offers access to a train service and is 940m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 375 jobs within 1.2km; 6250 jobs within 3km and 19617 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 980 m from a Co Op</i>	

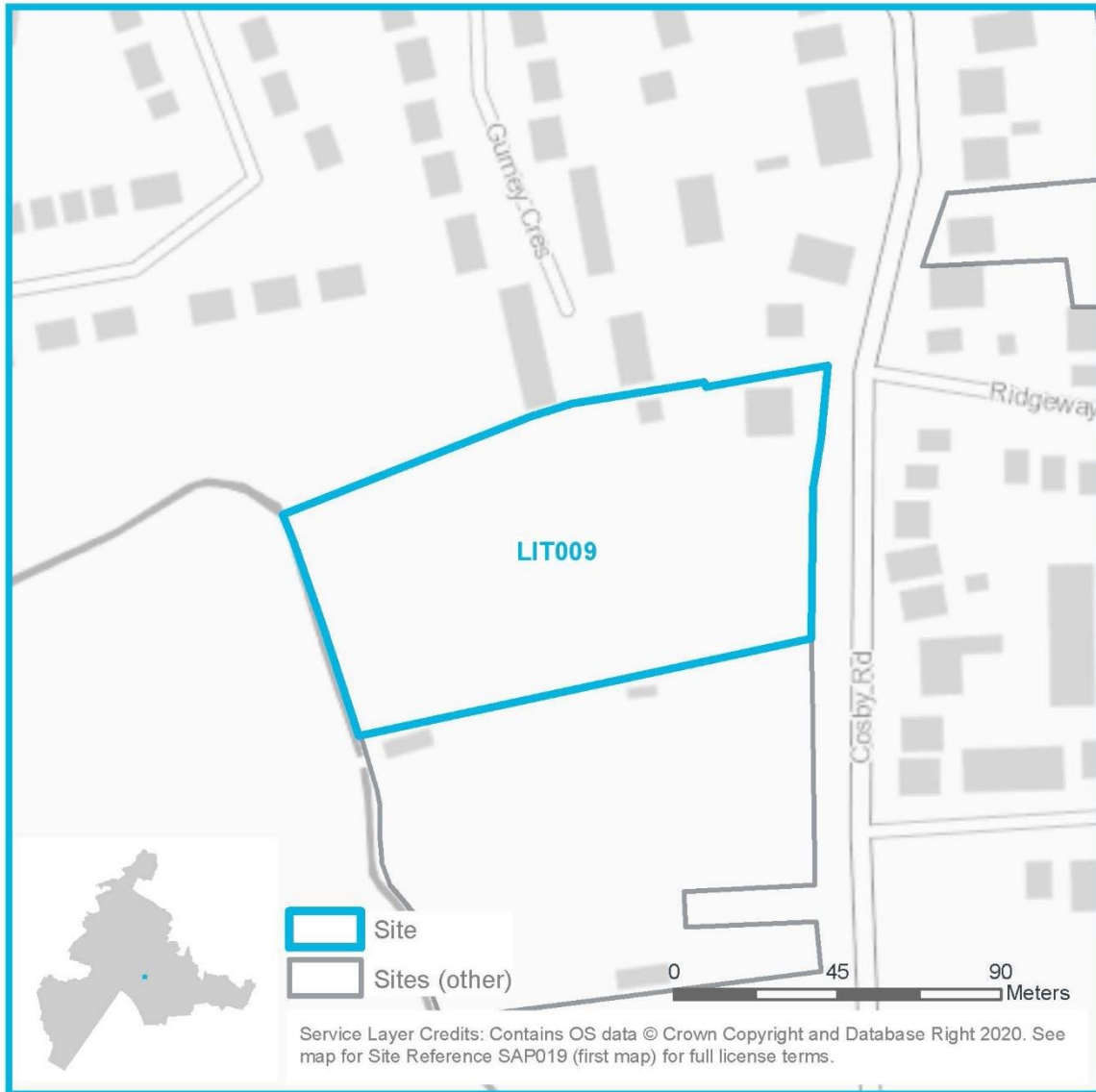
**Site Reference:** LIT009

**Proposed Use:** R

**AECOM Reference:** AECOM019

**Area (ha):** 1.02

**Location:** Tysoes Nursery and 53 Cosby Road, Littlethorpe



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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LIT009 - SA Objectives and Site Assessment Criteria		
1.	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.	
	The site is      Achievable, Not available, 11 dwellings, 11 - 15 years.	
2 & 3	Access to primary school	

	<b>LIT009 - SA Objectives and Site Assessment Criteria</b>	
	1240m to Greystoke Primary School	
	<b>Access to secondary school</b>	
	2820m to Brockington College	
	<b>Access to health care</b>	
	1310m to Limes Medical Centre	
	<b>Access to existing green space</b>	
	<i>The site is located near 1 open space typologies (within 720m), the closest being Thorpe Meadows-Accessible Natural Green Space which is 473 metres away</i>	
	<b>Amenity</b>	
	<i>No obvious surrounding amenity issues, aside from any additional road based amenity issues..</i>  <i>The site is located 667m from a main road- M1</i>	
	<b>Health and safety constraints</b>	
	<i>The site is:</i>  <i>2556 m from Blaby Brick Works, Glen Parva gasing landfill site</i>  <i>2114 m from a high pressure gas pipeline</i>  <i>4656 m from a calor gas consultation zone</i>  <i>751 m from a contamination point</i>  <i>No obvious surrounding constraints to development</i>	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	<i>The site is:</i>  <i>2882 m from LNR Glen Parva</i>  <i>480 m from LWS Osier Beds</i>  <i>1106 m from an SSSI</i>  <i>The site is likely to have Medium ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Mostly clear, however trees on boundary and hedgerows within the site, retention possible but not certain,</i>	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	<i>Data taken from Blaby's 2019 SHLAA. "No designated assets. Listed buildings in the vicinity. The heritage potential is uncertain and includes a watercourse follows western boundary; Prehistoric remains, Prehistoric flint, possible barrow cemetery, Medieval and Post-Medieval archaeological remains recorded in vicinity. "</i>	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	

	<b>LIT009 - SA Objectives and Site Assessment Criteria</b>	
	<i>100% of the site is within a minerals safeguarding area, consisting of, Sand and gravel</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 44% no effect category 56% moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 1.0 ha Grade 3, 0.0 ha Grade 4 and 0.0 ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 1418m from AQMA 2 and 2290 m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>58% of the site is within Flood Zone 2. 46% of the site is within Flood Zone 3.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest public transport offers access to a train service and is 860 m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 517 jobs within 1.2km; 6494 jobs within 3km and 20594 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 900 m from a Co Op</i>	

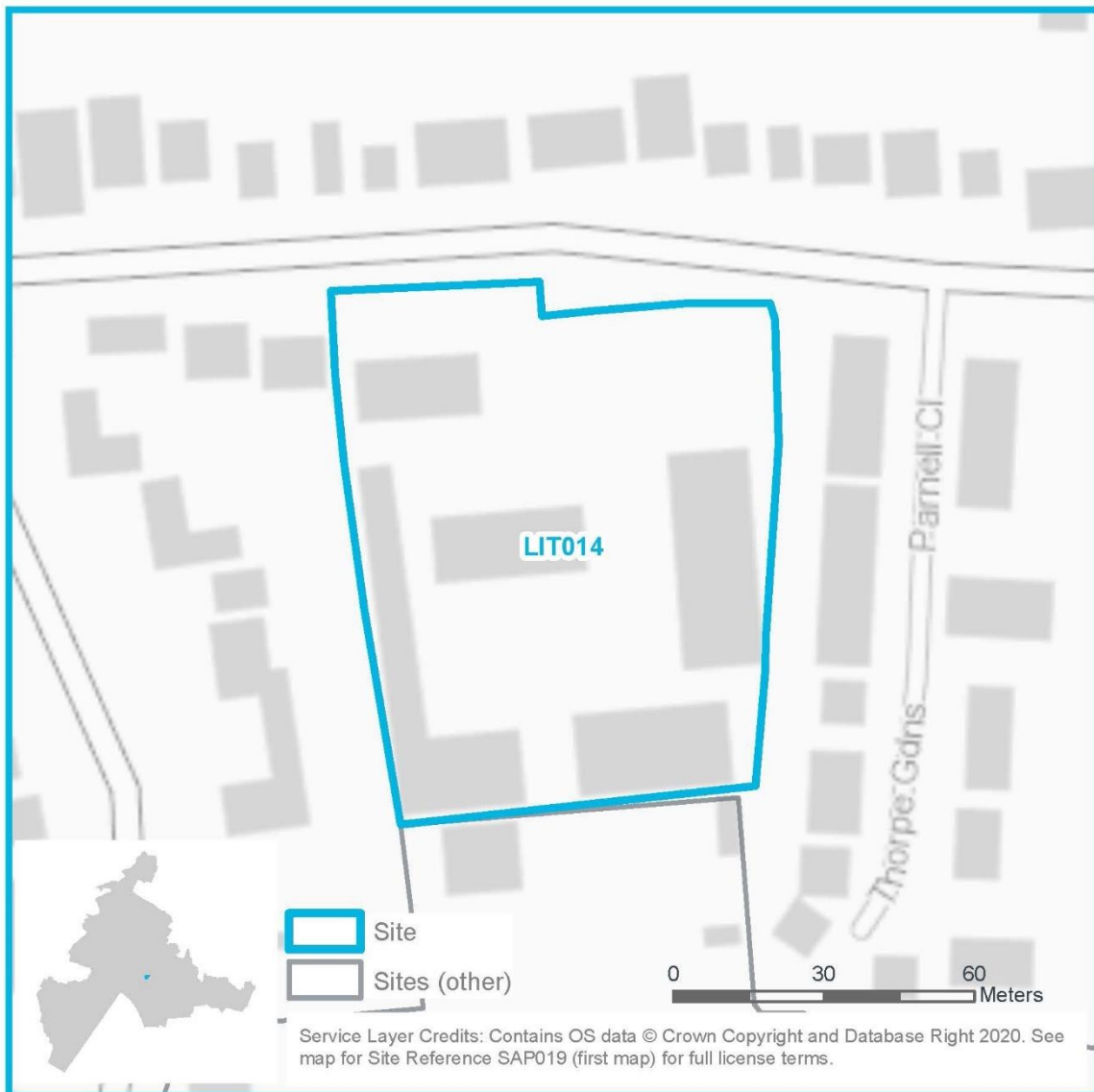
Site Reference: LIT014

Proposed Use: R

AECOM Reference: AECOM020

Area (ha): 0.83

Location: Council Depot, Warwick Road



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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LIT014 - SA Objectives and Site Assessment Criteria		
1.	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.	
	The site is      Achievable, Available, 20 dwellings, 0-5 years.	
2 & 3	Access to primary school	



	<b>LIT014 - SA Objectives and Site Assessment Criteria</b>	
	1100m to Greystoke Primary School	
	<b>Access to secondary school</b>	
	2680m to Brockington College	
	<b>Access to health care</b>	
	1180m to Limes Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being Land East of Rivers-Accessible Natural Green Space which is 271 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues..  The site is located 456 m from a main road- M1	
	<b>Health and safety constraints</b>	
	The site is:  2314 m from Blaby Brick Works, Glen Parva gasing landfill site  2383 m from a high pressure gas pipeline  4891 m from a calor gas consultation zone  774 m from a contamination point  No obvious surrounding constraints to development	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  2640 m from LNR Glen Parva  401 m from LWS Thorpe Meadows  874 m from an SSSI  The site is likely to have low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Cleared brownfield site	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. "There are no designated assets on site but Listed Buildings and the historic core of Littlethorpe settlement in the vicinity. The heritage potential is low but the site of the Victoria Mills 19th century paper mill and subsequently elastic web factory. Also, prehistoric remains and Prehistoric, Iron Age, Roman, Early Medieval, Medieval and Post-Medieval finds recorded in near vicinity. Parish Boundary previously followed eastern boundary. Site largely disturbed, below-ground archaeological remains unlikely to survive. Unclear whether any remnants of early mill or factory complex survive, if so would probably warrant historic building recording. "	

	<b>LIT014 - SA Objectives and Site Assessment Criteria</b>	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	<i>100% of the site is within a minerals safeguarding area, consisting of, Sand and gravel</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 100% no effect category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 0.8 ha Grade 3, 0.0 ha Grade 4 and 0.0 ha urban. The site is Brownfield. Site has been in use for some time and agricultural potential diminished.</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 1434m from AQMA 2 and 1753m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest public transport offers access to a train service and is 720 m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 625 jobs within 1.2km; 7506 jobs within 3km and 21754 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 760 m from a Co Op</i>	

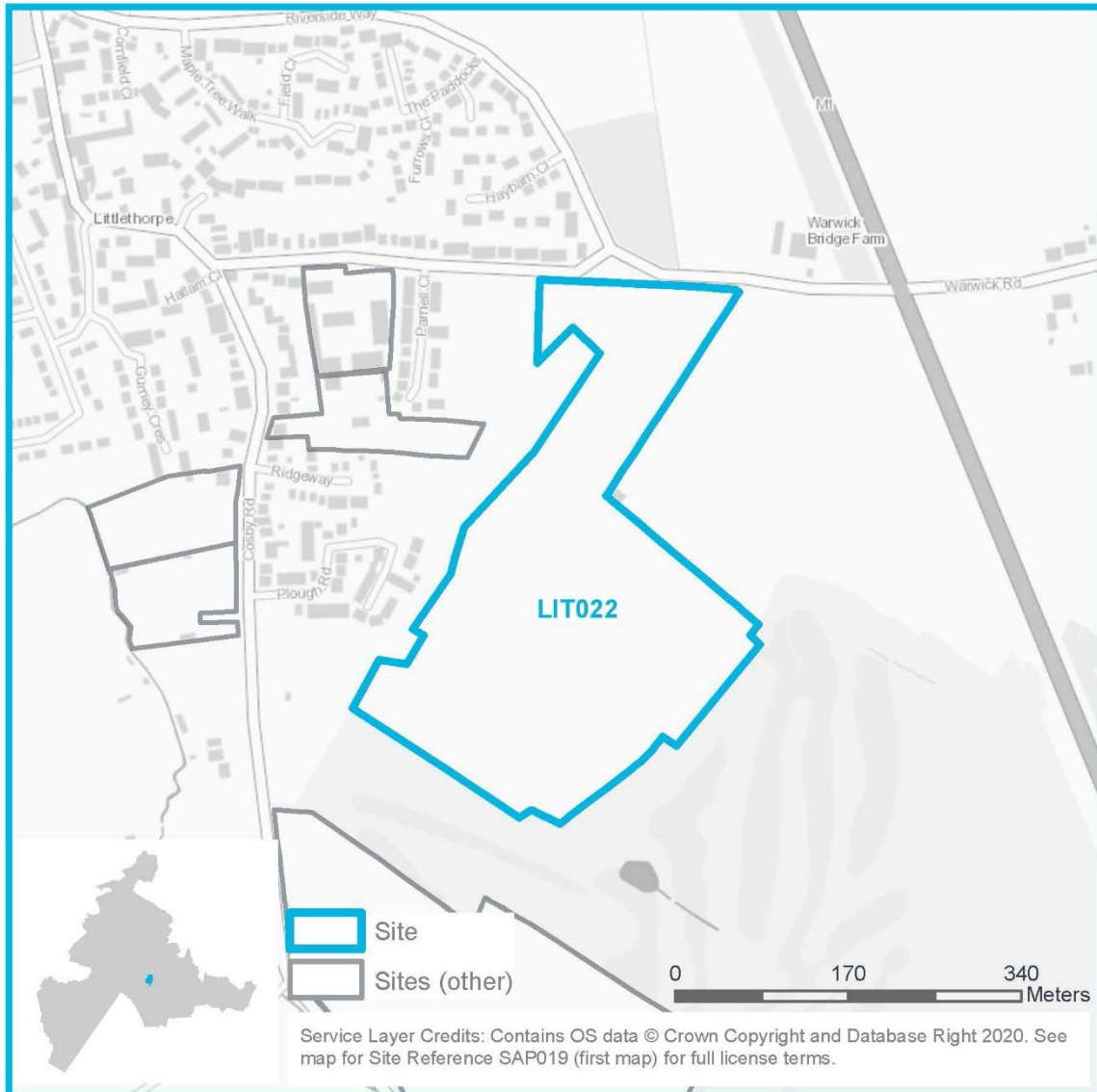
**Site Reference:** LIT022






**Proposed Use:** Res




**AECOM Reference:** AECOM069

**Area (ha):** 10.39

**Location:** Land south of Warwick Road and east of Cosby Road



	<i>Likely to promote positive effects</i>		<i>Possible positive effects, though not significant</i>		<i>Unlikely to have significant effects</i>		<i>Possible negative effect (mitigation possible)</i>		<i>Likely to generate negative effects</i>
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<b>LIT022 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>Site is achievable, available and can provide 194 dwellings over 6 – 10 years.</i>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	

	<b>LIT022 - SA Objectives and Site Assessment Criteria</b>	
	1540m to Greystoke Primary School	
	<b>Access to secondary school</b>	
	3130m to Brockington College	
	<b>Access to health care</b>	
	1620m to Limes Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 0 open space typologies (within 720m), the closest being Thorpe Meadows-Accessible Natural Green Space which is 865 metres away	
	<b>Amenity</b>	
	148m from M1 Major Road There are no surrounding amenity issues.	
	<b>Health and safety constraints</b>	
	2114m Gassing Landfill Site 2138m High Pressure Gas Pipeline 4902m Calor Gas Consultation Zone 461m Contamination Point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  2464 m from LNR Glen Parva  224 m from LWS Warwick Road Ash Tree  834 m from an SSSI  There is low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) is associated with the site. The site has tree/hedgerow field boundaries both on the outside of and internally across the site, retention possible.	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	The site has no designated assets but there are Listed Buildings within the vicinity. The heritage potential is certain as parts of site already investigated by archaeological desk based assessment, geophysical survey, trial trenching and a small area excavation - a prehistoric pit was recorded. Prehistoric, Iron Age, Roman, Medieval and Post-Medieval finds, Prehistoric settlement and barrow cemetery recorded in vicinity.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	46% of the site is within Sand and Gravel minerals.	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	

	<b>LIT022 - SA Objectives and Site Assessment Criteria</b>	
	<i>Site is not protected for a waste facility.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 100% within Low – Moderate</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield land with 10ha of Grade 3 Agricultural Land</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	1810m to AQMA 2 2407m from A Road	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is 10% within Flood Zone 2.</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria.</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable for housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable for housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>1170m from a regular bus service.</i>	
	<b>Access to jobs/commuting distance</b>	
	1569m from The Whittle Industrial Estate 289 jobs within 1.2km 5558 jobs within 3km 18450 jobs within 5km	
	<b>Access to convenience store</b>	
	<i>1200m from Co Op</i>	

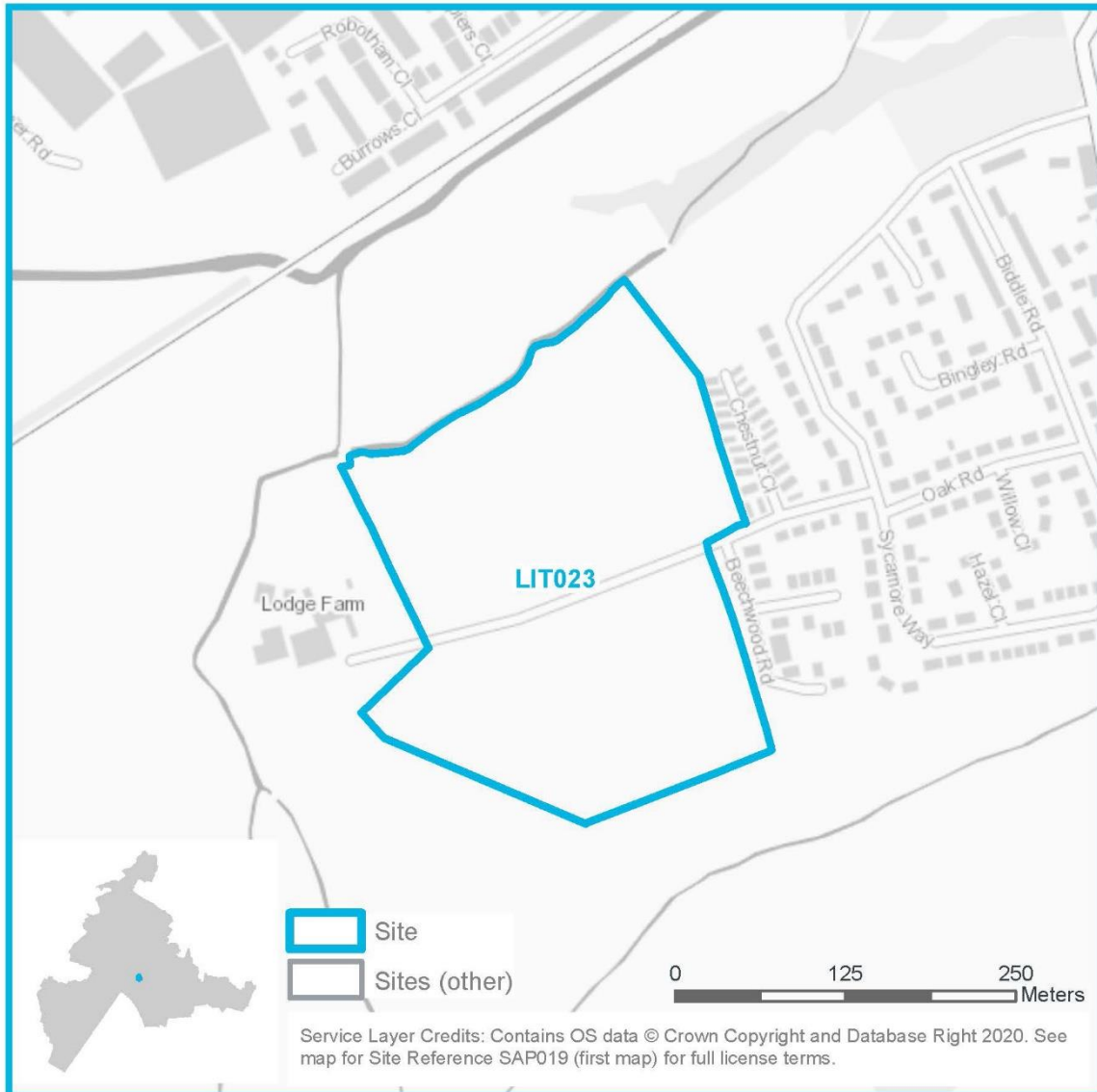
**Site Reference:** LIT023

**Proposed Use:** Res

**AECOM Reference:** AECOM070

**Area (ha):** 7.88

**Location:** Land off Oak Road



*Likely to promote positive effects*

*Possible positive effects, though not significant*

*Unlikely to have significant effects*

*Possible negative effect (mitigation possible)*

*Likely to generate negative effects*

<b>LIT023 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>Site is available, achievable, can produce 142 dwellings over 6 – 10 years.</i>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	

	<b>LIT023 - SA Objectives and Site Assessment Criteria</b>	
	1260m Greystoke Primary School	
	<b>Access to secondary school</b>	
	2870m to Brockington College	
	<b>Access to health care</b>	
	1330m to Limes Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 1open space typologies (within 720m), the closest being Thorpe Meadows-Accessible Natural Green Space which is 406 metres away	
	<b>Amenity</b>	
	1034m to M1 Major Road.  There are No obvious surrounding amenity issues, aside from any additional road based amenity issues...	
	<b>Health and safety constraints</b>	
	2477m to Gassing Landfill Site  1901m to High Pressure Gas Pipeline  4080m to Calor Gas Consultation Zone  278m to Contamination Point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  3051 m from LNR Glen Parva  42 m from LWS Osier Beds  1218 m from an SSSI  There is low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) is associated with the site. The site has tree/hedgerow field boundaries both on the outside of and internally across the site, retention possible.	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	No heritage assets on or near site.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	Site is 100% within Sand and Gravel minerals consultation area.	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	Site is not protected for a waste facility.	



	<b>LIT023 - SA Objectives and Site Assessment Criteria</b>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 100% within the Moderate category.</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield 8ha of Grade 4 Agricultural Land</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>1649m AQMA 2</i>	
	<i>2615m to A Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is 2.5% Flood Zone 2 and 1% Flood Zone 3</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria.</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>880m to regular bus service</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>1330m Coventry Road Industrial Estate</i>	
	<i>194 jobs within 1.2km</i>	
	<i>5533 jobs within 3km</i>	
	<i>18539 jobs within 5km</i>	
	<b>Access to convenience store</b>	
	<i>910m to Co Op</i>	

## Lubbesthorpe

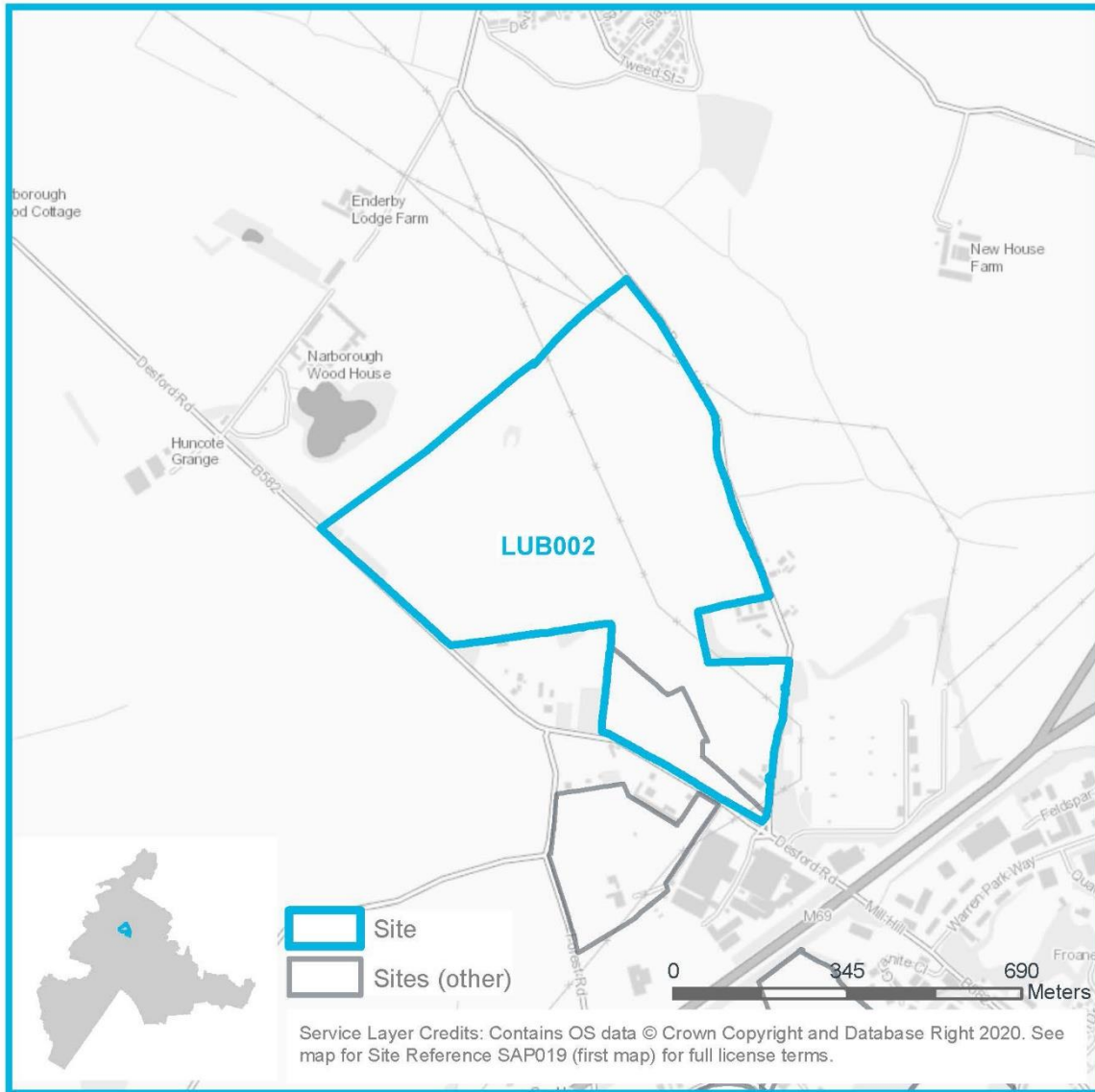
**Site Reference:** LUB002

**Proposed Use:** Mixed use res

**AECOM Reference:** AECOM071

**Area (ha):** 45.25

**Location:** Land at Desford Road / Beggar's Lane



<div></div>	<i>Likely to promote positive effects</i>	<div></div>	<i>Possible positive effects, though not significant</i>	<div></div>	<i>Unlikely to have significant effects</i>	<div></div>	<i>Possible negative effect (mitigation possible)</i>	<div></div>	<i>Likely to generate negative effects</i>
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<b>LUB002 - SA Objectives and Site Assessment Criteria</b>		
1.	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	<div></div>
	<i>Site is available, achievable, can provide 800 dwellings over 11-15 years.</i>	<div></div>

	<b>LUB002 - SA Objectives and Site Assessment Criteria</b>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	
	<i>2590m to Enderby Primary School. But about 1 and 2km from proposed primary schools at Lubbesthorpe. Additional likelihood that primary school would be delivered on site.</i>	
	<b>Access to secondary school</b>	
	<i>2770m to Brockington College</i>	
	<b>Access to health care</b>	
	<i>2350m to Enderby Medical Centre. Note- extended existing facilities likely as a contribution from development of this size.</i>	
	<b>Access to existing green space</b>	
	<i>The site is located near 0 open space typologies (within 720m), the closest being Lubbesthorpe-Amenity Green Space which is 1231 metres away</i>	
	<b>Amenity</b>	
	<i>214m to Major Road M69</i> <i>Adjacent to large electricity substation and associated transmission lines.</i>	
	<b>Health and safety constraints</b>	
	<i>223m to Gassing Landfill Site</i> <i>4423m to High Pressure Gas Pipeline</i> <i>4964m to Calor Gas Consultation Zone</i> <i>414m to Contamination Point</i>	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	<i>The site is:</i>  <i>3154 m from LNR Glen Parva</i>  <i>10 m from LWS Beggar's Lane Hedgerow 3</i>  <i>1082 m from an SSSI</i>  <i>There is low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) is associated with the site. The site has tree/hedgerow field boundaries both on the outside of and internally across the site, retention possible.</i>	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	<i>There are no designated heritage assets on site. Although there are several roman and medieval Heritage potential is medium risk.</i>	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	<i>Site does not overlap with mineral consultation area.</i>	

	<b>LUB002 - SA Objectives and Site Assessment Criteria</b>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>Site is not protected for a waste facility.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 100% within Moderate category.</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield with 45ha of Grade 3 Agricultural Land.</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	1230m to AQMA 6a	
	2154m to A Road	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is 100% within Flood Zone 1</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>1020m to a low frequency bus service or 2500m to a regular frequency bus service.</i>	
	<b>Access to jobs/commuting distance</b>	
	950m to Next	
	1778 jobs to 1.2km	
	14131 jobs within 3km	
	38172 jobs within 5km	
	<b>Access to convenience store</b>	
	2150m to Co Op	

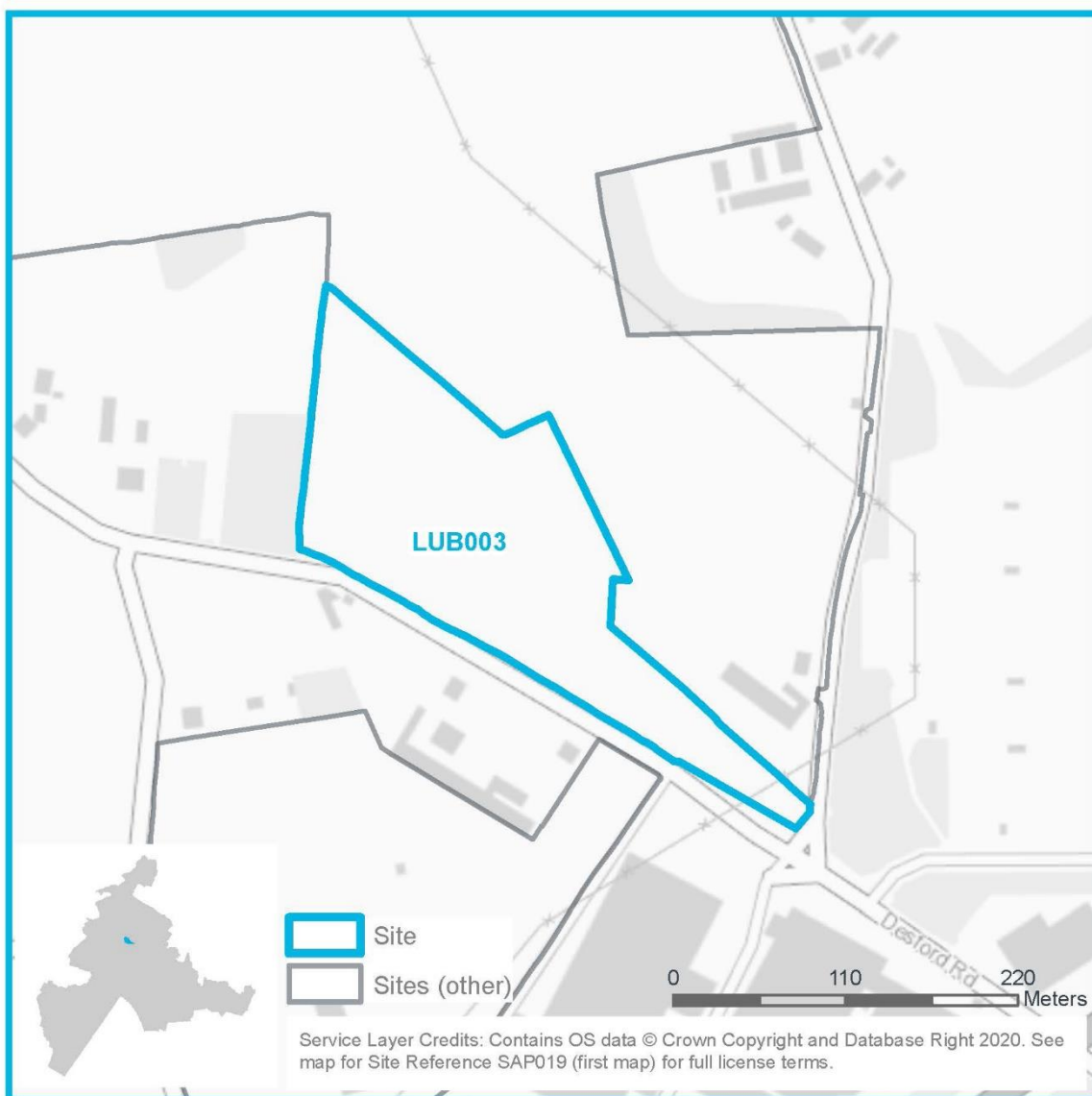
**Site Reference:** LUB003

**Proposed Use:** Res

**AECOM Reference:** AECOM072

**Area (ha):** 3.51

**Location:** Land north of Desford Road (small)



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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<b>LUB003 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>Site is available, achievable and can provide 65 dwellings over 6 - 10 years.</i>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	

	<b>LUB003 - SA Objectives and Site Assessment Criteria</b>	
	<i>1960m to Enderby Danemill Primary School. But also about 1.6km from proposed primary schools at Lubbesthorpe</i>	
	<b>Access to secondary school</b>	
	<i>2000m to Brockington College</i>	
	<b>Access to health care</b>	
	<i>1720m to Enderby Medical Centre</i>	
	<b>Access to existing green space</b>	
	<i>The site is located near 0 open space typologies (within 720m), the closest being Whistle Meadows-Accessible Natural Green Space which is 1534 metres away</i>	
	<b>Amenity</b>	
	<i>214m to M69</i> <i>Adjacent to large electricity substation and associated transmission lines.</i>	
	<b>Health and safety constraints</b>	
	<i>223m to Gassing Landfill Site</i> <i>4653m to High Pressure Gas Pipeline</i> <i>5018m to Calor Gas Consultation Zone</i> <i>414m to Contamination Point</i>	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	<i>The site is:</i>  <i>3154 m from LNR Glen Parva</i>  <i>504 m from LWS Beggar's Lane Hedgerow 3</i>  <i>1083 m from an SSSI</i>  <i>There is low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) is associated with the site. The site is clear with trees/hedgerows on the external boundaries, retention possible</i>	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	<i>There are no heritage assets on site. Archaeology heritage potential is a medium risk.</i>	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	<i>Site is not within a Minerals Consultation Area.</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>Site is not protected for a waste facility.</i>	

	<b>LUB003 - SA Objectives and Site Assessment Criteria</b>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 100% within the Moderate category.</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield an 3ha of Grade 3 Agricultural Land</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	806m to AQMA 6a	
	2734m to A Road	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is 100% within Flood Zone 1</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria.</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>No applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>330m to a low frequency bus service or 1600m to a regular frequency bus service</i>	
	<b>Access to jobs/commuting distance</b>	
	There are	
	5367 jobs within 1.2km;	
	9361 jobs within 3km and	
	34711 jobs within 5km.	
	<b>Access to convenience store</b>	
	1600m to Co Op	



## Narborough

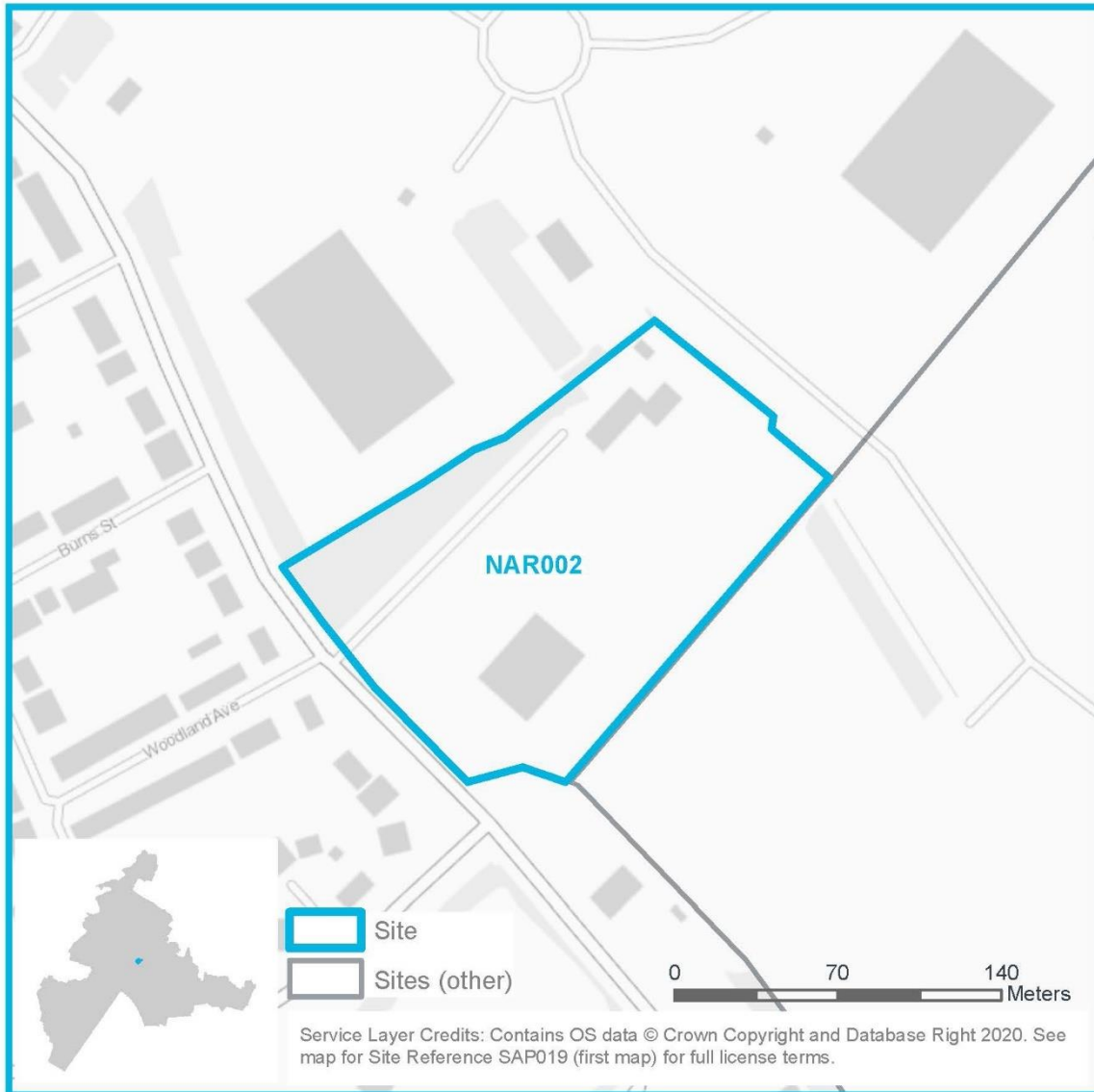
**Site Reference:** NAR002






**Proposed Use:** R

**AECOM Reference:** AECOM021

**Area (ha):** 2.4

**Location:** Land at Ambulance Station, adjacent to the Rosings



	<i>Likely to promote positive effects</i>		<i>Possible positive effects, though not significant</i>		<i>Unlikely to have significant effects</i>		<i>Possible negative effect (mitigation possible)</i>		<i>Likely to generate negative effects</i>
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<b>NAR002 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is      Achievable, Not available, 45 dwellings, 11 - 15 years.</i>	

	<b>NAR002 - SA Objectives and Site Assessment Criteria</b>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	
	760m to Greystoke Primary School	
	<b>Access to secondary school</b>	
	1600m to Brockington College	
	<b>Access to health care</b>	
	1010m to Limes Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 2 open space typologies (within 720m), the closest being Forest Road-Accessible Natural Green Space which is 231 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues..  The site is located 627 m from a main road- M1	
	<b>Health and safety constraints</b>	
	The site is:  1248 m from 500 m consultation zone - consult SUEZ gasing landfill site 3262 m from a high pressure gas pipeline 4461 m from a calor gas consultation zone 658 m from a contamination point  No obvious surrounding constraints to development	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  2325 m from LNR Glen Parva 781 m from LWS Thorpe Meadows 970 m from an SSSI  The site is likely to have Medium ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site is partly developed, though the rest has mature hedgerows, trees and undergrowth, retention would be difficult.	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. "The site is 370m north of Narborough conservation Area. The heritage potential is uncertain including Prehistoric features, Fosse Way Roman Road, Roman finds, Medieval trackway and former Carlton Hayes Hospital in near vicinity. Neolithic axe, Prehistoric, Roman, Medieval and Post-Medieval sites and finds recorded in vicinity. "	

	<b>NAR002 - SA Objectives and Site Assessment Criteria</b>	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	<i>The site does not intersect any mineral safeguarding areas</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 100 % no effect category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 2.4 ha Grade 3, 0.0 ha Grade 4 and 0.0ha urban. The site is 30% brownfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 1559m from AQMA 2 and 3524m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The closest bus stop offers access to a Regular frequency service and is 610m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 2131 jobs within 1.2km; 10172 jobs within 3km and 26003 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 710 m from a Tesco Express</i>	

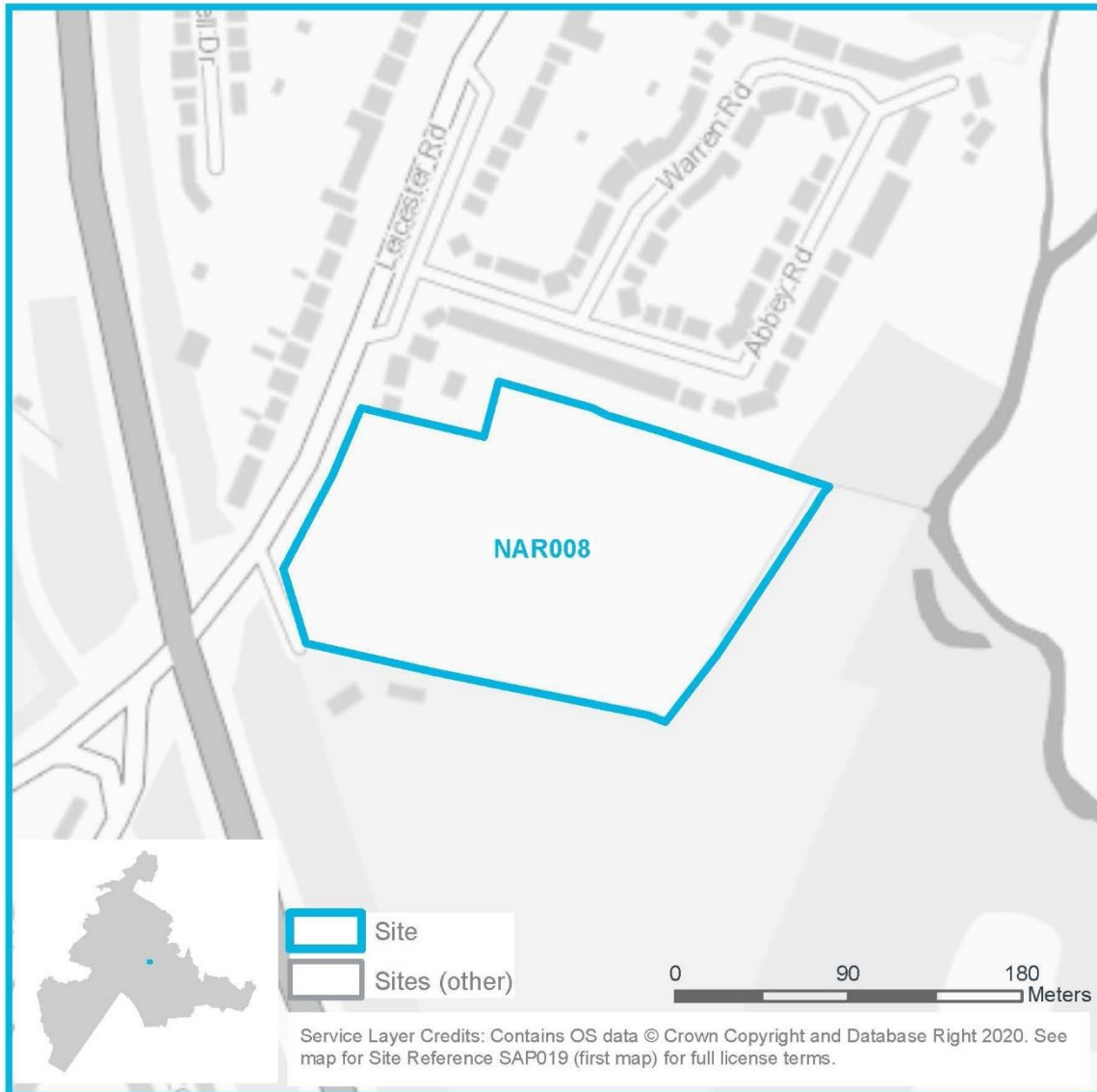
**Site Reference: NAR008**

**Proposed Use: R**

**AECOM Reference: AECOM022**

**Area (ha): 3.2**

**Location: Land off Leicester Road**



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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NAR008 - SA Objectives and Site Assessment Criteria		
1.	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.	
	The site is      Achievable, Available, 55 dwellings, 6-10 years.	
2 & 3	Access to primary school	

	<b>NAR008 - SA Objectives and Site Assessment Criteria</b>	
	880m to Greystoke Primary	
	<b>Access to secondary school</b>	
	1180 m to Brockington College	
	<b>Access to health care</b>	
	630m to Limes Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 2 open space typologies (within 720m), the closest being Leicester Road Recreation Ground-Parks and Recreation Grounds which is 74 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues..  The site is located 59m from a main road- M1	
	<b>Health and safety constraints</b>	
	The site is:  1289 m from Blaby Brick Works, Glen Parva gasing landfill site  3594 m from a high pressure gas pipeline  5337 m from a calor gas consultation zone  447 m from a contamination point  No obvious surrounding constraints to development	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  1486 m from LNR Glen Parva  422 m from LWS Jubilee Park, Enderby - River Soar  47 m from an SSSI  The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Some trees on boundary of site, retention possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. Heritage potential is high. Medieval pilgrim badge (MLE6651).	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	100% of the site is within a minerals safeguarding area, consisting of, Sand and gravel	

	<b>NAR008 - SA Objectives and Site Assessment Criteria</b>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>No nearby waste facilities.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 1% low- moderate category 98% moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 1.6 ha Grade 3, 1.6 ha Grade 4 and 0.0ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 172 m from AQMA 2 and 2056m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>95% of the site is within Flood Zone 1. 5% of the site is within Flood Zone 2, however this could be considered within the scheme's design and hence effects not considered significant.</i>  <i>(SFRA indicates that 36.7% in FZ3b, 0.6% in FZ 3a and 4.5% in FZ 2- scoring based on Environment Agency data)</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The closest bus stop offers access to a Regular frequency service and is 310m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 2367 jobs within 1.2km; 12642 jobs within 3km and 38622 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 1040m from a Co Op</i>	



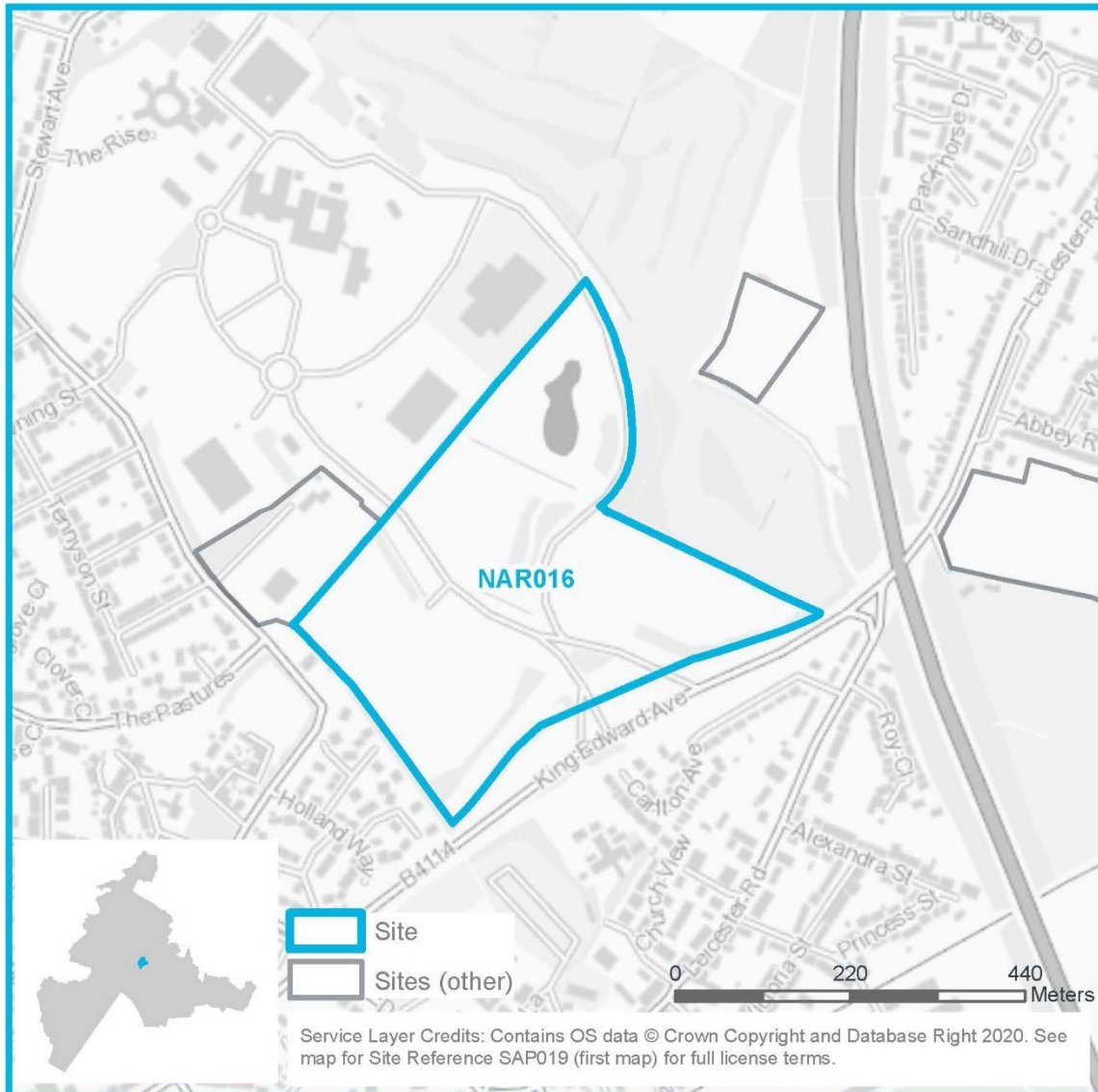
**Site Reference: NAR016**

**Proposed Use: Res**

**AECOM Reference: AECOM073**

**Area (ha): 17.93**

**Location: Land south of Carlton Park**



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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NAR016 - SA Objectives and Site Assessment Criteria		
1.	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.	
	Site is available, achievable, can provide 336 dwellings over 11- 15 years.	
2 & 3	Access to primary school	



	<b>NAR016 - SA Objectives and Site Assessment Criteria</b>	
	740m to Greystoke Primary School	
	<b>Access to secondary school</b>	
	1160m to Brockington College	
	<b>Access to health care</b>	
	1010m to Limes Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being Narborough Memorial Park-Parks and Recreation Grounds which is 577 metres away	
	<b>Amenity</b>	
	112m to M1  There are No obvious surrounding amenity issues, aside from any additional road based amenity issues...	
	<b>Health and safety constraints</b>	
	1034m to Gassing Landfill Site  3076m to High Pressure Gas Pipeline  4538m to Calor Gas Consultation  270m to Contamination Point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  1911 m from LNR Glen Parva  477 m from LWS Thorpe Meadows  411 m from an SSSI  There is medium ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) is associated with the site. The site has tree/hedgerow field boundaries both on the outside of the site, there are clustering's of trees throughout, some retention is possible.	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	There are no designated heritage assets on site however medium archaeology heritage effects are predicted.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	Site is 7% overlap with Sand and Gravel Minerals Safeguarding Area	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	Site is not protected for a waste facility	

	<b>NAR016 - SA Objectives and Site Assessment Criteria</b>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 100% within the Low – Moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield and 18ha of Grade 3 Agricultural land</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>546m to AQMA 2</i>	
	<i>2736m to A Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is 100% within Flood Zone 1</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria.</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>480m to regular bus service</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 1819 jobs within 1.2km; 9417 jobs within 3km and 30654 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>930m to Co Op</i>	

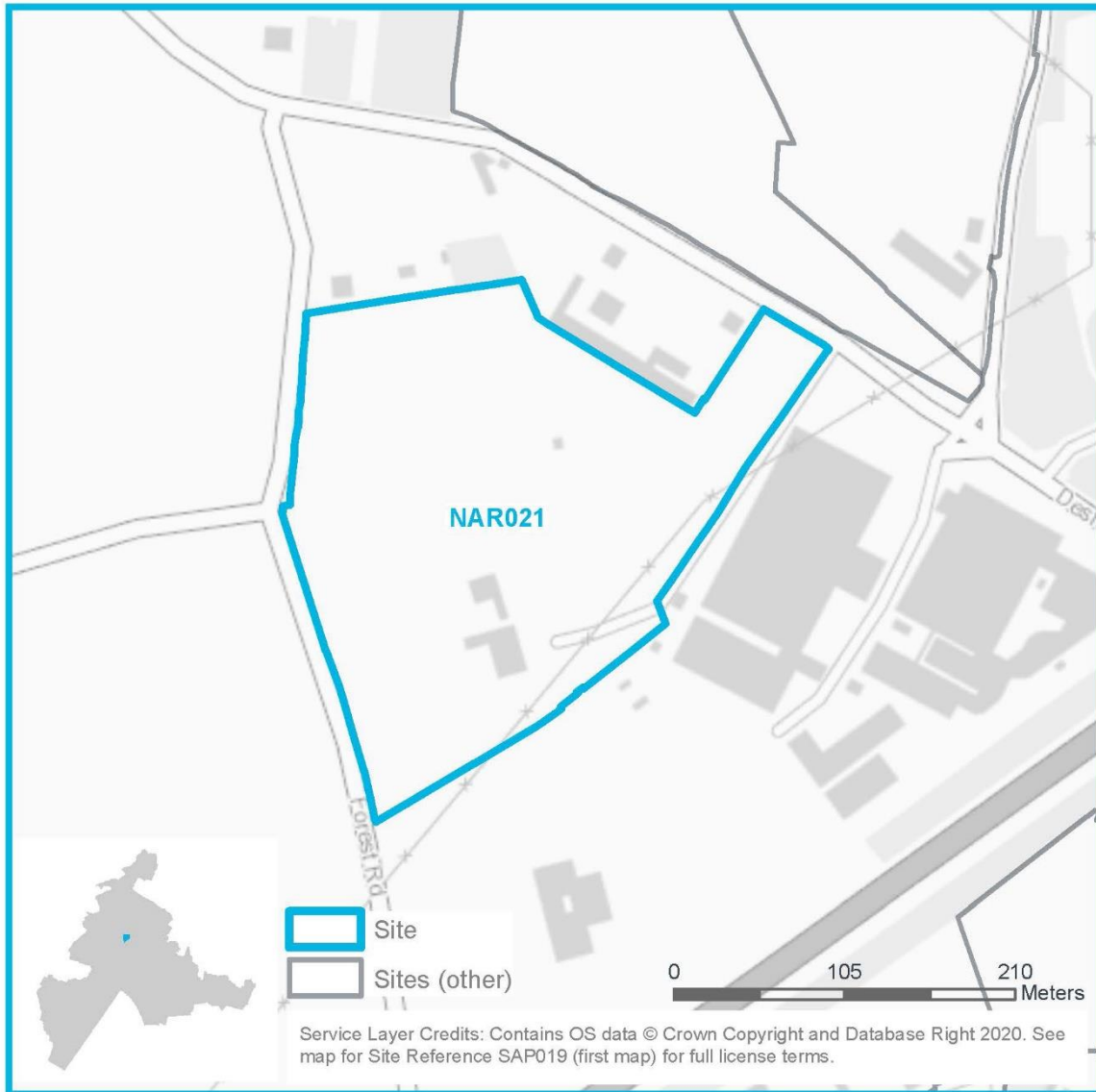
**Site Reference:** NAR021

**Proposed Use:** Res

**AECOM Reference:** AECOM074

**Area (ha):** 6.29

**Location:** Land at Cottage Farm, including the dwelling



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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NAR021 - SA Objectives and Site Assessment Criteria		
1.	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.	
	Site is available, achievable, can provide 117 dwellings over 6 – 10 years.	
2 & 3	Access to primary school	

	<b>NAR021 - SA Objectives and Site Assessment Criteria</b>	
	1960m to Pastures Primary School	
	<b>Access to secondary school</b>	
	2590m to Brockington College	
	<b>Access to health care</b>	
	2050m to Enderby Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 0 open space typologies (within 720m), the closest being Whistle Meadows-Accessible Natural Green Space which is 1625 metres away	
	<b>Amenity</b>	
	206m to M69 Major Road  There are No obvious surrounding amenity issues, aside from any additional road based amenity issues..	
	<b>Health and safety constraints</b>	
	320m to Gassing Landfill Site  4397m to High Pressure Gas Pipeline  4659m to Calor Gas Consultation Zone  461m to Contamination Point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  3250 m from LNR Glen Parva  694 m from LWS Lubbesthorpe Brook  1180 m from an SSSI  There is low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) is associated with the site. The site has tree/hedgerow field boundaries both on the outside of and internally across the site, retention possible.	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	There are no heritage assets on site, however, is a large area of medium archaeology heritage potential.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	Site does not overlap with a Minerals Consultation Area	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	Site is not protected for a waste facility.	

	<b>NAR021 - SA Objectives and Site Assessment Criteria</b>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 100% within a Moderate Category.</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is approximately 6ha of Grade 3 Agricultural Land</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	897m to AQMA 6a	
	3170m to A Road	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is 100% within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>260m to low frequency bus stop</i>	
	<b>Access to jobs/commuting distance</b>	
	3556 jobs within 1.2km	
	8578 jobs within 3km	
	33167 jobs within 5km	
	<b>Access to convenience store</b>	
	<i>1970m to Co Op</i>	

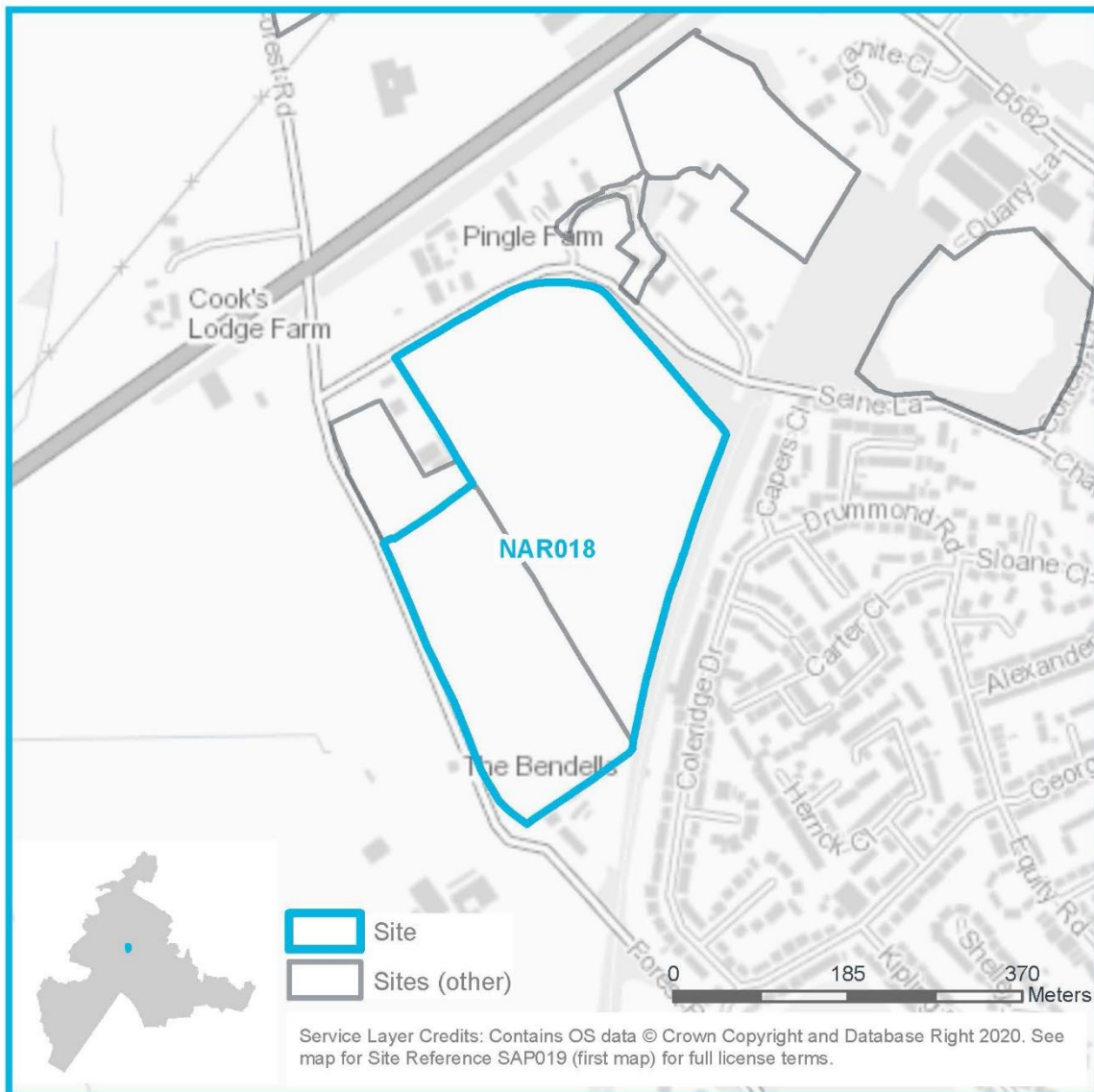
**Site Reference: NAR018**

**Proposed Use: Res**

**AECOM Reference: AECOM075**

**Area (ha): 13**

**Location: Land at Seine Lane**



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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<b>NAR018 - SA Objectives and Site Assessment Criteria</b>		
1.	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>Site is available, achievable, can provide 243 dwellings, 6 – 10 years.</i>	
2 & 3	<b>Access to primary school</b>	

	<b>NAR018 - SA Objectives and Site Assessment Criteria</b>	
	1120m to Pastures Primary School	
	<b>Access to secondary school</b>	
	1570m to Brockington College	
	<b>Access to health care</b>	
	980m to Enderby Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 2 open space typologies (within 720m), the closest being Whistle Meadows-Accessible Natural Green Space which is 445 metres away	
	<b>Amenity</b>	
	131m to Major Road M69  There are No obvious surrounding amenity issues, aside from any additional road based amenity issues...	
	<b>Health and safety constraints</b>	
	268m to Gassing Landfill Site  4252m to High Pressure Gas Pipeline  4279m to Calor Gas Contamination Point  270m to Contamination Point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  2903 m from LNR Glen Parva  499 m from LWS Ashlands Crack Willow  1096 m from an SSSI  There is low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) is associated with the site. The site has tree/hedgerow field boundaries both on the outside of and internally across the site, retention possible.	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	There are no heritage assets on site however heritage potential for archaeology is of a medium risk.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	Site does not overlap with Sand and Gravel consultation zone	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	Close proximity to waste safeguarding area	



	<b>NAR018 - SA Objectives and Site Assessment Criteria</b>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 100% within Moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield land and is 13ha of Grade 3 Agricultural Land.</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>1359m to AQMA 6a</i>	
	<i>3329m from A Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is 100% within Flood Zone 1</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other policies</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable to housing sites</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable to housing sites</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>850m to a regular bus service</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>1260m to Warren Business Park</i>	
	<i>2097 jobs within 1.2km</i>	
	<i>11539 jobs within 3km</i>	
	<i>30861 jobs within 5km</i>	
	<b>Access to convenience store</b>	
	<i>1010m to Co Op</i>	

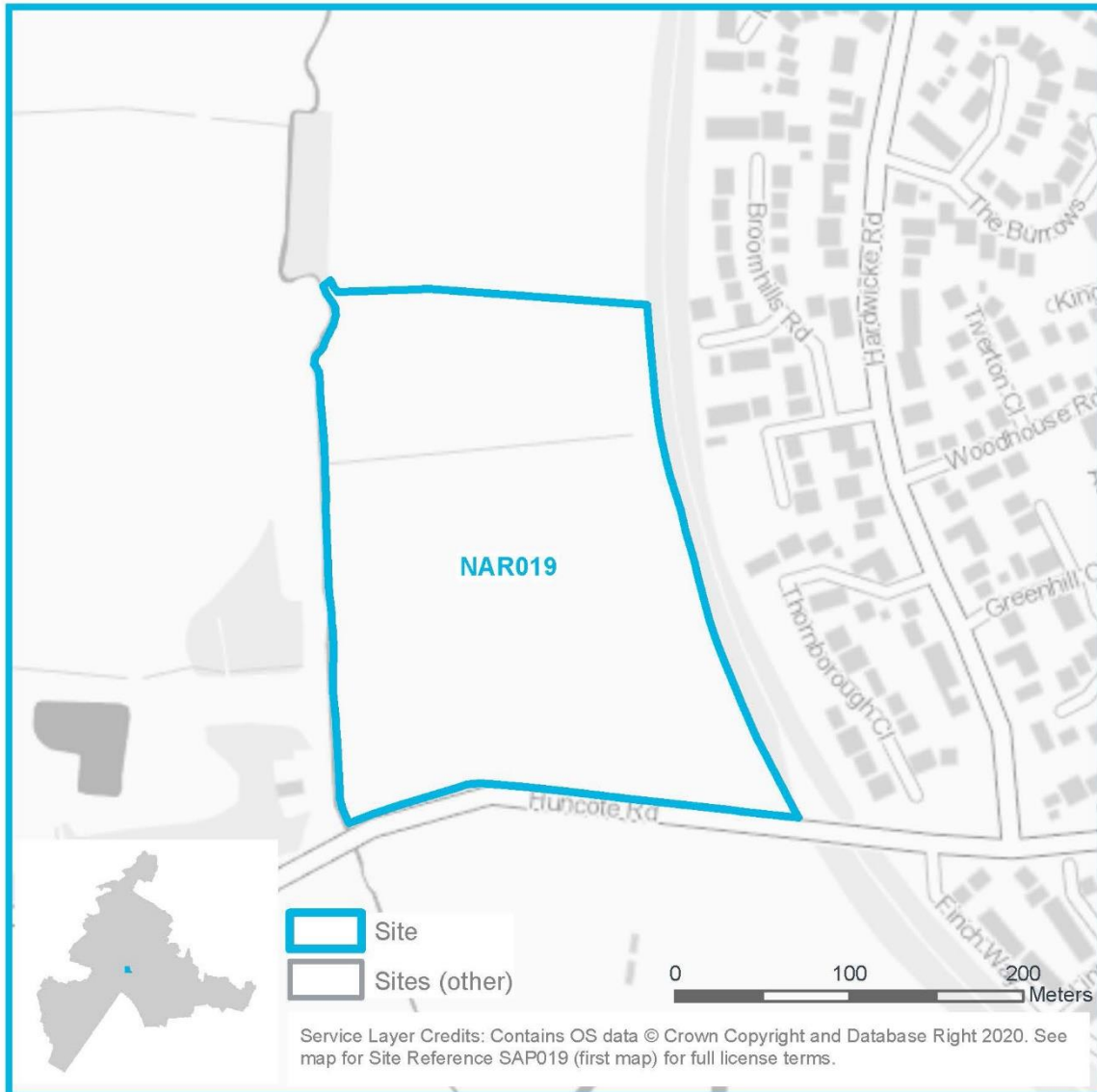
**Site Reference:** NAR019






**Proposed Use:** Res




**AECOM Reference:** AECOM076

**Area (ha):** 6.13

**Location:** Land west of Narborough, north of Huncote Road



	<i>Likely to promote positive effects</i>		<i>Possible positive effects, though not significant</i>		<i>Unlikely to have significant effects</i>		<i>Possible negative effect (mitigation possible)</i>		<i>Likely to generate negative effects</i>
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<b>NAR019 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>Site is available, achievable, can produce 109 dwellings over 6 – 10 years.</i>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	

	<b>NAR019 - SA Objectives and Site Assessment Criteria</b>	
	1400m to Huncote Primary School	
	<b>Access to secondary school</b>	
	2960m to Brockington College	
	<b>Access to health care</b>	
	1830m to Limes Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 1open space typologies (within 720m), the closest being Whistle Meadows-Accessible Natural Green Space which is 164 metres away	
	<b>Amenity</b>	
	1676m to M69	
	There are no surrounding amenity issues	
	<b>Health and safety constraints</b>	
	1998m to Gassing Landfill Site	
	2500m to High Pressure Gas Pipeline	
	3265m to Calor Gas Consultation Zone	
	167m to Contamination Point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  3492 m from LNR Glen Parva  127 m from LWS Flash Farm, Narborough (River Soar)  1310 m from an SSSI  There is low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) is associated with the site. The site has tree/hedgerow field boundaries both on the outside of and internally across the site, retention possible.	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. "There are no designated heritage assets on site or nearby. LCC Archaeology: earthworks for disused tramway (MLE17863) on-site. Narborough Quarry (MLE21378) to immediate west. Heritage potential is medium risk. "	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	The site is 42% within a Sand and Gravel Minerals Consultation Area	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	The site is not safeguarded for waste infrastructure. Neutral effects.	

	<b>NAR019 - SA Objectives and Site Assessment Criteria</b>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 100% within Moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield and 6ha of Grade 3 Agricultural Land</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>2029m to AQMA 2</i>	
	<i>3838m to A Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>The site is 5.4% within Flood Zone 2, 4.5% within Flood Zone 3.</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>460m to regular bus service</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>1020m to Coventry Road Industrial Estate</i>	
	<i>478 jobs within 1.2km</i>	
	<i>5103 jobs within 3km</i>	
	<i>18286 jobs within 5km</i>	
	<b>Access to convenience store</b>	
	<i>1150m to Tesco Express</i>	

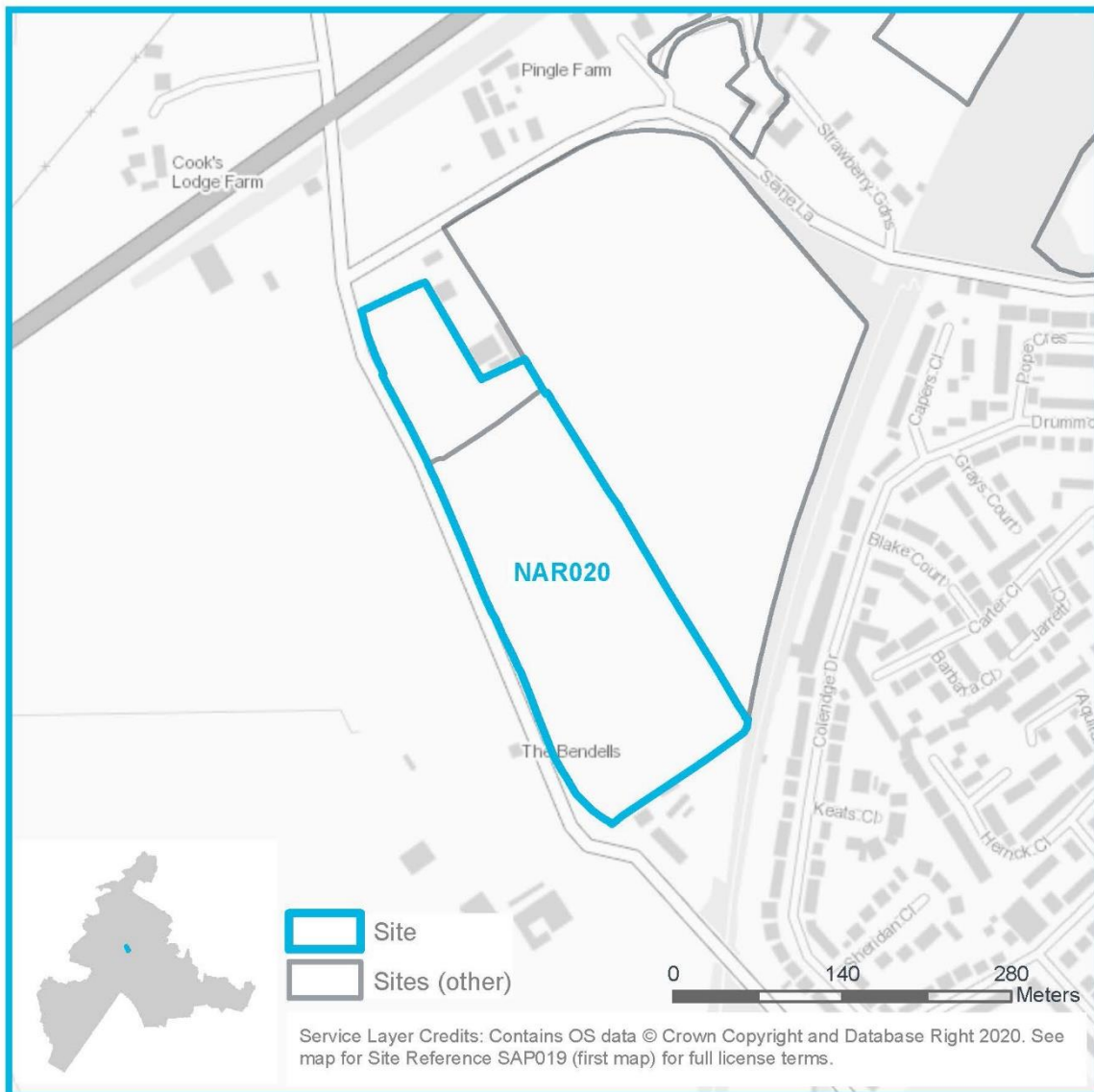
**Site Reference: NAR020**






**Proposed Use: Res**



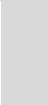
**AECOM Reference: AECOM077**

**Area (ha): 5.57**

**Location: Land east of Forest Road**



	<i>Likely to promote positive effects</i>		<i>Possible positive effects, though not significant</i>		<i>Unlikely to have significant effects</i>		<i>Possible negative effect (mitigation possible)</i>		<i>Likely to generate negative effects</i>
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<b>NAR020 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>Site is achievable, available, 104 dwellings over 6 – 10 years.</i>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	

	<b>NAR020 - SA Objectives and Site Assessment Criteria</b>	
	1050m to Pastures Primary School	
	<b>Access to secondary school</b>	
	1990m to Brockington College	
	<b>Access to health care</b>	
	1240m to Enderby Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 2 open space typologies (within 720m), the closest being Whistle Meadows-Accessible Natural Green Space which is 382 metres away	
	<b>Amenity</b>	
	148m to M69 Road  There are No obvious surrounding amenity issues, aside from any additional road based amenity issues..	
	<b>Health and safety constraints</b>	
	517m to Gassing Landfill Site  4252m to High Pressure Gas Pipeline  4279m to Calor Gas Consultation Zone  394m to Contamination Point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  2984 m from LNR Glen Parva  499 m from LWS Ashlands Crack Willow  1344 m from an SSSI  There is low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) associated with the site. The site has tree/hedgerow field boundaries both on the outside of and internally across the site, retention possible.	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	There are no heritage assets on site however there is medium archaeology heritage potential.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	Site does not overlap with a minerals consultation area	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	Site is not protected for a waste facility.	

	<b>NAR020 - SA Objectives and Site Assessment Criteria</b>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 100% within Moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield and is approximately 6ha of Grade 3 Agricultural land.</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>1422m to AQMA 6a</i>	
	<i>3393m to A Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is 100% within Flood Zone 1</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable for housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable for housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>910m to regular bus service</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>1500m to Enderby District Centre</i>	
	<i>2097 jobs within 1,2km</i>	
	<i>11550 jobs within 3km</i>	
	<i>20622 jobs within 5km</i>	
	<b>Access to convenience store</b>	
	<i>1500m to Co Op</i>	



## Sapcote

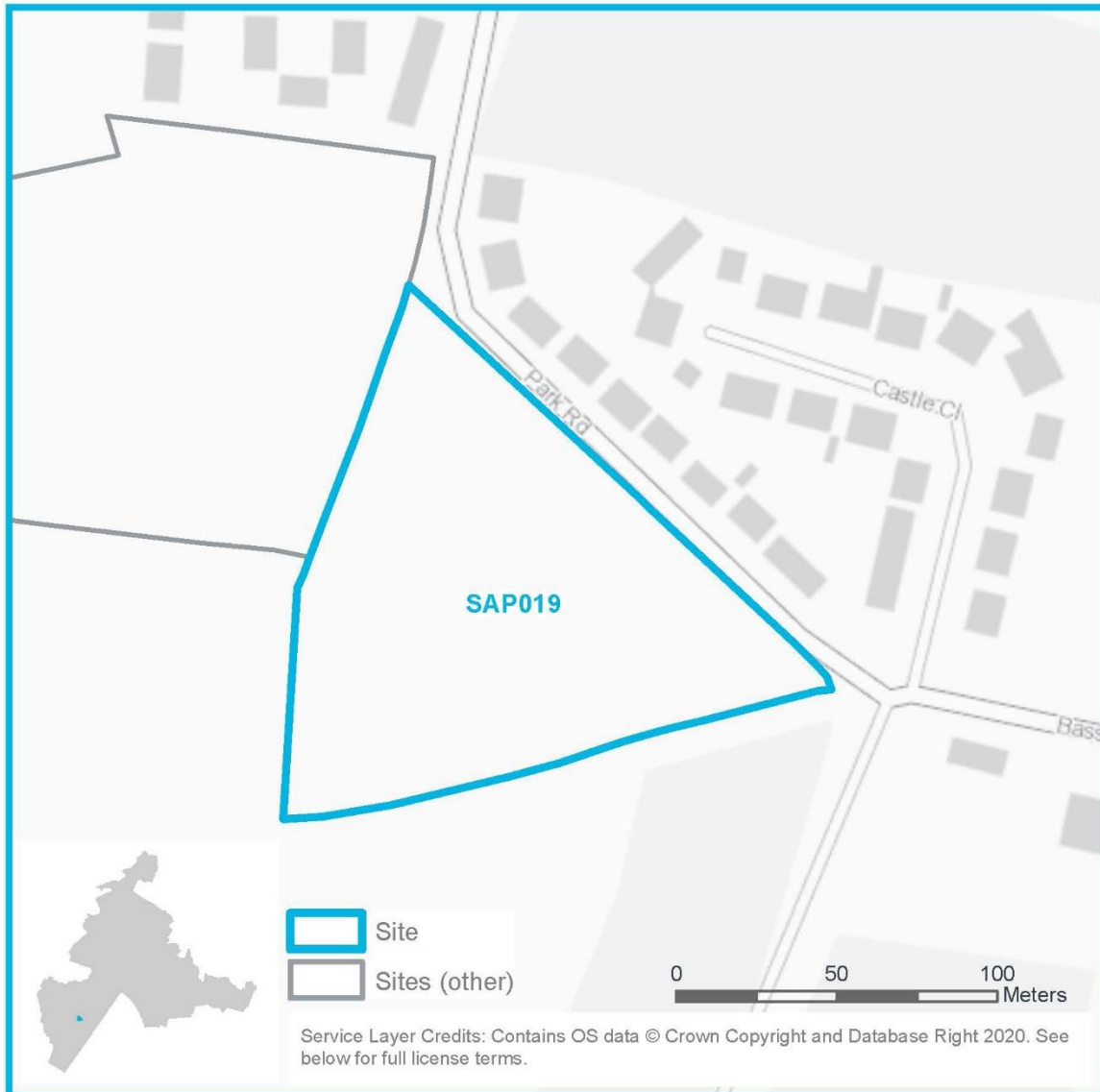
**Site Reference:** SAP019

**Proposed Use:** Residential

**AECOM Reference:** AECOM001






**Area (ha):** 1.49

**Location:** Land at Bassett Lane and Castle Close



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 Likely to promote positive effects	 Possible positive effects, though not significant	 Unlikely to have significant effects	 Possible negative effect (mitigation possible)	 Likely to generate negative effects
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	<b>SAP019 - SA Objectives and Site Assessment Criteria</b>	
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is      Achievable, Available, 37 dwellings over 6-10 years.</i>	
<b>2</b>	<b>Access to primary school</b>	
<b>&amp;</b>	<i>290m from All Saints C of England</i>	
<b>3</b>	<b>Access to secondary school</b>	
	<i>5000m+ from Thomas Estley</i>	
	<b>Access to health care</b>	
	<i>2030m from Dr K Rothwell / The Old School Surgery</i>	
	<b>Access to existing green space</b>	
	<i>The site is located near 1 open space typologies (within 720m), the closest being Sapcote Recreation Ground-Parks and Recreation Grounds which is 133 metres away</i>	
	<b>Amenity</b>	
	<i>No obvious surrounding amenity issues, aside from any additional road based amenity issues.</i>	
	<b>Health and safety constraints</b>	
	<i>The site is:</i>  1620 m from Clint Hill Quarry, Stoney Stanton gasing landfill site 2574 m from a high pressure gas pipeline 2467 m from a calor gas consultation zone 906 m from a contamination point  No obvious surrounding constraints to development	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	<i>The site is:      3142 m from LNR      Burbage Common &amp; Woods</i> <i>Overlapping/adjacent to Thistle and Buttercup Meadows LWS and 2674m from an SSSI.</i>  <i>Medium ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth), trees and hedgerows around boundary and some trees in centre of site, retention possible.</i>	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	<i>Data taken from Blaby's 2019 SHLAA. "There are no designated assets on site. The site is partly within Sapcote historic settlement core and within 45m of Scheduled Monument (Sapcote Castle and moat), associated enclosure (not Scheduled) continues into site and within 190m of Grade II Listed church. LCC Archaeology advise that the heritage potential is certain including: potential for site to contain archaeological remains of equivalent significance to Scheduled Monument; Palaeolithic, Bronze Age, Iron Age, Roman, and Medieval finds recorded in near vicinity. Bronze Age, Iron Age, Roman, Early Medieval, Saxo-Norman and Medieval remains, Prehistoric burial and Roman cemetery recorded in vicinity. Possible Ridge and Furrow earthworks on site - if so could be considered as a positive contribution to the setting of the Scheduled Monument."</i>	

	<b>SAP019 - SA Objectives and Site Assessment Criteria</b>	
6.	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	<i>90% of the site is within a minerals safeguarding area, consisting of, Sand and gravel</i>	
7.	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
8.	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>100% within a low-moderate impact zone</i>	
9.	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Greenfield site with 1.5ha in Grade 3 ALC</i>	
10.	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
11.	<b>Air Quality</b>	
	<i>The site is 8632 m from AQMA 2 and 5749m from an A-Road</i>	
12.	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
13.	<b>Low carbon economy</b>	
	<i>Reflected through other criteria</i>	
14.	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
15.	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Low (2 hr) frequency service at 580m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 214 jobs within 1.2km; 1042 jobs within 3km and 2547 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 570 m from a Co Op</i>	

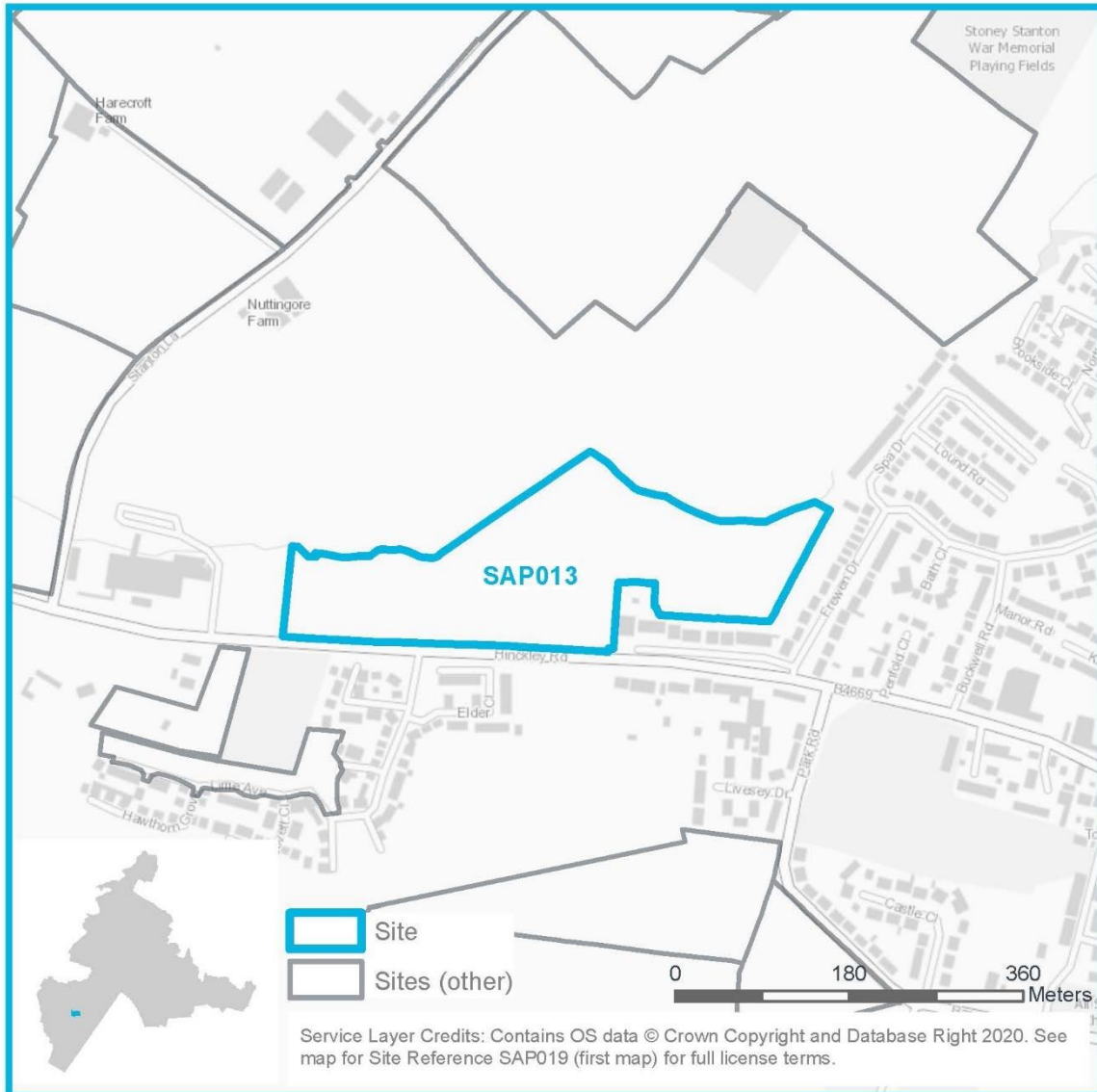
**Site Reference: SAP013**

**Proposed Use: Res**

**AECOM Reference: AECOM023**

**Area (ha): 6.31**

**Location: Land north of Hinckley Road, Sapcote**



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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<b>SAP013 - SA Objectives and Site Assessment Criteria</b>		
1.	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is Achievable, Available, 113 dwellings, 6-10 years.</i>	
2 & 3	<b>Access to primary school</b>	

	<b>SAP013 - SA Objectives and Site Assessment Criteria</b>	
	940m to All Saints C of E Primary	
	<b>Access to secondary school</b>	
	5000m+ to Thomas Estley	
	<b>Access to health care</b>	
	2030m to Dr K Rothwell / The Old School Surgery	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being Sapcote Recreation Ground-Parks and Recreation Grounds which is 321 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues..  The site is located 1481 m from a main road- M69	
	<b>Health and safety constraints</b>	
	The site is:  1235 m from Clint Hill Quarry, Stoney Stanton gasing landfill site 2206 m from a high pressure gas pipeline 2076 m from a calor gas consultation zone 741 m from a contamination point  No obvious surrounding constraints to development	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  2569 m from LNR Burbage Common & Woods 0 m from LWS Garden Ash 2147 m from an SSSI  The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site is cleared agricultural land with hedgerow boundaries and some trees, retention possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. "No designated heritage assets on site. Scheduled Monument (Sapcote Castle and Moat) is 120m to south-east and there are Listed Buildings in vicinity. The site forms a positive contribution to the Sapcote Castle and Moat Scheduled Monument and is also likely to be archaeologically sensitive. LCC Archaeology advise that the heritage potential for archaeology is high and includes: Palaeolithic flint, Bronze Age spearhead, Prehistoric burial, Roman cemetery, Medieval finds, Medieval Sapcote Castle and historic settlement core recorded in near vicinity. Bronze Age, Iron Age, Roman, Early Medieval, Saxo-Norman and Medieval remains recorded in vicinity. Small watercourse crosses site and possible palaeochannels visible on aerial photographs. Former workhouse cottages to south-east. "	

	<b>SAP013 - SA Objectives and Site Assessment Criteria</b>	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	<i>100% of the site is within a minerals safeguarding area, consisting of, Sand and gravel</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 100 % low- moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 6.3 ha Grade 3, 0.0 ha Grade 4 and 0.0 ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 8788m from AQMA 2 and 5690m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Low frequency service and is 970m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 200 jobs within 1.2km; 969 jobs within 3km and 2403 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 760 m from a Co Op</i>	



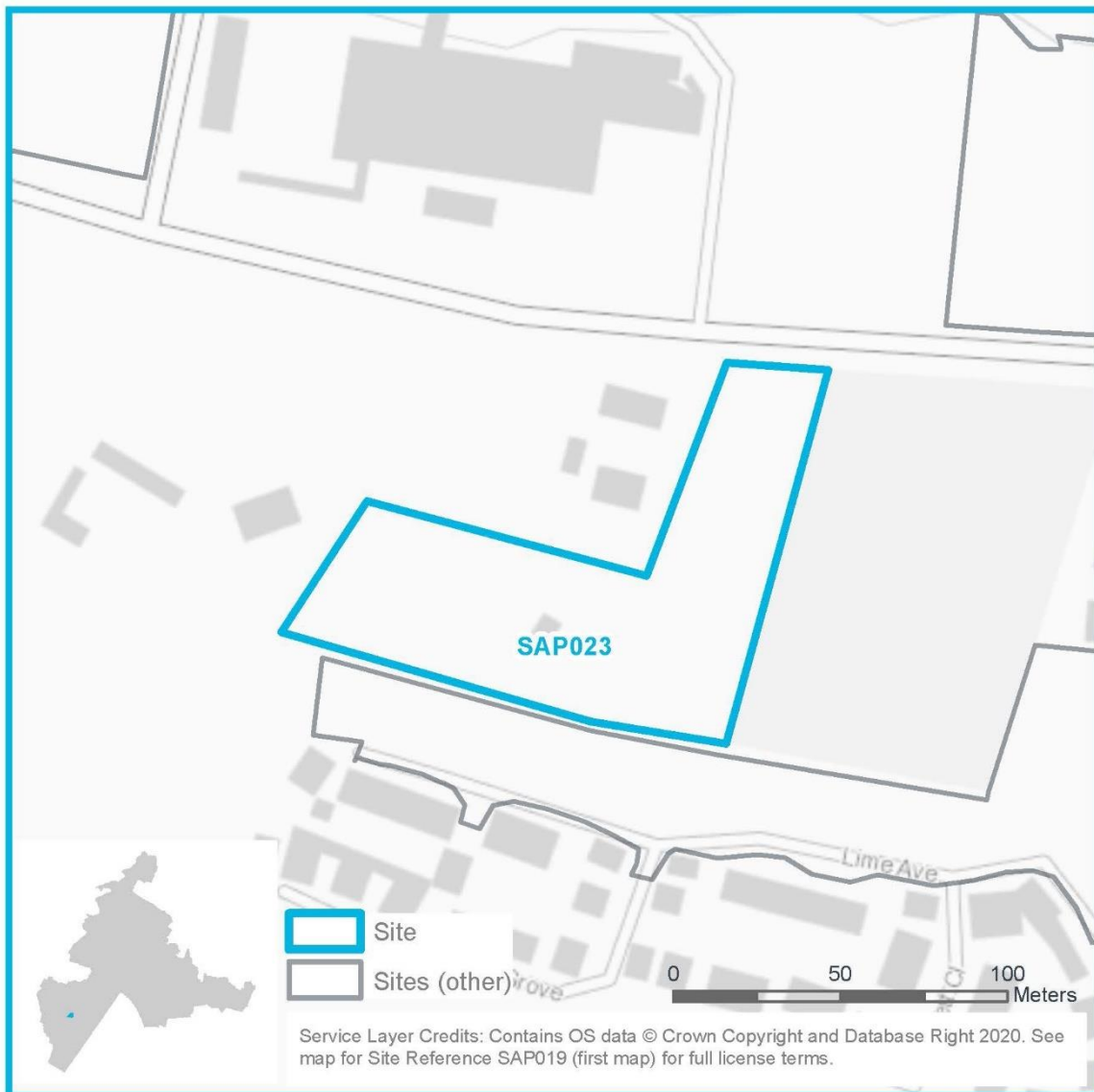
**Site Reference: SAP023**

**Proposed Use:**

**AECOM Reference: AECOM031**

**Area (ha): 0.82**

**Location:** Land at Strawberry Cottage, Hinckley Road, Sapcote



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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SAP023 - SA Objectives and Site Assessment Criteria		
1.	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.	
	The site is      Achievable, available, 32 dwellings, 6 - 10 years	
2 & 3	Access to primary school	



	<b>SAP023 - SA Objectives and Site Assessment Criteria</b>	
	1220m to All Saints C of E Primary	
	<b>Access to secondary school</b>	
	4850m to Hastings High School Burbage	
	<b>Access to health care</b>	
	1760m to Old School Surgery	
	<b>Access to existing green space</b>	
	The site is located near 0 open space typologies (within 720m), the closest being Sapcote Recreation Ground-Parks and Recreation Grounds which is 869 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues..  The site is located 1351m from a main road- M69	
	<b>Health and safety constraints</b>	
	The site is:  1651 m from Clint Hill Quarry, Stoney Stanton gasing landfill site 2624 m from a high pressure gas pipeline 2399 m from a calor gas consultation zone 1141 m from a contamination point  No obvious surrounding constraints to development	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  2425 m from LNR Burbage Common & Woods 270 m from LWS Sapcote, Ash Trees South Of Hinckley Road 1965 m from an SSSI  The site is likely to have Medium ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site is bounded by trees some encroaching onto the site, some retention possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. "There are no designated heritage assets in the vicinity. LCC Archaeology advise that the heritage potential is uncertain. An Early Bronze Age flint scatter, probably representing a settlement site, is recorded to the south of this site. Additional Prehistoric, Roman and Medieval activity is present in the wider landscape"	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	

	<b>SAP023 - SA Objectives and Site Assessment Criteria</b>	
	<i>100% of the site is within a minerals safeguarding area, consisting of, Sand and gravel</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 100% low- moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 0.8 ha Grade 3, 0.0 ha Grade 4 and 0.0 ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 9335 m from AQMA 2 and 5967m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Low frequency service and is 1040m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 53 jobs within 1.2km; 603 jobs within 3km and 1942 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 1040m from a Co Op</i>	

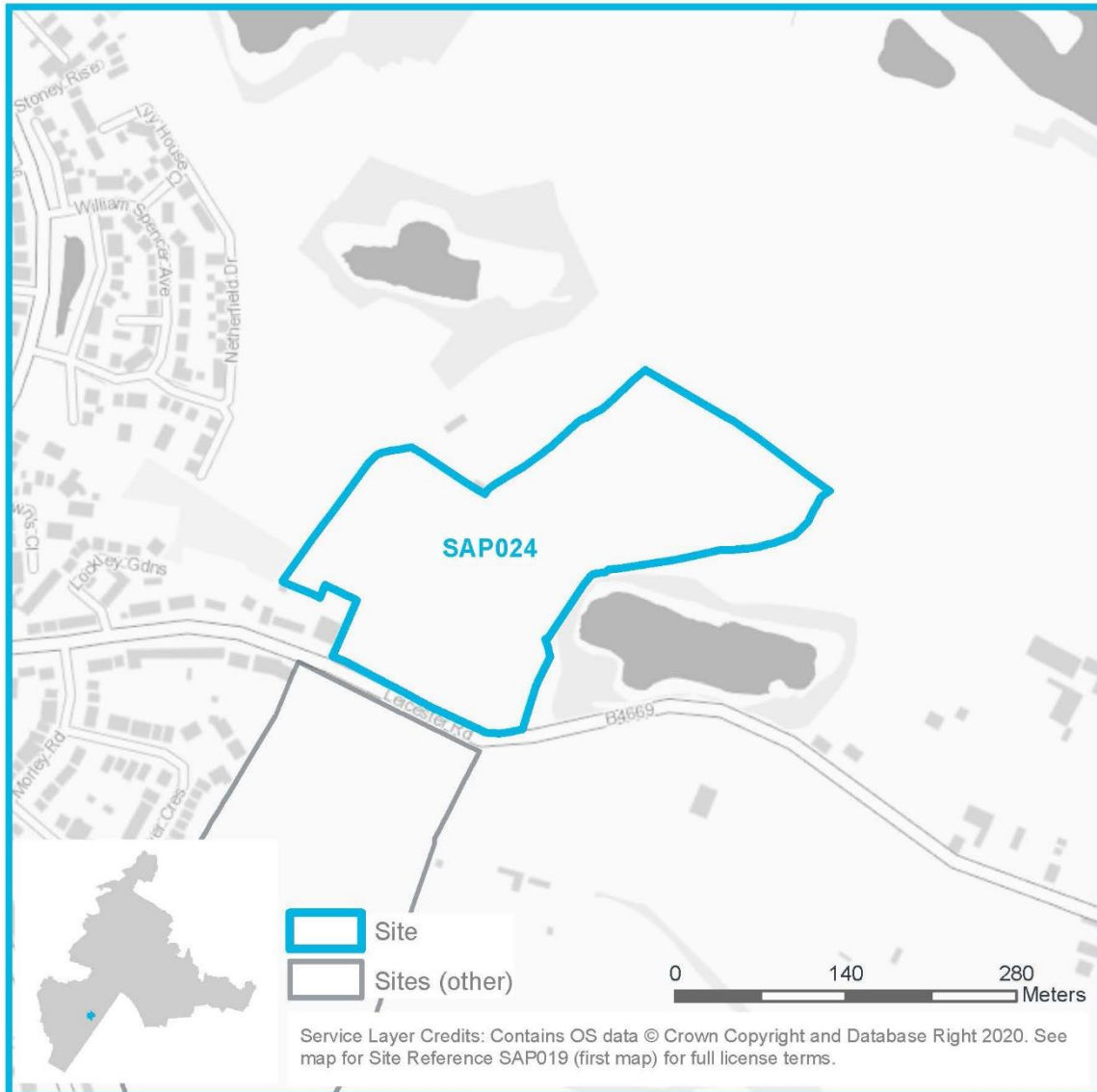
**Site Reference: SAP024**

**Proposed Use: Res**

**AECOM Reference: AECOM078**

**Area (ha): 6.03**

**Location: Land north of Leicester Road**



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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<b>SAP024 - SA Objectives and Site Assessment Criteria</b>		
1.	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>Site is available, achievable can provide 149 dwellings over a 6 – 10 year period.</i>	
2 & 3	<b>Access to primary school</b>	

	<b>SAP024 - SA Objectives and Site Assessment Criteria</b>	
	960m to All Saints C of E Primary School	
	<b>Access to secondary school</b>	
	5000m+ to Thomas Estley Community College	
	<b>Access to health care</b>	
	1970m to Old School Surgery	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being Grace Road-Amenity Green Space which is 345 metres away	
	<b>Amenity</b>	
	2765m to M69 Major Road There are no surrounding amenity issues.	
	<b>Health and safety constraints</b>	
	1384m to Gassing Landfill Site 1743m to High Pressure Gas Pipeline 2164m to Calor Gas Consultation Zone 61m to Contamination Point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	<p>The site is:</p> <p>The site is:</p> <p>3924 m from LNR Burbage Common &amp; Woods</p> <p>0 m from LWS Leicester Road Ash</p> <p>2402 m from an SSSI</p> <p>The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site with tree/hedgerow field boundaries both on the outside of and internally across the site, retention possible</p>	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	There are no designated heritage assets on site however there is medium heritage potential risk.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	Site does not overlap with a Minerals Consultation Zone	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	

	<b>SAP024 - SA Objectives and Site Assessment Criteria</b>	
	<i>Site is not protected for a waste facility</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is within 100% Low – Moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield 6ha of Grade 3 Agricultural Land</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	7414m to AQMA 2 5867m to A Road	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is within Flood Zone 1</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria.</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable for housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable for housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>630m to low frequency bus service (X55)</i>	
	<b>Access to jobs/commuting distance</b>	
	175 jobs within 1.2km 1153 jobs within 3km 3831 job within 5km	
	<b>Access to convenience store</b>	
	<i>760m to Co Op</i>	

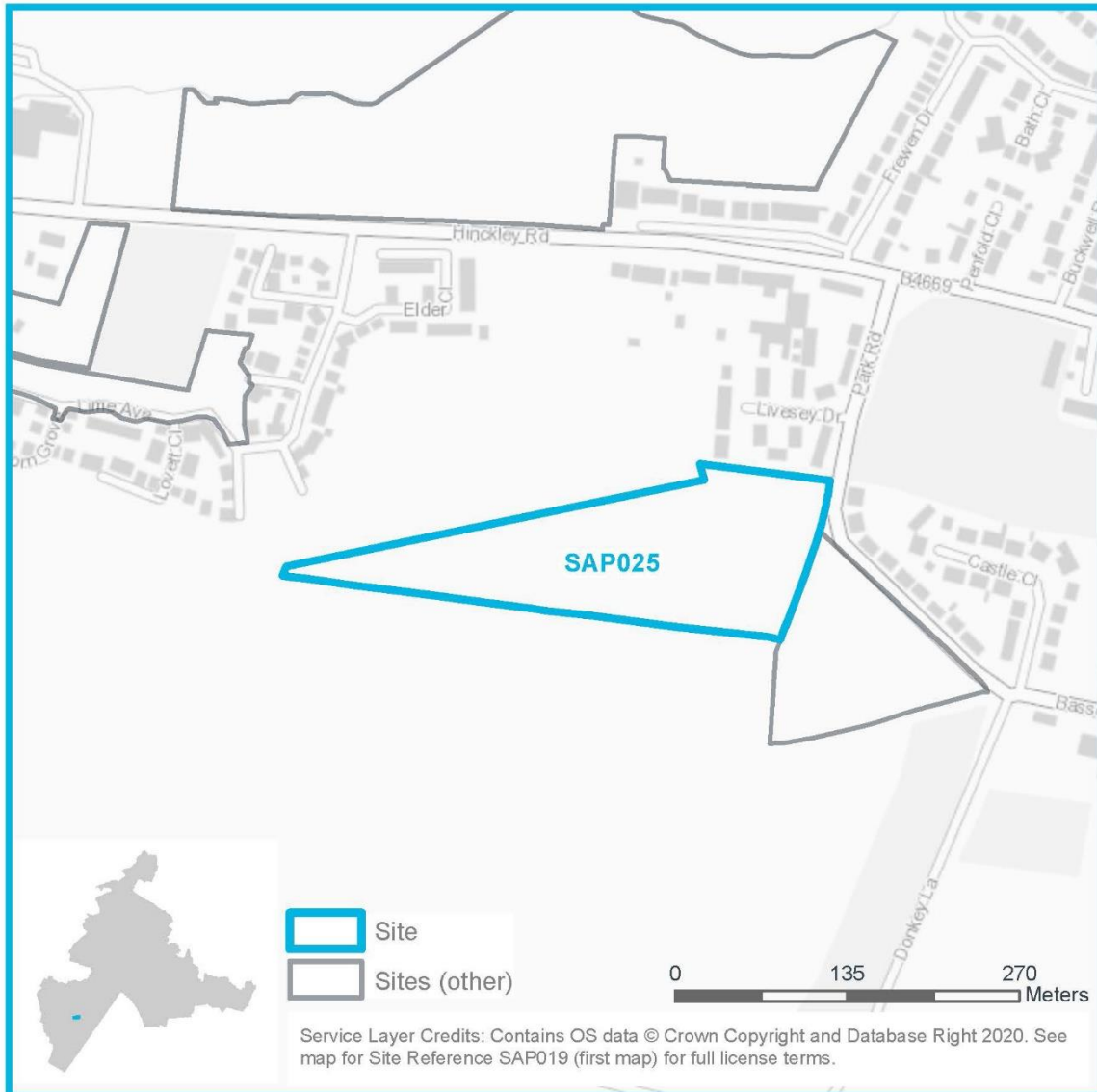
**Site Reference: SAP025**

**Proposed Use: Res**

**AECOM Reference: AECOM079**

**Area (ha): 3.12**

**Location: Land south of Hinckley Road**



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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SAP025 - SA Objectives and Site Assessment Criteria		
1.	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.	
	Site is available, achievable, can provide 77 dwellings over a 6 – 10 year period.	
2 & 3	Access to primary school	

	<b>SAP025 - SA Objectives and Site Assessment Criteria</b>	
	1000m to All Saint C of E Primary School	
	<b>Access to secondary school</b>	
	5000m+ to Thomas Estley Community College	
	<b>Access to health care</b>	
	2090m to Dr K Rothwell / The Old School Surgery	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being Sapcote Recreation Ground-Parks and Recreation Grounds which is 89 metres away	
	<b>Amenity</b>	
	1682m to M69 Major Road	
	<b>Health and safety constraints</b>	
	1580m from Gassing Landfill Site 2535m from High Pressure Gas Pipeline 2427m from Calor Gas Consultation Zone 937m to Contamination Point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	<p>The site is:</p> <p>2760 m from LNR Burbage Common &amp; Woods</p> <p>0 m from LWS Sapcote, Ash Trees South Of Hinckley Road</p> <p>2285 m from an SSSI</p> <p>The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site is clear with trees/hedgerows on the external boundaries, retention possible</p>	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	There are no designated heritage assets however there are medium archaeology effects.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	Site is 100% within Sand and Gravel Mineral Consultation Area	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	Site is not protected for a waste facility.	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	



	<b>SAP025 - SA Objectives and Site Assessment Criteria</b>	
	<i>Site is 100% within Low – Moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield land and is 3ha of Grade 3 Agricultural Land.</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	8697m to AQMA 2	
	5664m to A Road	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is 100% within Flood Zone 1</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable for housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable for housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	830m to low frequency bus service (X55)	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 253 jobs within 1.2km; 1058 jobs within 3km and 2403 jobs within 5km</i>	
	<b>Access to convenience store</b>	
	820m to Co Op	

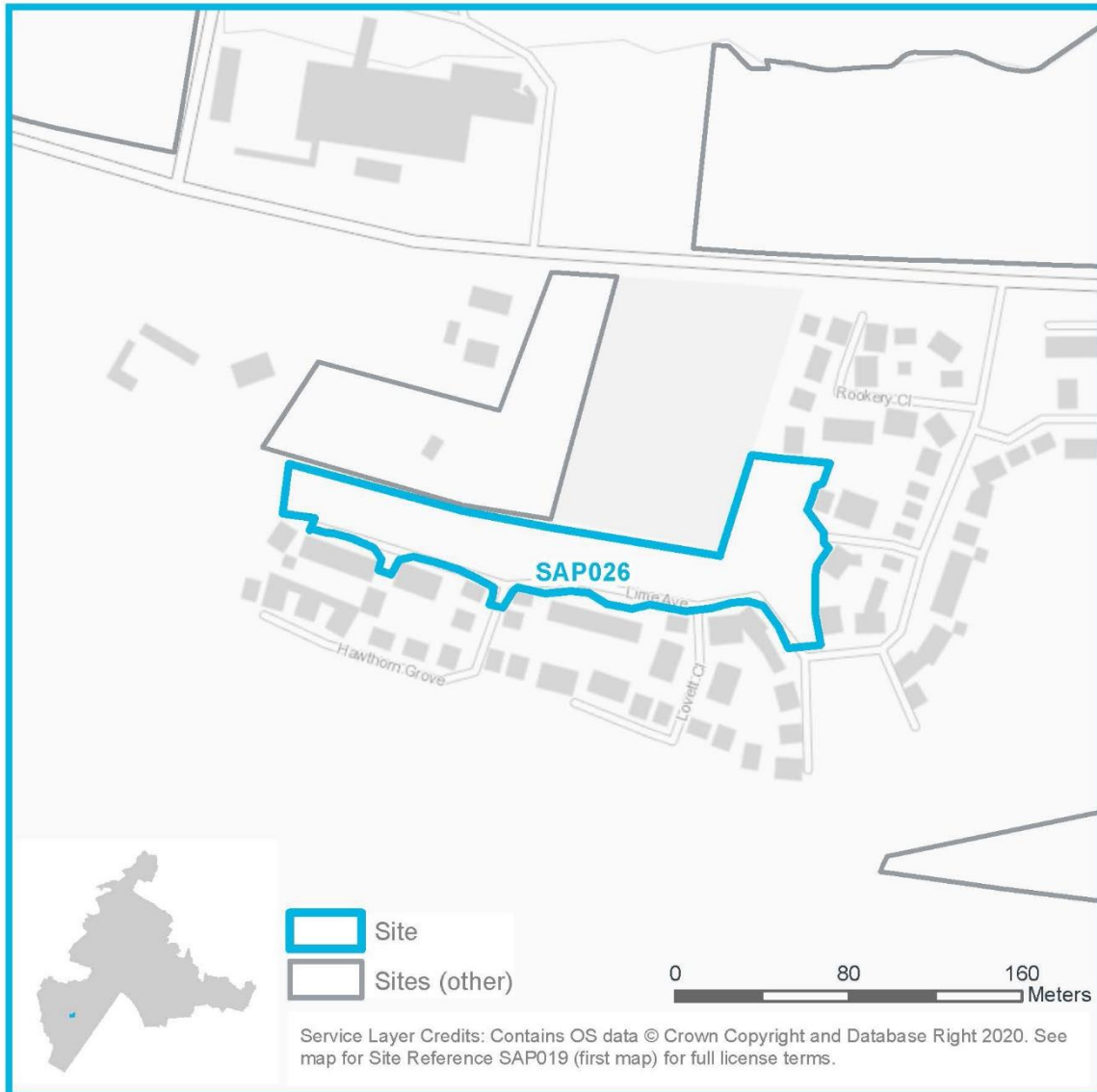
**Site Reference: SAP026**






**Proposed Use: Res**




**AECOM Reference: AECOM080**

**Area (ha): 0.89**

**Location: Limes Avenue, The Limes, Hinckley Road**



	<i>Likely to promote positive effects</i>		<i>Possible positive effects, though not significant</i>		<i>Unlikely to have significant effects</i>		<i>Possible negative effect (mitigation possible)</i>		<i>Likely to generate negative effects</i>
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<b>SAP026 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>Site is available, achievable, can provide 22 dwellings over a 6 – 10 year period.</i>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	

	<b>SAP026 - SA Objectives and Site Assessment Criteria</b>	
	1280m to All Saints C of E Primary School	
	<b>Access to secondary school</b>	
	5000m+ to Thomas Estley Community College	
	<b>Access to health care</b>	
	2260m to Dr K Rothwell/ The Old School Surgery	
	<b>Access to existing green space</b>	
	The site is located near 0 open space typologies (within 720m), the closest being Sapcote Recreation Ground-Parks and Recreation Grounds which is 787 metres away	
	<b>Amenity</b>	
	1365m to M69 Major Road  There are No obvious surrounding amenity issues, aside from any additional road based amenity issues...	
	<b>Health and safety constraints</b>	
	1666m to Gassing Landfill Site  2644m to High Pressure Gas Pipeline  2442m to Calor Gas Consultation Zone  1163m to Contamination Point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  2439 m from LNR Burbage Common & Woods  182 m from LWS Sapcote, Ash Trees South Of Hinckley Road  1979 m from an SSSI  The site is likely to have Medium ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Half of site is clear with the other (northern) half covered with trees and undergrowth, retention difficult.  Land is set aside for Greater Crested Newt Mitigation.	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	There are no designated heritage assets on site and there is low risk heritage potential	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	Site is 100% within Sand and Gravel Mineral Consultation Area.	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	

	<b>SAP026 - SA Objectives and Site Assessment Criteria</b>	
	<i>Site is not protected for a waste facility</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is within N/A category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield land with 1ha of Grade 3 Agricultural Land</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	9253m to AQMA2	
	5885m to A Road	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is 100% within Flood Zone 1</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria.</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable for housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable for housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>1110m to low frequency bus service (X55)</i>	
	<b>Access to jobs/commuting distance</b>	
	53 jobs within 1.2km	
	742 jobs within 3km	
	2025 jobs within 5km	
	<b>Access to convenience store</b>	
	1110m to Co Op	

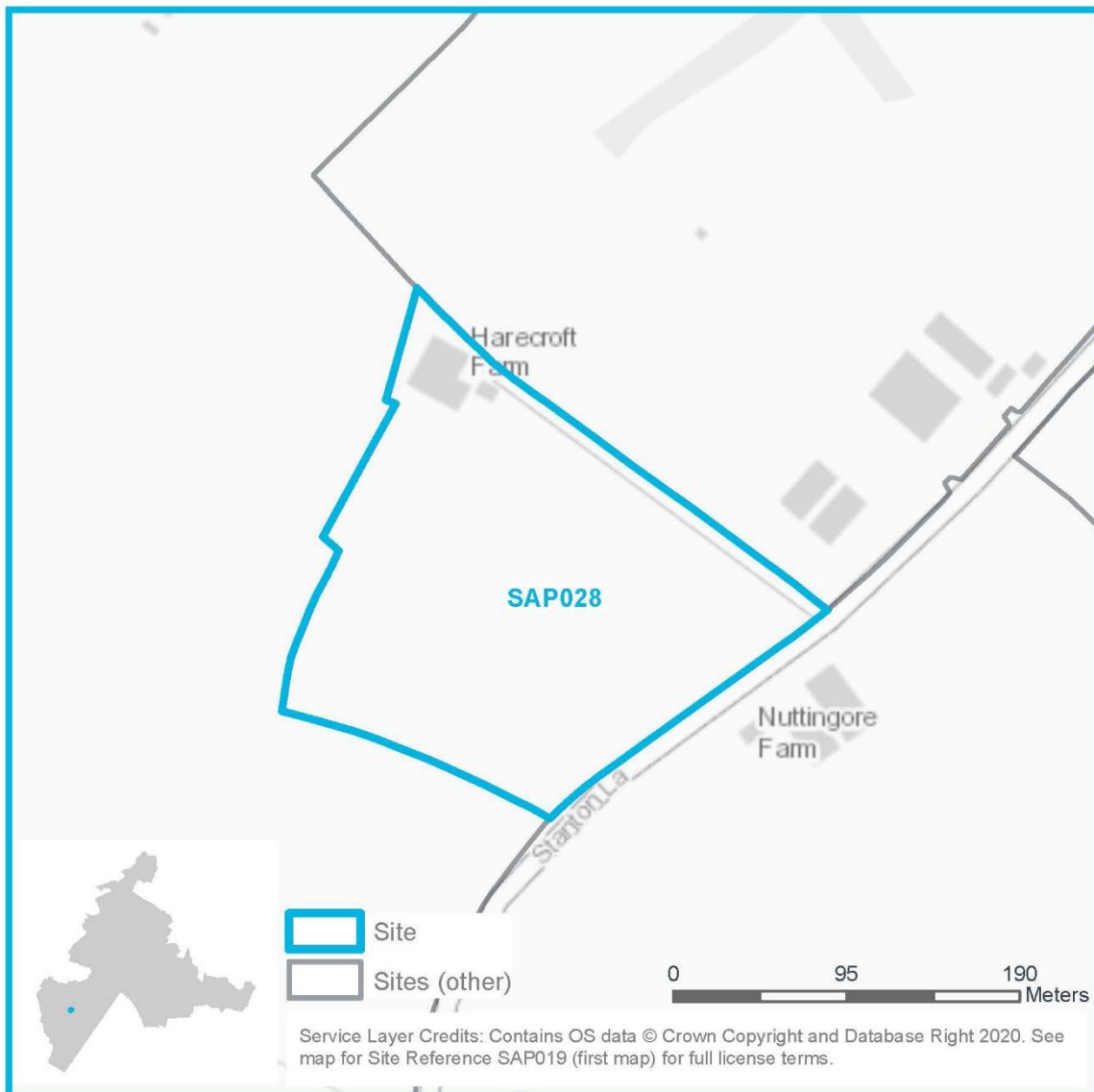
**Site Reference: SAP028**






**Proposed Use: Residential**

**AECOM Reference: AECOM094**

**Area (ha): 4.39**

**Location:** Land north of Stanton Lane, south west of Stoney Stanton



	<i>Likely to promote positive effects</i>		<i>Possible positive effects, though not significant</i>		<i>Unlikely to have significant effects</i>		<i>Possible negative effect (mitigation possible)</i>		<i>Likely to generate negative effects</i>
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<b>SAP028 - SA Objectives and Site Assessment Criteria</b>			
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>		
	<i>The site is achievable but not available, can provide 82 dwellings over an 11 – 15 year period.</i>		

	<b>SAP028 - SA Objectives and Site Assessment Criteria</b>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	
	<i>1220m to Manorfield C Of E Primary School</i>	
	<b>Access to secondary school</b>	
	<i>More than 5000m+ to Thomas Estley Community College</i>	
	<b>Access to health care</b>	
	<i>1760m to Old School Surgery</i>	
	<b>Access to existing green space</b>	
	<i>The site is located near 0 open space typologies (within 720m), the closest being Stoney Stanton War Memorial Playing Fields-Parks and Recreation Grounds which is 985 metres away</i>	
	<b>Amenity</b>	
	<i>1051m to M69 Major Road</i>  <i>There are No obvious surrounding amenity issues, aside from any additional road based amenity issues...</i>	
	<b>Health and safety constraints</b>	
	<i>1313m to Gassing Landfill Site</i> <i>2267 to High Pressure Gas Pipeline</i> <i>1967 to Calor Gas Consultation Zone</i> <i>806m to Contamination Point</i>	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	<i>The site is:</i>  <i>2215 m from LNR Burbage Common &amp; Woods</i> <i>385 m from LWS Hedgerow Ash</i> <i>1837 m from an SSSI</i>  <i>The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of:</i> <i>Site is clear with trees/hedgerows on the external boundaries, retention possible</i>	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	<i>There are no designated heritage assets on site. Medium risk heritage potential.</i>	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	<i>Site is 5% within Sand and Gravel Minerals.</i>	

	<b>SAP028 - SA Objectives and Site Assessment Criteria</b>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 100% within Low – Moderate category.</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield and 4ha of Grade 3 Agricultural Land</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 9083m from AQMA 2 and 4855m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is within Flood Zone 1</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No creation or loss of employment land.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>1040m to low frequency bus service (X55)</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>2030m to Foxbank Industrial Estate</i>	
	<i>39 jobs within 1.2km</i>	
	<i>1175 jobs within 3km</i>	
	<i>2319 jobs within 5km</i>	
	<b>Access to convenience store</b>	
	<i>1040m to Co Op</i>	



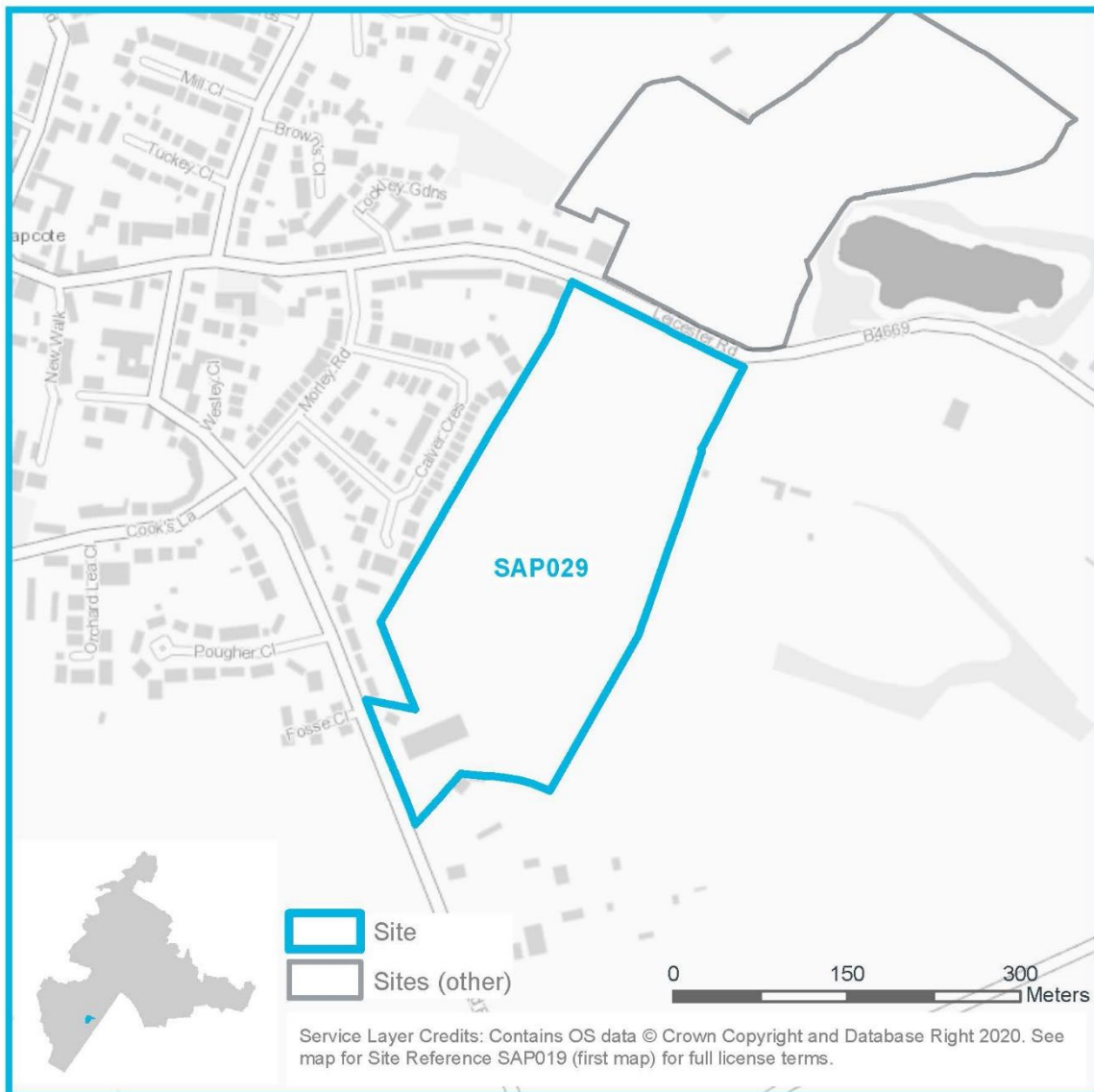
**Site Reference: SAP029**

**Proposed Use: Residential**

**AECOM Reference: AECOM095**

**Area (ha): 7.69**

**Location: London Leys Farm, Sharnford Road**



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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SAP029 - SA Objectives and Site Assessment Criteria		
1.	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.	
	Site is available, achievable and can provide 144 dwellings over 6 - 10 years.	
2 & 3	Access to primary school	

	<b>SAP029 - SA Objectives and Site Assessment Criteria</b>	
	990m to All Saints C of E Primary School	
	<b>Access to secondary school</b>	
	4690m to Thomas Estley Community College	
	<b>Access to health care</b>	
	2000m to Old School Surgery	
	<b>Access to existing green space</b>	
	The site is located near 2 open space typologies (within 720m), the closest being Grace Road-Amenity Green Space which is 464 metres away	
	<b>Amenity</b>	
	2796m to M69 Major Road  There are No obvious surrounding amenity issues, aside from any additional road based amenity issues...	
	<b>Health and safety constraints</b>	
	1529m to Gassing Landfill Site  2083m to High Pressure Gas Pipeline  2355m to Calor Gas Consultation Zone  164m to Contamination Point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  3872 m from LNR Burbage Common & Woods  4 m from LWS Leicester Road Ash  2740 m from an SSSI  There is likely to be low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) for the site however the site is within close proximity to the SSSI. Site with tree/hedgerow field boundaries both on the outside of and internally across the site, retention possible.	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	The site has no designated assets but listed buildings however Sapcote Castle Scheduled Monument is within 400m to the west. Hedgerow through northern part of site follows line of former Ridge and Furrow and could be classed as 'important'. Archaeology advise that heritage potential is high.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	Site does not overlap with a mineral consultation area	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	

	<b>SAP029 - SA Objectives and Site Assessment Criteria</b>	
	<i>Site is not protected for a waste facility.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 99% within Low – Moderate category and 1% N/A</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield land and is approximately 8ha of Grade 3 Agricultural Land.</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>8125m to AQMA 2</i>	
	<i>5695m to A Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is 100% within Flood Zone 1</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>Not loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>700m to low frequency bus service (X55).</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>2430m to Foxbank Industrial Estate</i>	
	<i>203 jobs within 1.2km</i>	
	<i>1092 jobs within 3km</i>	
	<i>2858 jobs within 5km</i>	
	<b>Access to convenience store</b>	
	<i>750m to Co Op</i>	

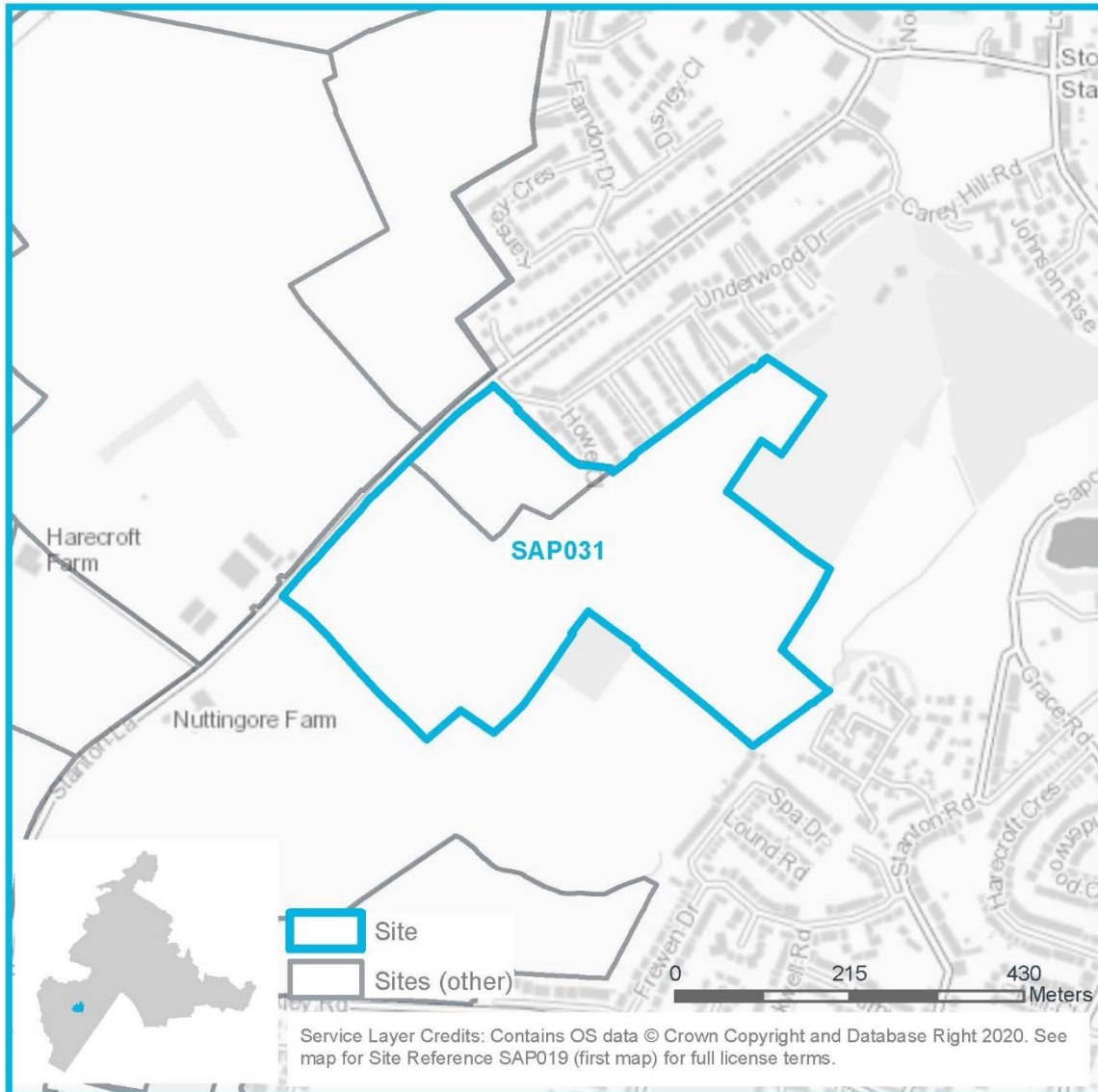
**Site Reference: SAP031**

**Proposed Use: Residential**

**AECOM Reference: AECOM097**

**Area (ha): 18.41**

**Location: Part of Nuttingore Farm, east of Stanton Lane**



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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SAP031 - SA Objectives and Site Assessment Criteria		
1.	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.	
	Site is available, achievable and can provide 345 dwellings over 11 - 15 years.	
2 & 3	Access to primary school	

	<b>SAP031 - SA Objectives and Site Assessment Criteria</b>	
	980m to Manorfield C of E Primary School	
	<b>Access to secondary school</b>	
	5000m+ to Thomas Estley Community College	
	<b>Access to health care</b>	
	970m to Old School Surgery	
	<b>Access to existing green space</b>	
	The site is located near 2 open space typologies (within 720m), the closest being Stoney Stanton War Memorial Playing Fields-Parks and Recreation Grounds which is 313 metres away	
	<b>Amenity</b>	
	1381m to M69 Major Road  There are No obvious surrounding amenity issues, aside from any additional road based amenity issues...	
	<b>Health and safety constraints</b>	
	The site is:  586 m from Clint Hill Quarry, Stoney Stanton gasing landfill site  1566 m from a high pressure gas pipeline  1417 m from a calor gas consultation zone  169 m from a contamination point  No obvious surrounding constraints to development	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  2595 m from LNR Burbage Common & Woods  0 m from LWS Stoney Stanton Fields With Ponds and Ash  2248 m from an SSSI  The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site with tree/hedgerow field boundaries both on the outside of and internally across the site, retention possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. "There are no designated heritage assets on site or nearby. LCC Archaeology advise possible roman inhumation cemetery on-site (MLE284). Other known archaeological remains are within the vicinity. Heritage potential is medium risk. "	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	

	<b>SAP031 - SA Objectives and Site Assessment Criteria</b>	
	<i>Site is 99% within a Sand and Gravel Mineral Consultation Area</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>Site is not protected for a waste facility.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 100% within Low – Moderate category.</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield land and is 18ha of Grade 3 Agricultural Land</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>Site is 8482m to AQMA 2</i>	
	<i>Site is 4358m to A Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is within 100% Flood Zone 1</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria.</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>Site is 1250m to low frequency bus service (X55)</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>89 jobs within 1.2km</i>	
	<i>1303 jobs within 3km</i>	
	<i>2653 jobs within 5km</i>	
	<b>Access to convenience store</b>	
	<i>1210m to Co Op</i>	

## Sharnford

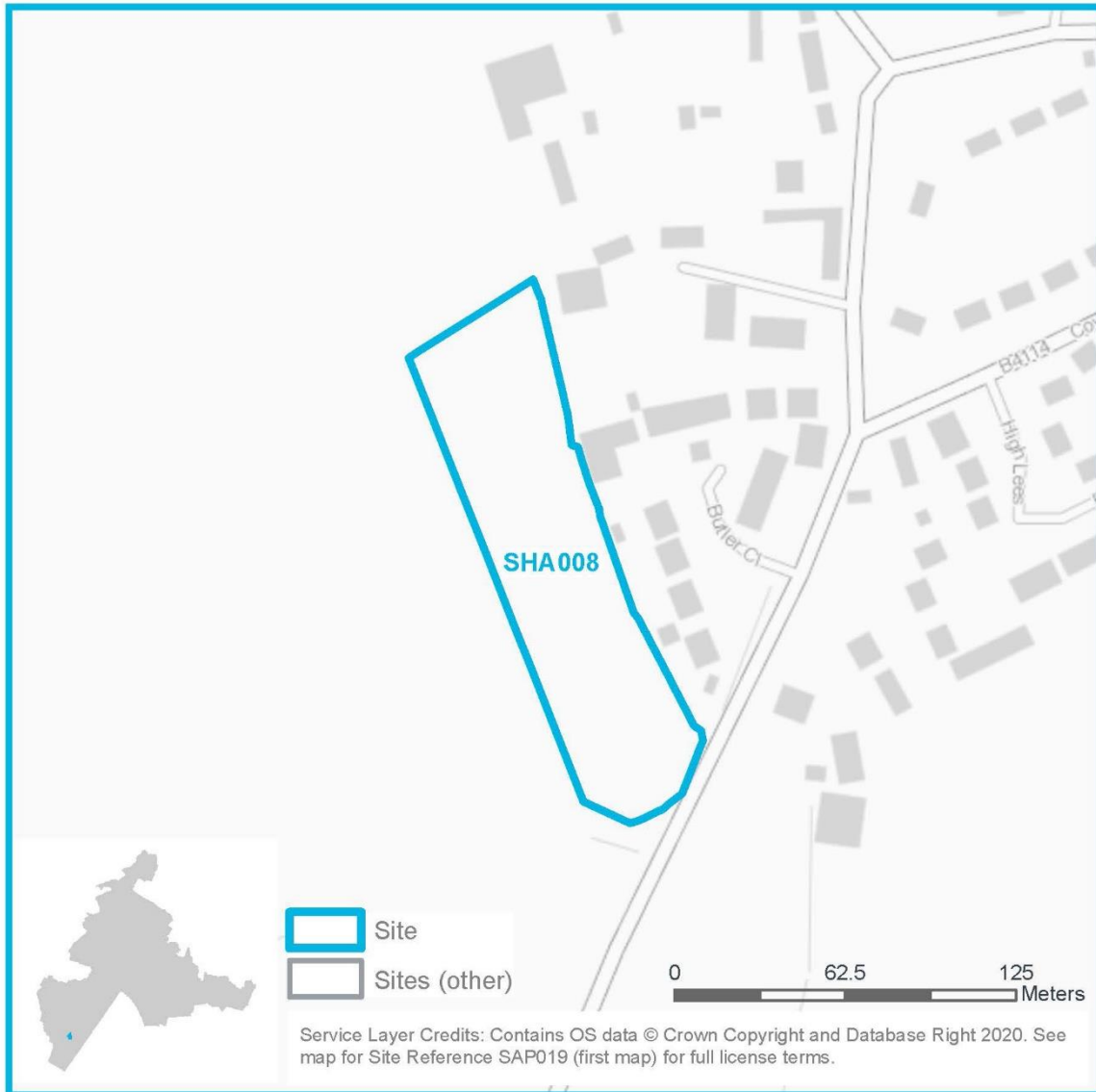
**Site Reference: SHA008**






**Proposed Use: Res**



**AECOM Reference: AECOM081**

**Area (ha): 0.87**

**Location: Land west of Coventry Road**



	<i>Likely to promote positive effects</i>		<i>Possible positive effects, though not significant</i>		<i>Unlikely to have significant effects</i>		<i>Possible negative effect (mitigation possible)</i>		<i>Likely to generate negative effects</i>
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<b>SHA008 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>Site is available, achievable, can provide 21 dwellings over a 6 – 10 year period.</i>	



	<b>SHA008 - SA Objectives and Site Assessment Criteria</b>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	
	1040m to Sharnford Primary School	
	<b>Access to secondary school</b>	
	5320m to Hastings High School in Burbage	
	<b>Access to health care</b>	
	4030m to Old School Surgery in Stoney Stanton	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being Fosse Meadows Country Park-Accessible Natural Green Space which is 316 metres away	
	<b>Amenity</b>	
	2198 to M69 Major Road  There are No obvious surrounding amenity issues, aside from any additional road based amenity issues.	
	<b>Health and safety constraints</b>	
	3450m from Gassing Landfill Site  3913m from High Pressure Gas Pipeline  4276m to Calor Gas Consultation Zone  233m to Contamination Point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  3379 m from LNR Burbage Common & Woods  0 m from LWS The Limes Grassland  2862 m from an SSSI  There is low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) is associated with the site.	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	There are no designated heritage assets however there are medium risks associated with archaeology.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	Site is 100% within Sand and Gravel Mineral Consultation Area	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	

	<b>SHA008 - SA Objectives and Site Assessment Criteria</b>	
	<i>Site is not protected for a waste facility</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 100% within the Moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 0.6 ha Grade 3, 0.3 ha Grade 4 and 0.0ha urban.</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	9637m to AQMA 2	
	2931m to A Road	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is 100% within Flood Zone 1</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable for housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable for housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>350m to low frequency bus service (X55)</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>100 jobs within 1.2km</i>	
	<i>378 jobs within 3km</i>	
	<i>2092 jobs within 5km</i>	
	<b>Access to convenience store</b>	
	<i>2610m to Co Op</i>	

## Stoney Stanton

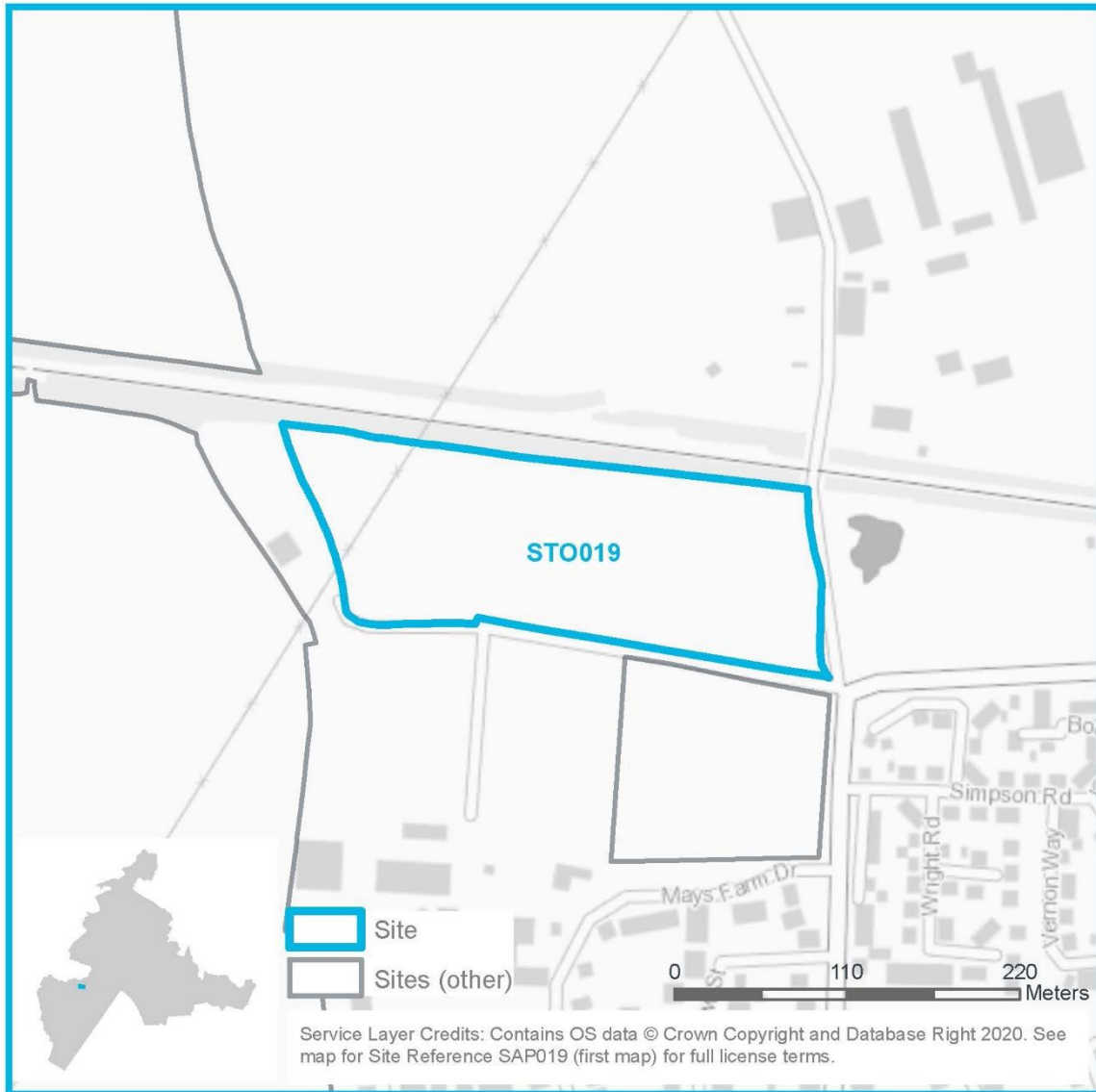
**Site Reference: STO019**

**Proposed Use: Residential**

**AECOM Reference: AECOM003**

**Area (ha): 3.59**

**Location:** Land at junction of Huncote Road and Calor Gas access road



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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<b>STO019 - SA Objectives and Site Assessment Criteria</b>		
1.	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>Achievable, available, 47 dwellings over 6-10 years</i>	

	<b>STO019 - SA Objectives and Site Assessment Criteria</b>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	
	1480m to Manorfield C of E	
	<b>Access to secondary school</b>	
	5000m+ to Heath Lane Academy	
	<b>Access to health care</b>	
	1420m to Old School Surgery	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being Huncote Road-Amenity Green Space which is 410 metres away	
	<b>Amenity</b>	
	Site is adjacent to railway line, Stoney Stanton Calor Gas Centre and a haulage company.  The site is located 629 m from a main road- M69	
	<b>Health and safety constraints</b>	
	The site is:  719m from Clint Hill Quarry, Stoney Stanton gasing landfill site 470m from a high pressure gas pipeline 0m from a calor gas consultation zone  116m from a contamination point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  3299m from LNR Burbage Common & Woods 3m from LWS Stoney Stanton, Hedgerows West Of Huncote Road 1813m from an SSSI  The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Some trees on boundary of site, retention possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA.  "Former 19th century 'tramway' cutting within western limit of site and railway along northern boundary. Roman, Medieval and Post-Medieval finds recorded in vicinity. Some potential for archaeological remains to be present. LCC Archaeology advise that the heritage potential is medium. "	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	

	<b>STO019 - SA Objectives and Site Assessment Criteria</b>	
	<i>The site does not intersect any mineral safeguarding areas</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 100% low- moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 3.6 ha Grade 3, 0.0 ha Grade 4 and 0.0 ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 6730m from AQMA 2 and 2979m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Low frequency service and is 370m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 461 jobs within 1.2km; 1150 jobs within 3km and 2719 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 1300m from a Co Op</i>	

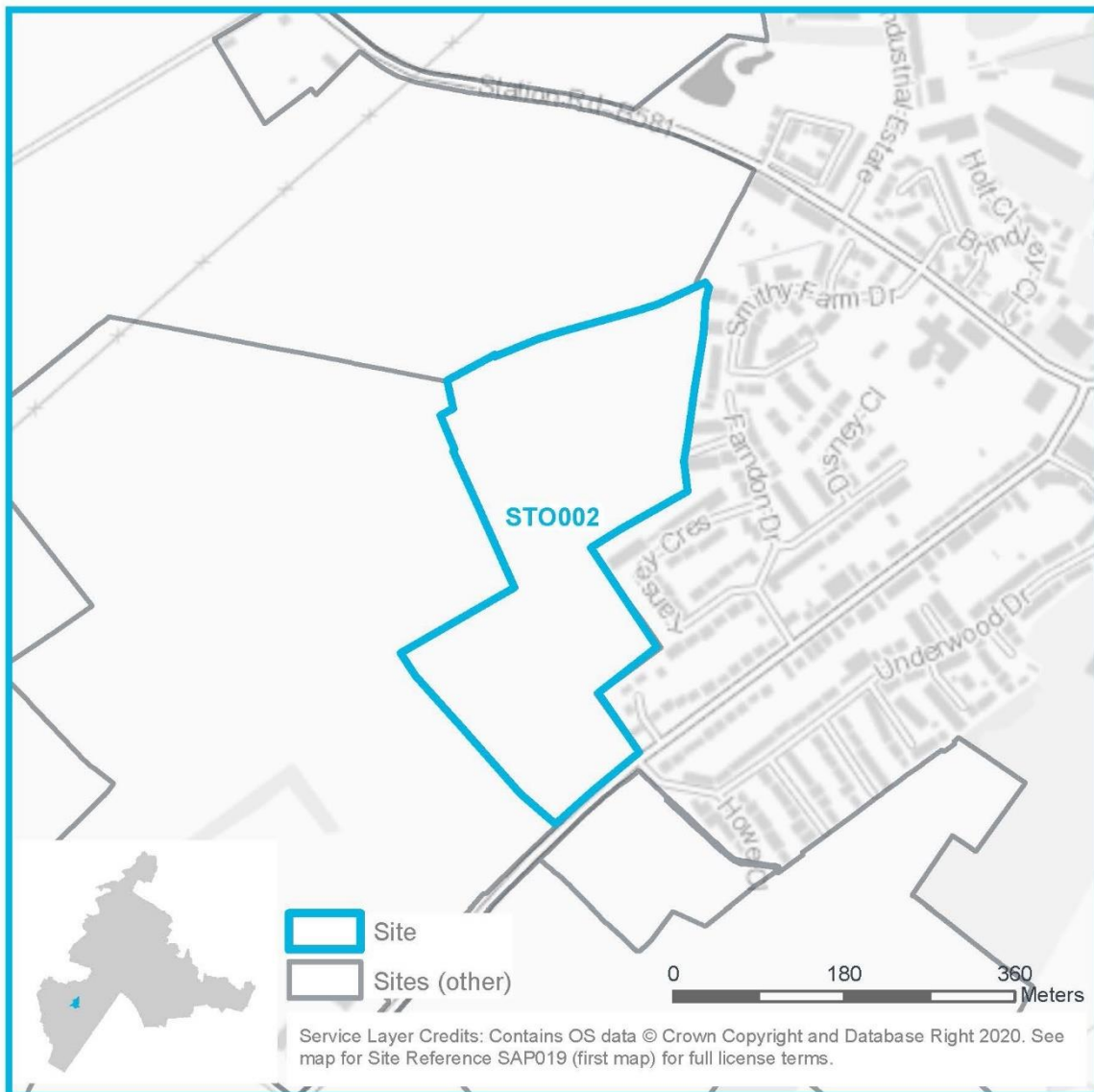
**Site Reference: STO002**

**Proposed Use: R**

**AECOM Reference: AECOM024**

**Area (ha): 9.65**

**Location: Land at Boundary Farm, Stoney Stanton**



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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<b>STO002 - SA Objectives and Site Assessment Criteria</b>		
1.	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is Achievable, Available, 180 dwellings, 6-10 years.</i>	
2 & 3	<b>Access to primary school</b>	

	<b>STO002 - SA Objectives and Site Assessment Criteria</b>	
	850m to Manorfield C of E Primary	
	<b>Access to secondary school</b>	
	5000m+ to Heath Lane Academy	
	<b>Access to health care</b>	
	840m to Old School Surgery	
	<b>Access to existing green space</b>	
	The site is located near 0 open space typologies (within 720m), the closest being Stoney Stanton War Memorial Playing Fields-Parks and Recreation Grounds which is 734 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues..  The site is located 1087 m from a main road- M69	
	<b>Health and safety constraints</b>	
	The site is:  491 m from Clint Hill Quarry, Stoney Stanton gasing landfill site  1342 m from a high pressure gas pipeline  1048 m from a calor gas consultation zone  229 m from a contamination point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  2597 m from LNR Burbage Common & Woods  367 m from LWS Rose Bank Grassland  2327 m from an SSSI  The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site is cleared agricultural land with hedgerow boundaries, retention possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. "There are no designated heritage assets within the vicinity. LCC Archaeology advise that heritage potential is high. "	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	15% of the site is within a minerals safeguarding area, consisting of, Sand and gravel	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	



	<b>STO002 - SA Objectives and Site Assessment Criteria</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 100 % low- moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 9.6 ha Grade 3, 0.0 ha Grade 4 and 0.0 ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 8459m from AQMA 2 and 4232 m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Low frequency service and is 1250m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 89 jobs within 1.2km; 1250 jobs within 3km and 2653 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 1090m from a Co Op</i>	

Site Reference: **STO009**






Proposed Use: **R**




AECOM Reference: AECOM025

Area (ha): 1.54

Location: Land west of Huncote Road



	<i>Likely to promote positive effects</i>		<i>Possible positive effects, though not significant</i>		<i>Unlikely to have significant effects</i>		<i>Possible negative effect (mitigation possible)</i>		<i>Likely to generate negative effects</i>
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<b>STO009 - SA Objectives and Site Assessment Criteria</b>			
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>		
	<i>The site is      Achievable, Available, 37 dwellings, 6-10 years.</i>		
<b>2 &amp; 3</b>	<b>Access to primary school</b>		

	<b>STO009 - SA Objectives and Site Assessment Criteria</b>	
	1260m to Manorfield C of E Primary	
	<b>Access to secondary school</b>	
	5000m+ to Heath Lane Academy	
	<b>Access to health care</b>	
	1190m to Old School Surgery	
	<b>Access to existing green space</b>	
	The site is located near 1open space typologies (within 720m), the closest being Huncote Road-Amenity Green Space which is293 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues..  The site is located 854m from a main road- M69	
	<b>Health and safety constraints</b>	
	The site is:  605 m from Clint Hill Quarry, Stoney Stanton gasing landfill site  471 m from a high pressure gas pipeline  32 m from a calor gas consultation zone  237 m from a contamination point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  3442 m from LNR Burbage Common & Woods  80 m from LWS Stoney Stanton, Hedgerows West Of Huncote Road  1813 m from an SSSI  The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of:Site is cleared agricultural land with hedgerow boundaries, retention possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA."There are no designated heritage assets on the site or in the vicinity. LCC Archaeology advise that heritage potential is high."	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	The site does not intersect any mineral safeguarding areas	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	

	<b>STO009 - SA Objectives and Site Assessment Criteria</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 100 % low- moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 1.5 ha Grade 3, 0.0 ha Grade 4 and 0.0 ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 6613m from AQMA 2 and 2862 m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Low frequency service and is 160m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 461 jobs within 1.2km; 1242 jobs within 3km and 2842 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 1130m from a Co Op</i>	

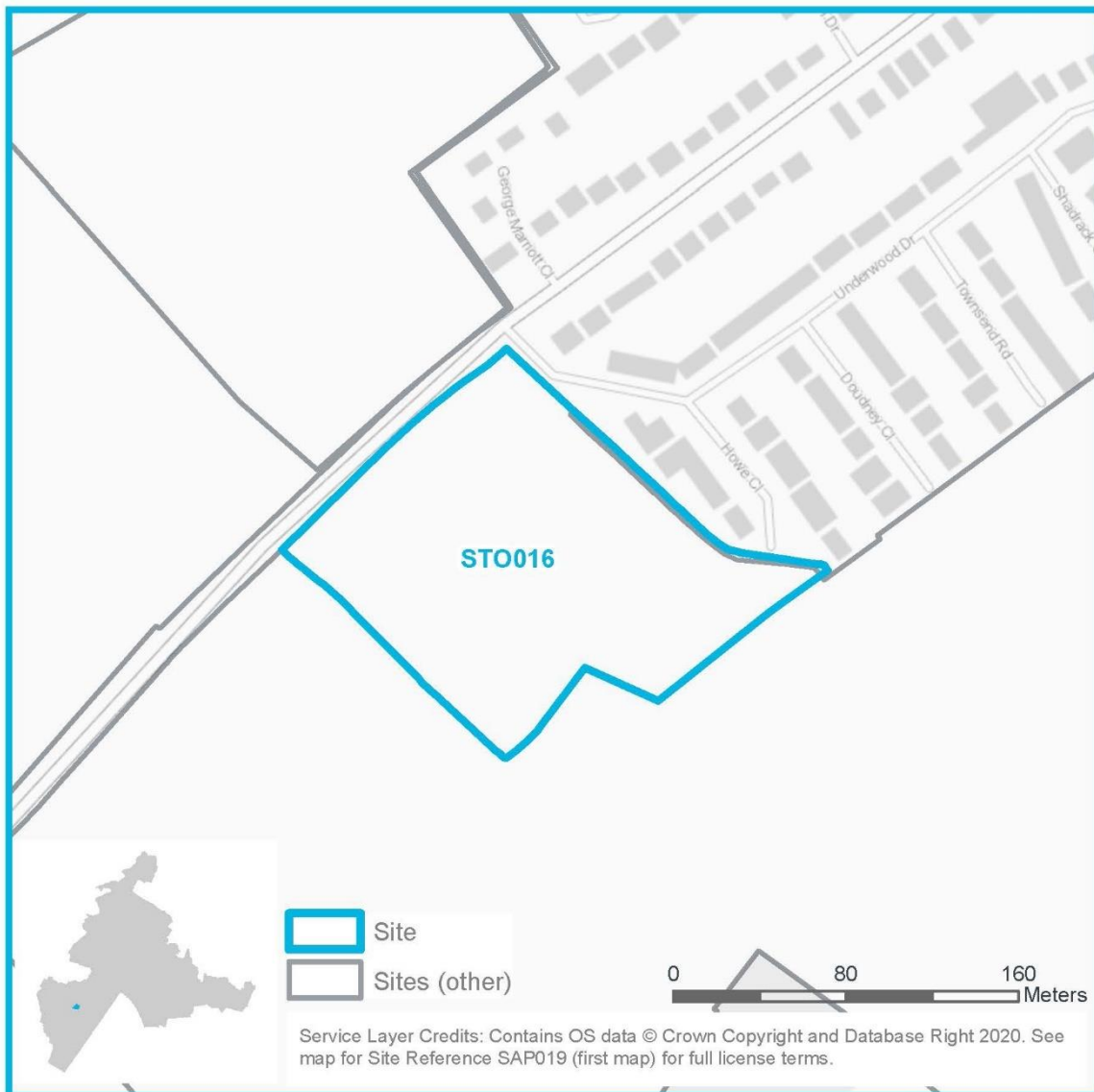
**Site Reference: STO016**

**Proposed Use: R**

**AECOM Reference: AECOM026**

**Area (ha): 2.26**

**Location:** Land to south of Hinckley Road



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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STO016 - SA Objectives and Site Assessment Criteria		
1.	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.	
	The site is Achievable, Available, 42 dwellings, 6-10 years.	
2 & 3	Access to primary school	

	<b>STO016 - SA Objectives and Site Assessment Criteria</b>	
	760m to Manorfield C of E Primary	
	<b>Access to secondary school</b>	
	5000m+ to Heath Lane Academy	
	<b>Access to health care</b>	
	750m to Old School Surgery	
	<b>Access to existing green space</b>	
	The site is located near 2 open space typologies (within 720m), the closest being Stoney Stanton War Memorial Playing Fields-Parks and Recreation Grounds which is 290 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues..  The site is located 1435m from a main road- M69	
	<b>Health and safety constraints</b>	
	The site is:  798 m from Clint Hill Quarry, Stoney Stanton gasing landfill site  1774 m from a high pressure gas pipeline  1546 m from a calor gas consultation zone  298 m from a contamination point  No obvious surrounding constraints to development	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  2740 m from LNR Burbage Common & Woods  241 m from LWS Hedgerow Ash  2424 m from an SSSI  The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site is cleared agricultural land with hedgerow boundaries, retention possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. "There are no designated heritage assets within the site or in the vicinity. Possible Roman cemetery is nearby (MLE284). LCC archaeology advise that heritage potential is high."	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	100% of the site is within a minerals safeguarding area, consisting of, Sand and gravel	

	<b>STO016 - SA Objectives and Site Assessment Criteria</b>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 2% no effect category 98% low- moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 2.3 ha Grade 3, 0.0 ha Grade 4 and 0.0 ha urban. The site is Greenfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 8459m from AQMA 2 and 4237m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Low frequency service and is 1160m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 89 jobs within 1.2km; 1303 jobs within 3km and 2653 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 990 m from a Co Op</i>	



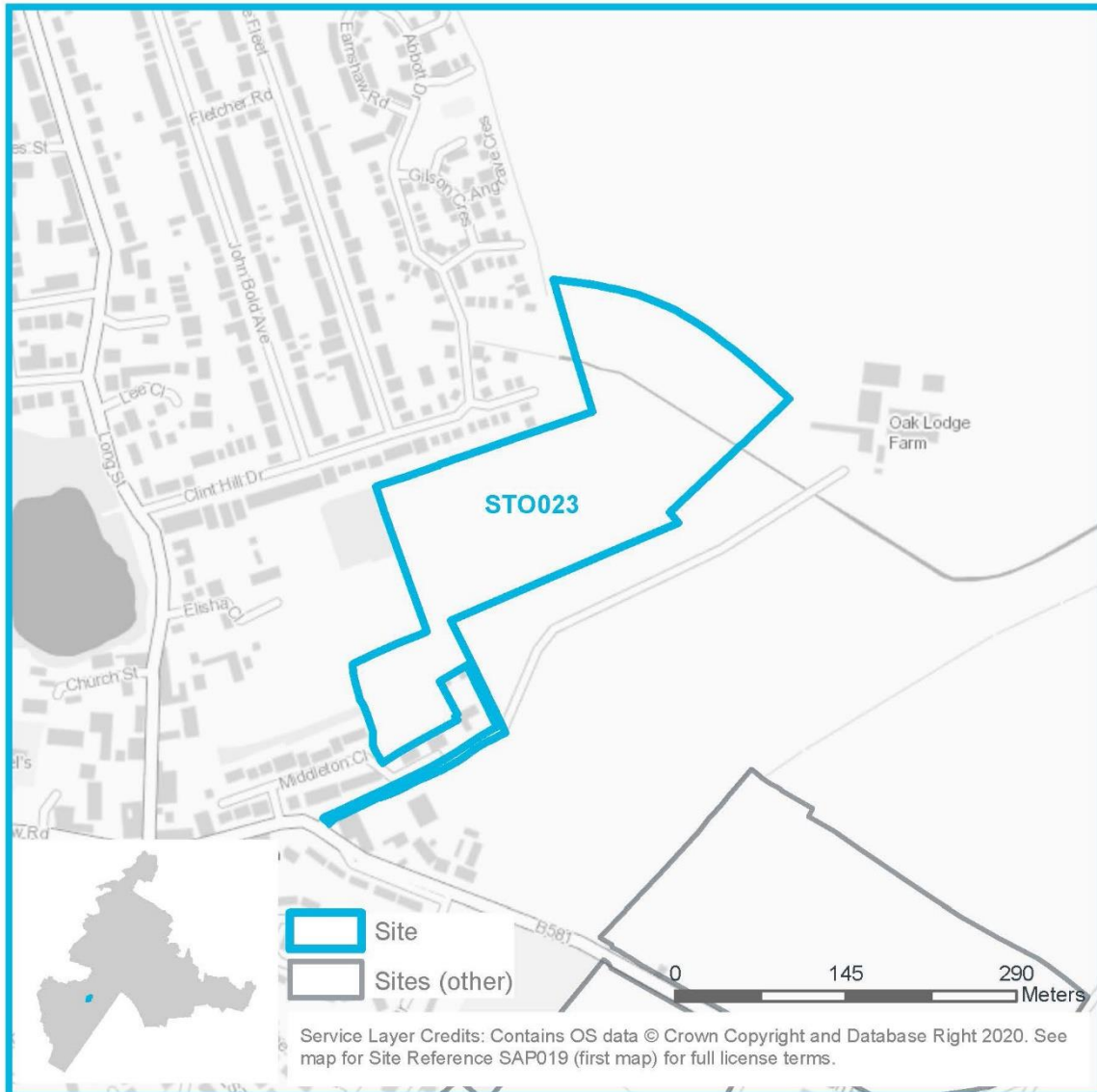
**Site Reference: STO023**

**Proposed Use: Res**

**AECOM Reference: AECOM082**

**Area (ha): 5.48**

**Location: Land off Middleton Close**



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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<b>STO023 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>Site is available, achievable, can provide 102 dwellings over a 6 – 10 year period.</i>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	

	<b>STO023 - SA Objectives and Site Assessment Criteria</b>	
	850m to Manorfield C of E Primary School	
	<b>Access to secondary school</b>	
	4800m to Thomas Estley Community College	
	<b>Access to health care</b>	
	800m to Old School Surgery	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being The Fleet-Amenity Green Space which is 9 metres away	
	<b>Amenity</b>	
	1588m to M69  There are No obvious surrounding amenity issues, aside from any additional road based amenity issues...	
	<b>Health and safety constraints</b>	
	186m to Gassing Landfill Site  480m to High Pressure Gas Pipeline  587m to Calor Gas Consultation Zone  0m to Contamination Point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  3705 m from LNR Burbage Common & Woods  0 m from LWS Stoney Stanton, Off Clint Hill Drive  1349 m from an SSSI  The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site with tree/hedgerow field boundaries both on the outside of and internally across the site, retention possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Site is needing further investigation to determine archaeologic effects. There are no heritage assets within close proximity to the site.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	Site does not overlap with any minerals	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	Site is not protected for a waste facility.	

	<b>STO023 - SA Objectives and Site Assessment Criteria</b>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 100% within Low – Moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield and is 5ha of Grade 3 Agricultural Land</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>7490m to AQMA 2</i>	
	<i>3753m to A Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is within Flood Zone 1</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria.</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable for housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable for housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>540m to low frequency bus service (X55)</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 250 jobs within 1.2km; 1297 jobs within 3km and 2875 jobs within 5km</i>	
	<b>Access to convenience store</b>	
	<i>530m to Co Op</i>	

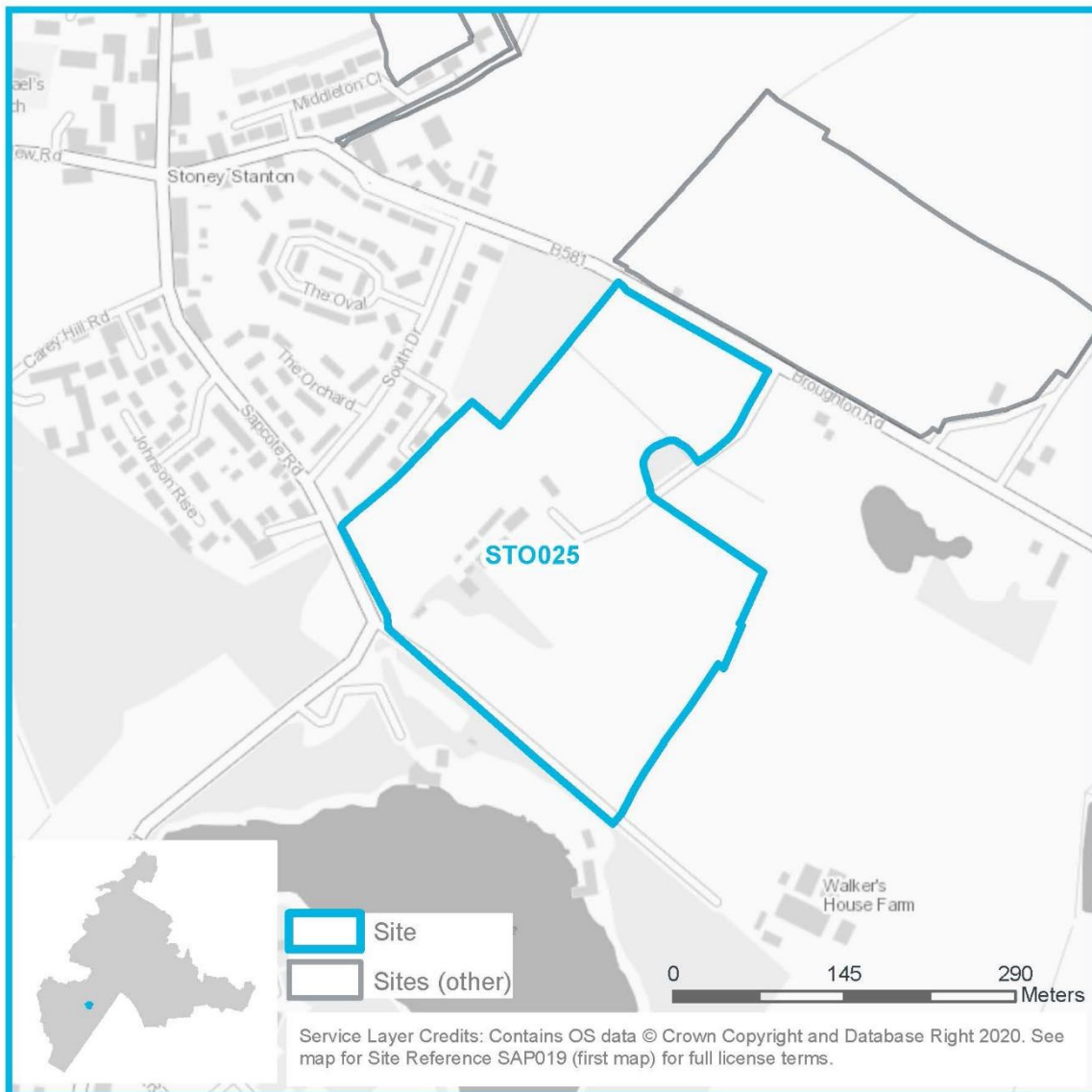
**Site Reference: STO025**

**Proposed Use: Res**

**AECOM Reference: AECOM083**

**Area (ha): 8.85**

**Location: Land south of Broughton Road**



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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<b>STO025 - SA Objectives and Site Assessment Criteria</b>		
1.	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>Site is available, achievable, can provide 165 dwellings over a 6 – 10 year period.</i>	
2 & 3	<b>Access to primary school</b>	

	<b>STO025 - SA Objectives and Site Assessment Criteria</b>	
	1150m to Manorfield C of E Primary School	
	<b>Access to secondary school</b>	
	4250m to Thomas Estley Community College	
	<b>Access to health care</b>	
	1100m to Old School Surgery	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being Broughton Road-Amenity Green Space which is 411 metres away	
	<b>Amenity</b>	
	2138m to M69 Major Road  There are No obvious surrounding amenity issues, aside from any additional road based amenity issues...	
	<b>Health and safety constraints</b>	
	472m to Gassing Landfill Site  994m to High Pressure Gas Pipeline  1154m to Calor Gas Consultation Zone  227m to Contamination Point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  3686 m from LNR Burbage Common & Woods  0 m from LWS Bridleway Ash Trees  1719 m from an SSSI  There is low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) associated with the site.	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	There are no designated heritage assets however there are medium risks associated with archaeology.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	Site does not overlap with any minerals.	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	Site is not protected for a waste facility	

	<b>STO025 - SA Objectives and Site Assessment Criteria</b>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 100% within Low – Moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield and approximately 9ha of Grade 3 Agricultural Land.</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>7350m to AQMA2</i>	
	<i>4597m A Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is within Flood Zone 1</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria.</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable for housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable for housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>840m to low frequency bus service (X55)</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>1330m to Foxbank Industrial Estate</i>	
	<i>156 jobs within 1.2km</i>	
	<i>1381 jobs within 3km</i>	
	<i>3817 jobs within 5km</i>	
	<b>Access to convenience store</b>	
	<i>840m to Co Op</i>	

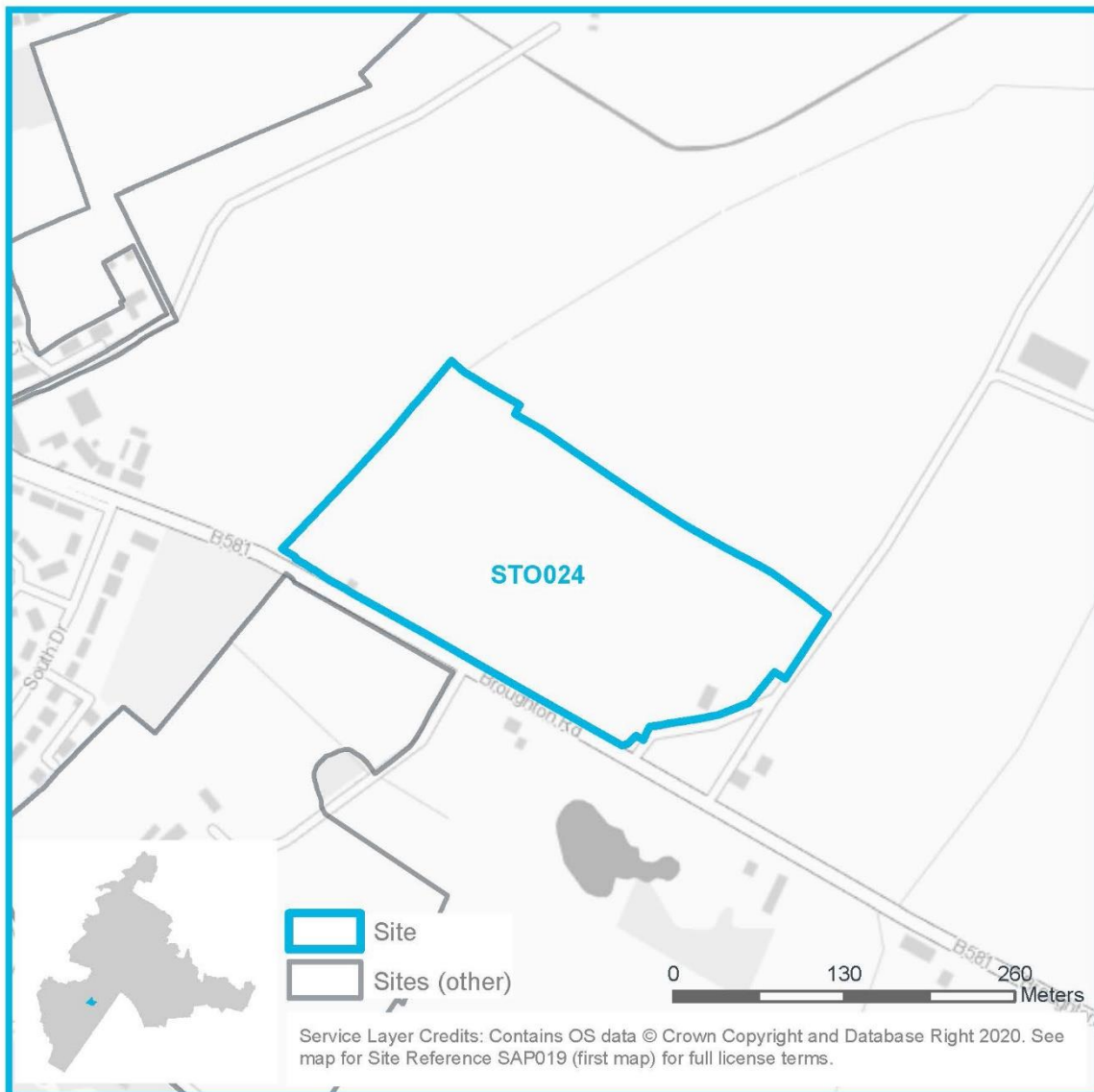
**Site Reference: STO024**

**Proposed Use: Res**

**AECOM Reference: AECOM084**

**Area (ha): 5.91**

**Location: Land north of Broughton Road**



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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STO024 - SA Objectives and Site Assessment Criteria		
1.	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.	
	Site is available, achievable can produce 110 dwellings over 6 - 10 years.	
2 & 3	Access to primary school	



	<b>STO024 - SA Objectives and Site Assessment Criteria</b>	
	1010m Manorfield C or E Primary School	
	<b>Access to secondary school</b>	
	4210m to Thomas Estley Community College	
	<b>Access to health care</b>	
	970m to Old School Surgery	
	<b>Access to existing green space</b>	
	The site is located near 2 open space typologies (within 720m), the closest being Broughton Road-Amenity Green Space which is 204 metres away	
	<b>Amenity</b>	
	2036m to M69 Major Road  There are No obvious surrounding amenity issues, aside from any additional road based amenity issues...	
	<b>Health and safety constraints</b>	
	475m to Gassing Landfill Site  792m to High Pressure Gas Pipeline  1034m Calor Gas Consultation Zone  368m Contamination Point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  3929 m from LNR Burbage Common & Woods  196 m from LWS Broughton Road Hedgerow  1499 m from an SSSI  Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) is associated with the site. Site with tree/hedgerow field boundaries both on the outside of and internally across the site, retention possible.	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	There are no designated heritage assets on site or nearby Heritage potential is medium risk.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	Site does not overlap with a Mineral Consultation Area	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	Site is not protected for a waste facility.	

	<b>STO024 - SA Objectives and Site Assessment Criteria</b>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 100% within Low – Moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield with 6ha of Grade 3 Agricultural Land</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>7100m to AQMA 2</i>	
	<i>4389m to A Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is 100% within Flood Zone 1</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria.</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable for housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable for housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>700m to low frequency bus service (X55)</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>1190m to Foxbank Industrial Estate</i>	
	<i>333 jobs within 1.2km</i>	
	<i>1581 jobs within 3km</i>	
	<i>4264 jobs within 5km</i>	
	<b>Access to convenience store</b>	
	<i>690m to Co Op</i>	

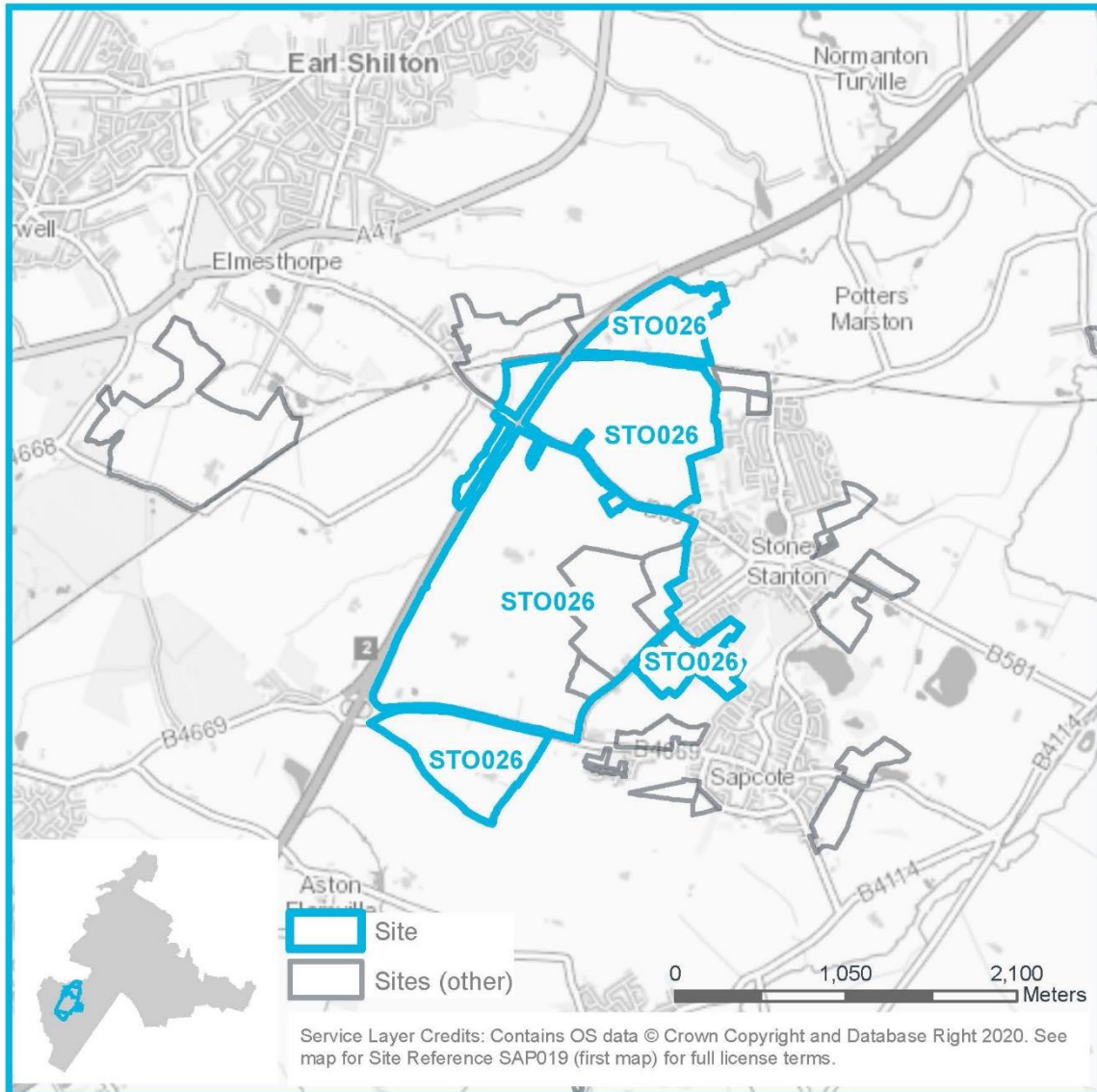
**Site Reference: STO026**






**Proposed Use: Garden Village**




**AECOM Reference: AECOM085**

**Area (ha): 386.39**

**Location: Land west of Stoney Stanton**



	<i>Likely to promote positive effects</i>		<i>Possible positive effects, though not significant</i>		<i>Unlikely to have significant effects</i>		<i>Possible negative effect (mitigation possible)</i>		<i>Likely to generate negative effects</i>
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<b>STO026 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>Site is achievable, available and can provide 5000 dwellings over a 11-15 year period</i>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	

	<b>STO026 - SA Objectives and Site Assessment Criteria</b>	
	<i>1250m to Manorfield C of E Primary School. It would be likely that this site would provide an on site primary school.</i>	
	<b>Access to secondary school</b>	
	<i>4370m to Health Lane Academy. It would be likely that this site would provide an on site secondary school.</i>	
	<b>Access to health care</b>	
	<i>1350m to Old School Surgery. New facility likely to be provided on site.</i>	
	<b>Access to existing green space</b>	
	<i>The site is located near 0 open space typologies (within 720m), the closest being Stoney Stanton War Memorial Playing Fields-Parks and Recreation Grounds which is 1680 metres away</i>	
	<b>Amenity</b>	
	<i>10m to M69 Major Road</i>  <i>There are No obvious surrounding amenity issues, aside from any additional road based amenity issues...</i>	
	<b>Health and safety constraints</b>	
	<i>430m to Gassing Landfill Site</i>  <i>572m to High Pressure Gas Pipeline</i>  <i>3m to Calor Gas Consultation Zone</i>  <i>0m to Contamination Point</i>	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	<i>The site is:</i>  <i>1068 m from LNR Burbage Common &amp; Woods</i>  <i>0 m from LWS Homestead Hedgerows and Ash</i>  <i>631 m from an SSSI</i>  <i>The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of:</i> <i>Very large site with trees and hedgerows along existing field boundaries, retention/mitigation should be broadly possible.</i>	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	<i>There are no known designated heritage assets on site or nearby. Several known archaeological remains in the vicinity of the site. Heritage potential is medium risk.</i>	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	<i>The site contains 7% Sand and Gravel</i>	

	<b>STO026 - SA Objectives and Site Assessment Criteria</b>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>Site is not protected for a waste facility.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 97% Low – Moderate, 3% Moderate category.</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is 386ha of Grade 3 Agricultural Land.</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	9235m to AQMA2 3116m to A Road	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is less than 1% of Flood Zone 2 &amp; 3. Site is 99% Flood Zone 1</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria.</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No creation or loss of employment land.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable for housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable for housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>1740m to low frequency bus service (X55)</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 150 jobs within 1.2km; 847 jobs within 3km and 2131 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>1400m to Co Op. Size of site means that on site facilities are likely.</i>	

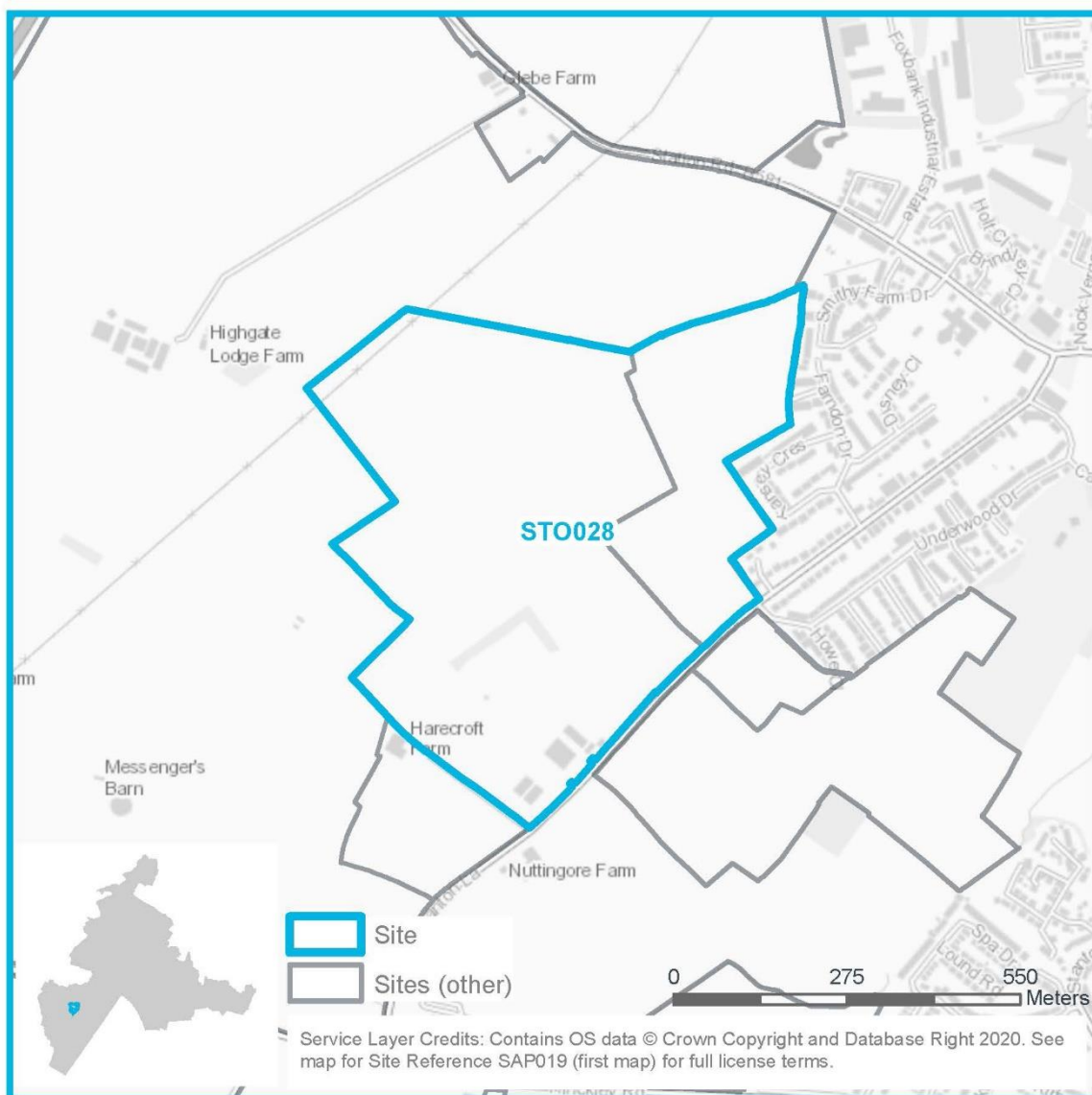
**Site Reference: STO028**

**Proposed Use: Residential**

**AECOM Reference: AECOM096**

**Area (ha): 41.25**

**Location: Boundary Farm, Stanton Lane**



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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<b>STO028 - SA Objectives and Site Assessment Criteria</b>		
1.	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>Site is available, achievable, can provide 618 dwellings over 11 – 15 years.</i>	
2 & 3	<b>Access to primary school</b>	

	<b>STO028 - SA Objectives and Site Assessment Criteria</b>	
	920m to Manorfield C of E Primary School.	
	<b>Access to secondary school</b>	
	More than 5000m+ to Thomas Estley Community College	
	<b>Access to health care</b>	
	920m to Old School Surgery	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being Stoney Stanton War Memorial Playing Fields-Parks and Recreation Grounds which is 479 metres away	
	<b>Amenity</b>	
	681m to M69 Major Road  There are No obvious surrounding amenity issues, aside from any additional road based amenity issues..	
	<b>Health and safety constraints</b>	
	492m to Gassing Landfill Site  1340m to High Pressure Gas Pipeline  1046m to Calor Gas Consultation Zone  229m to Contamination Point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  2159 m from LNR Burbage Common & Woods  307 m from LWS Rose Bank Grassland  1890 m from an SSSI  There is likely low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) associated with the site. Site with tree/hedgerow field boundaries both on the outside of and internally across the site, retention possible.	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	"There are no designated heritage assets on site or nearby. LCC Archaeology: no known archaeological remains on-site, known archaeological remains in the vicinity. Heritage potential is medium. "	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	Site is 9% within Sand and Gravel mineral consultation areas.	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	



	<b>STO028 - SA Objectives and Site Assessment Criteria</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 100% Low – Moderate category.</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield and is 41ha of Grade 3 Agricultural Land</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine criteria.</i>	
<b>11.</b>	<b>Air Quality</b>	
	8576m to AQMA 2 4350m to A Road	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is 100% within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria.</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land .</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>1220m to low frequency bus service</i>	
	<b>Access to jobs/commuting distance</b>	
	1190m to Foxbank Industrial Estate 89 jobs within 1.2km 1303 jobs within 3km 2553 jobs within 5km	
	<b>Access to convenience store</b>	
	<i>1120m to Co Op</i>	

## Thurlaston

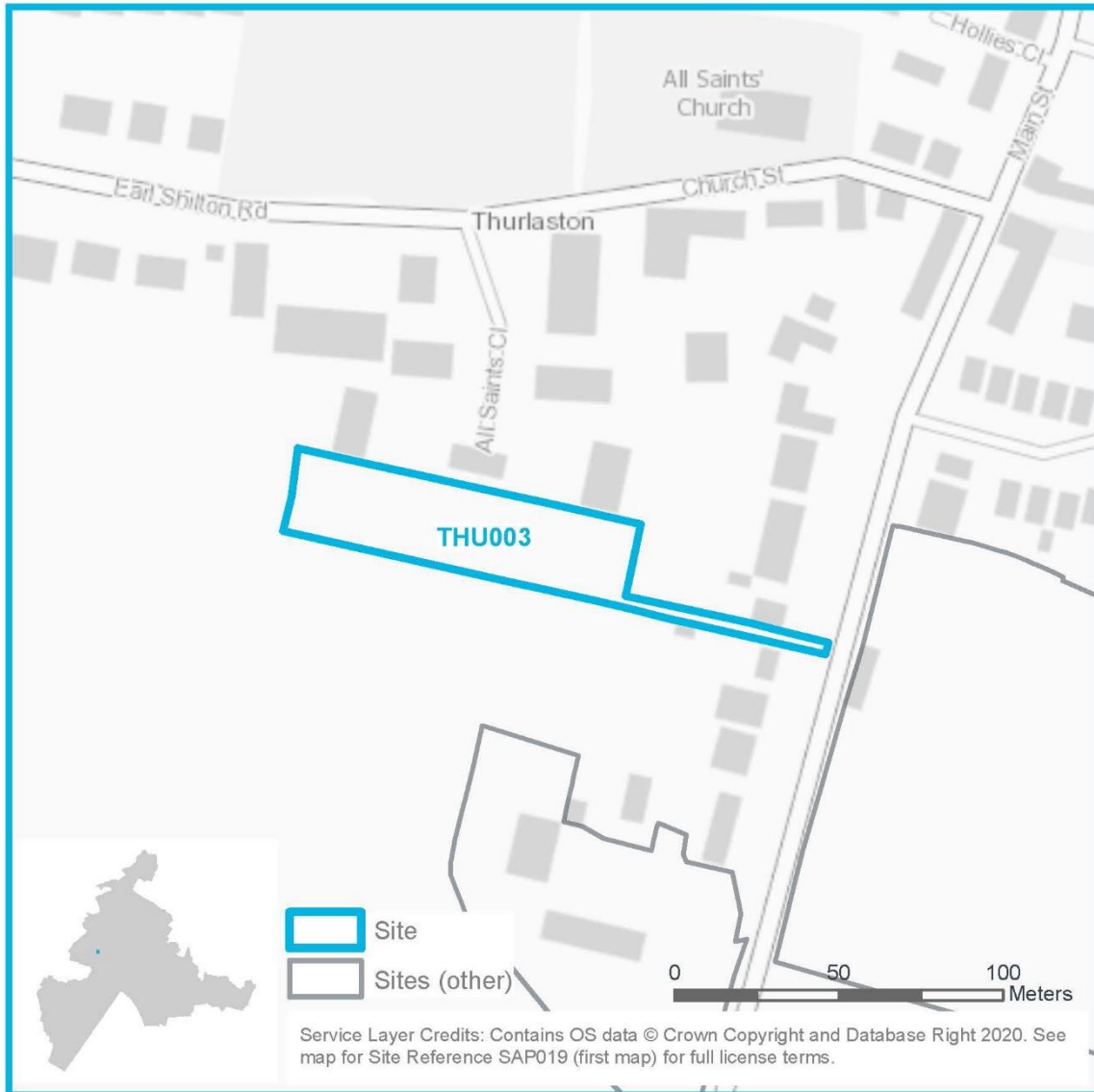
**Site Reference:** THU003






**Proposed Use:** Res



**AECOM Reference:** AECOM086

**Area (ha):** 0.3

**Location:** Land at Croft Road



	<i>Likely to promote positive effects</i>		<i>Possible positive effects, though not significant</i>		<i>Unlikely to have significant effects</i>		<i>Possible negative effect (mitigation possible)</i>		<i>Likely to generate negative effects</i>
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<b>THU003 - SA Objectives and Site Assessment Criteria</b>		
1.	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>Site is available, achievable can provide 7 dwellings over 6 – 10 year period.</i>	

	<b>THU003 - SA Objectives and Site Assessment Criteria</b>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	
	<i>250m to Thurlaston Primary School</i>	
	<b>Access to secondary school</b>	
	<i>5200m to Brockington College</i>	
	<b>Access to health care</b>	
	<i>4380m to Enderby Medical Centre</i>	
	<b>Access to existing green space</b>	
	<i>The site is located near 0 open space typologies (within 720m), the closest being Normanton Millenium Wood-Accessible Natural Green Space which is 2219 metres away</i>	
	<b>Amenity</b>	
	<i>850m to M69</i>  <i>There are No obvious surrounding amenity issues, aside from any additional road based amenity issues...</i>	
	<b>Health and safety constraints</b>	
	<i>3060m Gassing Landfill</i>  <i>1764 to High Pressure Gas Pipeline</i>  <i>2513m to Calor Gas Consultation Zone</i>  <i>1139m Contamination Point</i>	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	<i>The site is:</i>  <i>5696 m from LNR Glen Parva</i>  <i>99 m from LWS All Saints Churchyard, Thurlaston</i>  <i>2119 m from an SSSI</i>  <i>There are potential medium ecological effects. Southern half of site is covered with trees/undergrowth, the rest is clear but retention difficult.</i>	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	<i>The site contains no designated heritage assets. The Church of All Saints (a grade 2* listed building) is approximately 150m north of the site. Archeologic Heritage potential is medium risk.</i>	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	<i>Site does not overlap with minerals.</i>	

	<b>THU003 - SA Objectives and Site Assessment Criteria</b>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>Site is not protected for a waste facility.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is within an N/A category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield and is 0.29ha of Grade 3 Agricultural Land</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	4343m to AQMA 6a	
	2369m to A Road	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is 100% within Flood Zone 1</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable for housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable for housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>350m to a low frequency bus service</i>	
	<b>Access to jobs/commuting distance</b>	
	3670m to Next Head Office	
	67 jobs within 1.2k	
	267 jobs within 3km	
	8647 jobs within 5km	
	<b>Access to convenience store</b>	
	3850m to Tesco Express in Narborough	

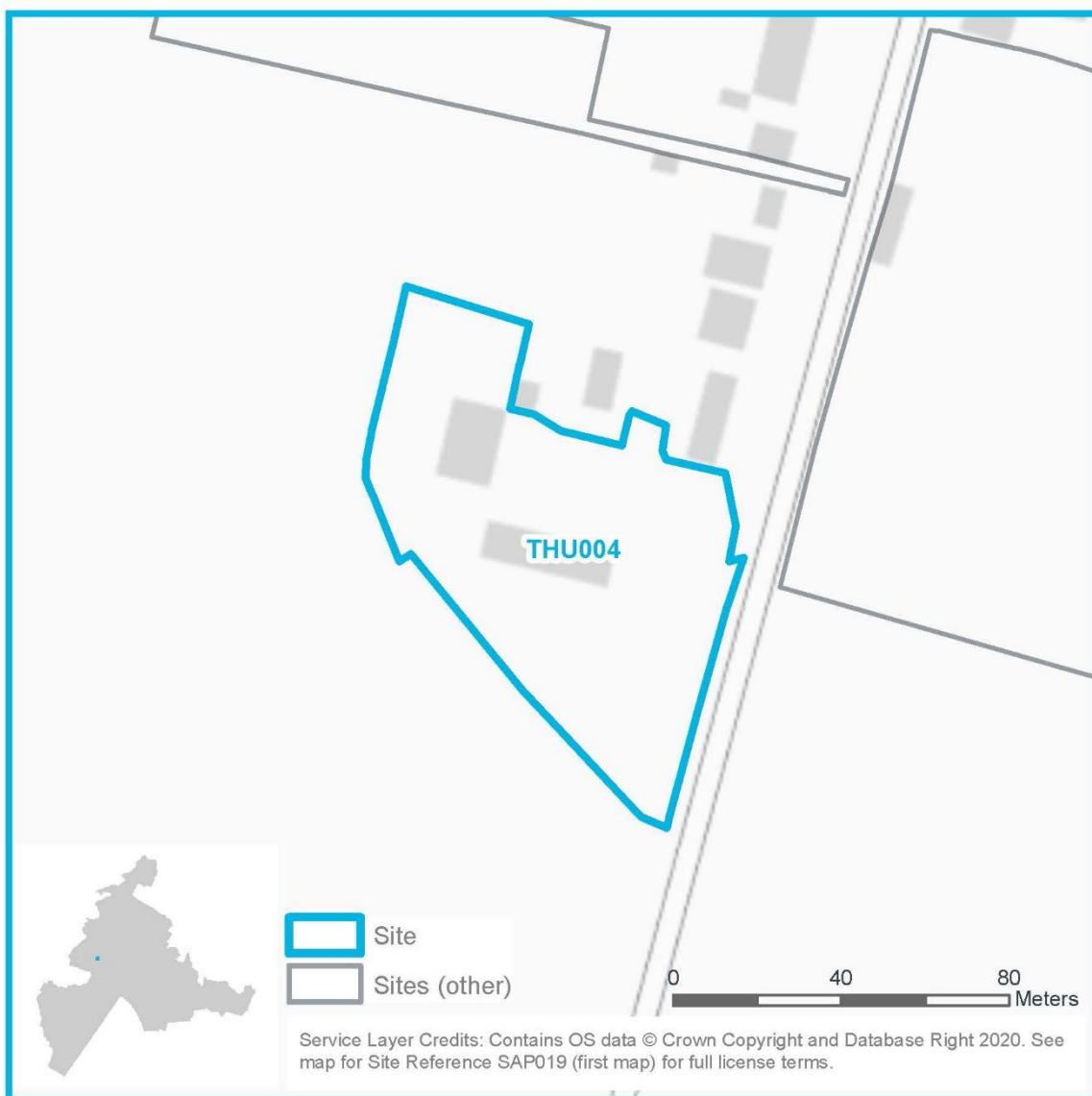
**Site Reference:** THU004






**Proposed Use:** Res



**AECOM Reference:** AECOM087

**Area (ha):** 0.61

**Location:** Nursery, Hill View Nurseries



	<i>Likely to promote positive effects</i>		<i>Possible positive effects, though not significant</i>		<i>Unlikely to have significant effects</i>		<i>Possible negative effect (mitigation possible)</i>		<i>Likely to generate negative effects</i>
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<b>THU004 - SA Objectives and Site Assessment Criteria</b>			
1.	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>		
	<i>Site is achievable however not available as there is an existing business in operation on site. There is potential for 15 dwellings over an 11- 15 year period.</i>		

	<b>THU004 - SA Objectives and Site Assessment Criteria</b>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	
	510m to Thurlaston Primary School	
	<b>Access to secondary school</b>	
	5160m to Brockington College	
	<b>Access to health care</b>	
	4490m to Enderby Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 0 open space typologies (within 720m), the closest being Croft Quarry Nature Trail-Accessible Natural Green Space which is 2401 metres away	
	<b>Amenity</b>	
	768m to M69 Major Road	
	There are No obvious surrounding amenity issues, aside from any additional road based amenity issues...	
	<b>Health and safety constraints</b>	
	3108m to Gassing Landfill Site	
	1746m to High Pressure Gas Pipeline	
	2381m to Calor Gas Consultation Zone	
	1137m to Contamination Point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:	
	5725 m from LNR Glen Parva	
	169 m from LWS All Saints Churchyard, Thurlaston	
	2010 m from an SSSI	
	There is potentially low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) associated with the site.	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. "The site does not contain any designated heritage assets. LCC archaeology: no known archaeological remains on-site; medieval and post-medieval remains to north (MLE361), pit alignment to south (MLE364), possible Roman site south-east (MLE8651), historic settlement core of Thurlaston to north (MLE8995). Heritage potential is medium risk. "	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	Site does not overlap with a mineral consultation area.	

	<b>THU004 - SA Objectives and Site Assessment Criteria</b>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>Site is not protected for a waste facility.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 66% N/A and 33% Moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is brownfield land and is .6ha of Grade 3 Agricultural Land</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 4356m from AQMA 6a and 2383m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is 100% within the Flood Zone 1</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria.</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable for housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable for housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>320m to low frequency bus service (X55)</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>3780m to Next Head Office</i>	
	<i>67 jobs within 1.2km</i>	
	<i>378 jobs within 3km</i>	
	<i>8636 jobs within 5km</i>	
	<b>Access to convenience store</b>	
	<i>3729m to Tesco Express in Narborough</i>	



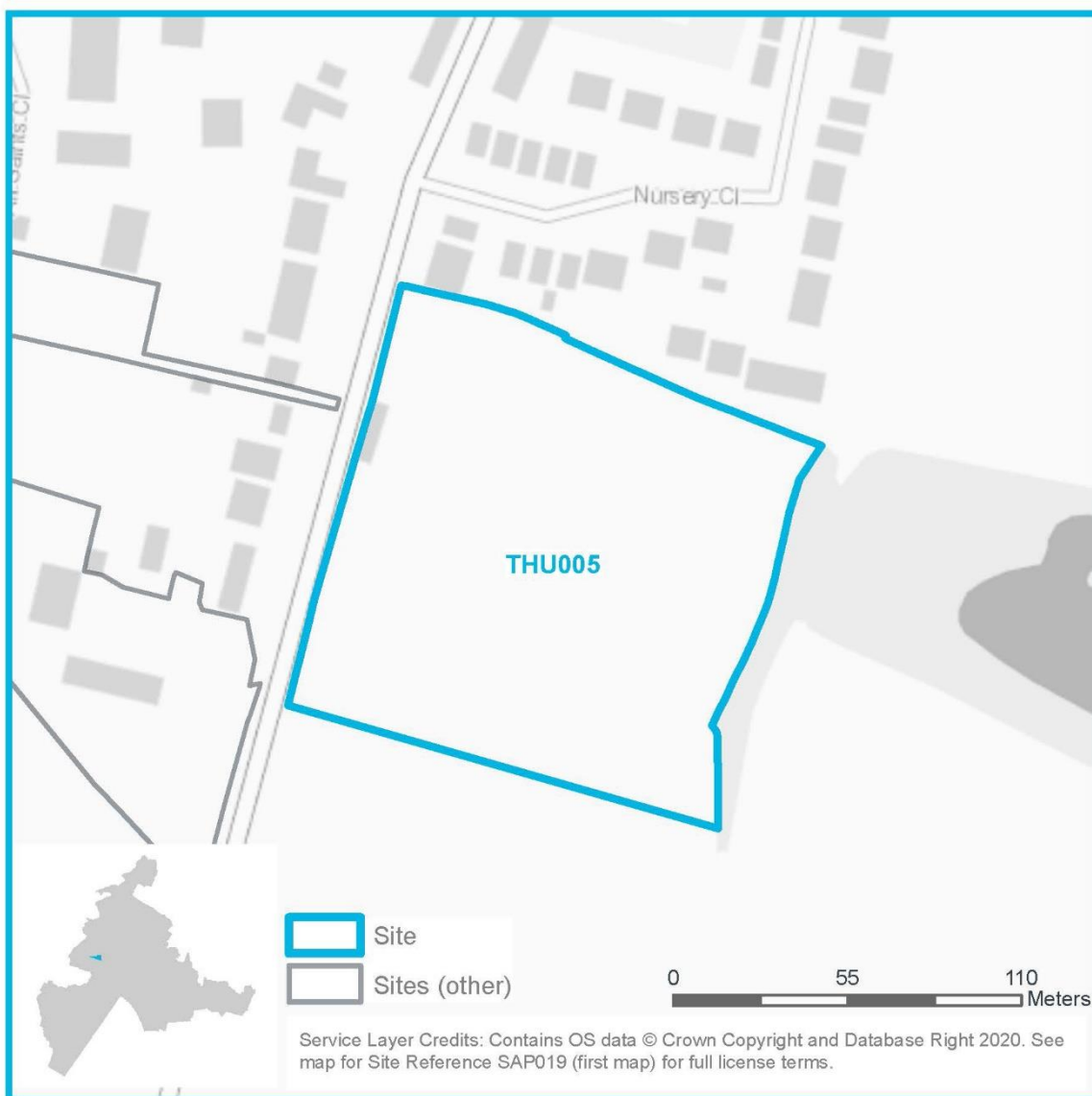
**Site Reference:** THU005

**Proposed Use:** Res

**AECOM Reference:** AECOM088

**Area (ha):** 1.81

**Location:** Land east of Croft Road



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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<b>THU005 - SA Objectives and Site Assessment Criteria</b>		
1.	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is available, achievable, can provide 44 dwellings over 6 – 10 years.</i>	
2 & 3	<b>Access to primary school</b>	

	<b>THU005 - SA Objectives and Site Assessment Criteria</b>	
	420m to Thurlaston Primary School	
	<b>Access to secondary school</b>	
	5060m to Brockington College	
	<b>Access to health care</b>	
	4410m to Enderby Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 0 open space typologies (within 720m), the closest being Croft Quarry Nature Trail-Accessible Natural Green Space which is 2471 metres away	
	<b>Amenity</b>	
	672m to M69 to a Major Road  There are No obvious surrounding amenity issues, aside from any additional road based amenity issues..	
	<b>Health and safety constraints</b>	
	2919m to Gassing Landfill Site  1820m to High Pressure Gas Pipeline  2444m to Calor Gas Consultation Zone  986m Contamination Point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  5545 m from LNR Glen Parva  117 m from LWS All Saints Churchyard, Thurlaston  1946 m from an SSSI  There is potentially low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth). Site with tree/hedgerow field boundaries both on the outside of and internally across the site, retention possible.	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	There are no designated heritage assets on the site or adjacent however archaeology heritage potential is medium risk.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	11% of the site is within Sand and Gravel minerals.	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	Site is not protected for a waste facility.	

	<b>THU005 - SA Objectives and Site Assessment Criteria</b>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 100% within the Moderate category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield land and approximately 2ha of Grade 3 Agricultural Land.</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>4287m to AQMA 6a</i>	
	<i>2313m to A Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is 100% within Flood Zone 1</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No creation or loss of employment land.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable for housing sites</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable for housing sites</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>230m to low frequency bus service (X55)</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>3690m to Next Head Office</i>	
	<i>67 jobs within 1.2km</i>	
	<i>378 jobs within 3km</i>	
	<i>8814 jobs within 5km</i>	
	<b>Access to convenience store</b>	
	<i>3810m to Tesco Express</i>	

## Whetstone

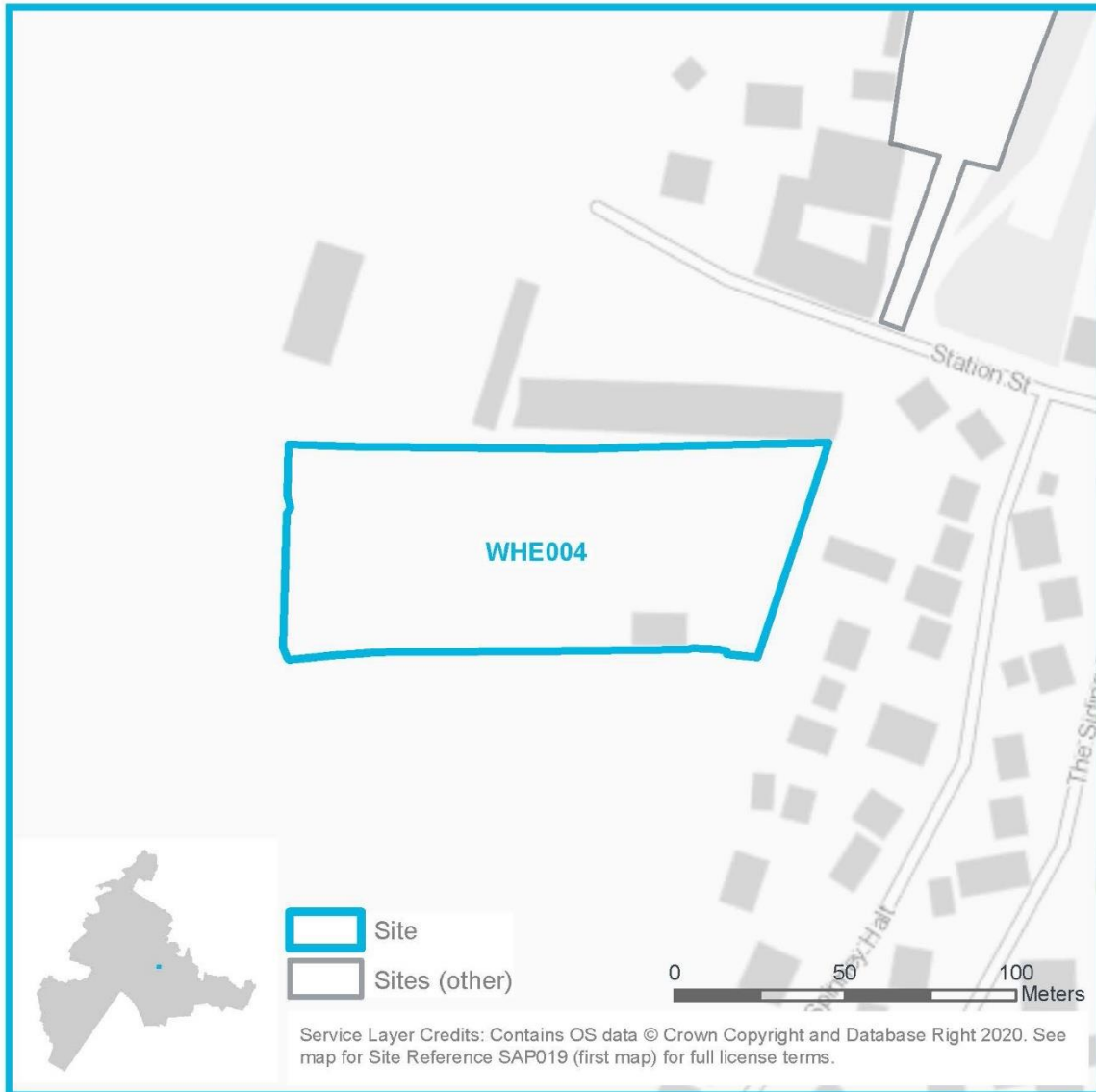
**Site Reference: WHE004**






**Proposed Use: R**

**AECOM Reference: AECOM027**

**Area (ha): 0.89**

**Location: Land off Station Street**



	<i>Likely to promote positive effects</i>		<i>Possible positive effects, though not significant</i>		<i>Unlikely to have significant effects</i>		<i>Possible negative effect (mitigation possible)</i>		<i>Likely to generate negative effects</i>
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<b>WHE004 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is</i> <i>Not achievable, Available, 22 dwellings, 11 - 15 years.</i>	

	<b>WHE004 - SA Objectives and Site Assessment Criteria</b>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	
	680m to St Peter's CoE Primary	
	<b>Access to secondary school</b>	
	2190m to Brockington College	
	<b>Access to health care</b>	
	1630m to Hazelmere Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 1open space typologies (within 720m), the closest being Narborough Bog Nature Reserve-Accessible Natural Green Space which is 33 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues..  The site is located 585 m from a main road- A426	
	<b>Health and safety constraints</b>	
	The site is:  1066 m from Blaby Brick Works, Glen Parva gasing landfill site 3014 m from a high pressure gas pipeline 5996 m from a calor gas consultation zone 783 m from a contamination point  No obvious surrounding constraints to development	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  1436 m from LNR Glen Parva 18 m from LWS Whetstone Meadow 301 m from an SSSI  The site is likely to have Medium ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Mostly cleared land but well established and mature trees/hedgerows on boundary may be damaged/heavily disrupted, partial mitigation possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. "There are no designated heritage assets on the site. Whetstone Grange is a grade II listed property approximately 100m north of the site. LCC archaeology: heritage potential is medium. "	

	<b>WHE004 - SA Objectives and Site Assessment Criteria</b>	
6.	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	<i>100% of the site is within a minerals safeguarding area, consisting of, Sand and gravel</i>	
7.	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
8.	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 100 % low- moderate category</i>	
9.	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 0.9 ha Grade 3, 0.0 ha Grade 4 and 0.0 ha urban. The site is Greenfield</i>	
10.	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
11.	<b>Air Quality</b>	
	<i>The site is 548m from AQMA 4B and 927m from an A-Road</i>	
12.	<b>Flood Risk</b>	
	<i>100% of the site is within Flood Zone 1.</i>	
13.	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
14.	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
15.	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Regular service and is 290m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 731 jobs within 1.2km; 7189 jobs within 3km and 29916 jobs within 5km</i>	
	<b>Access to convenience store</b>	
	<i>The site is 1160m from a Co Op</i>	

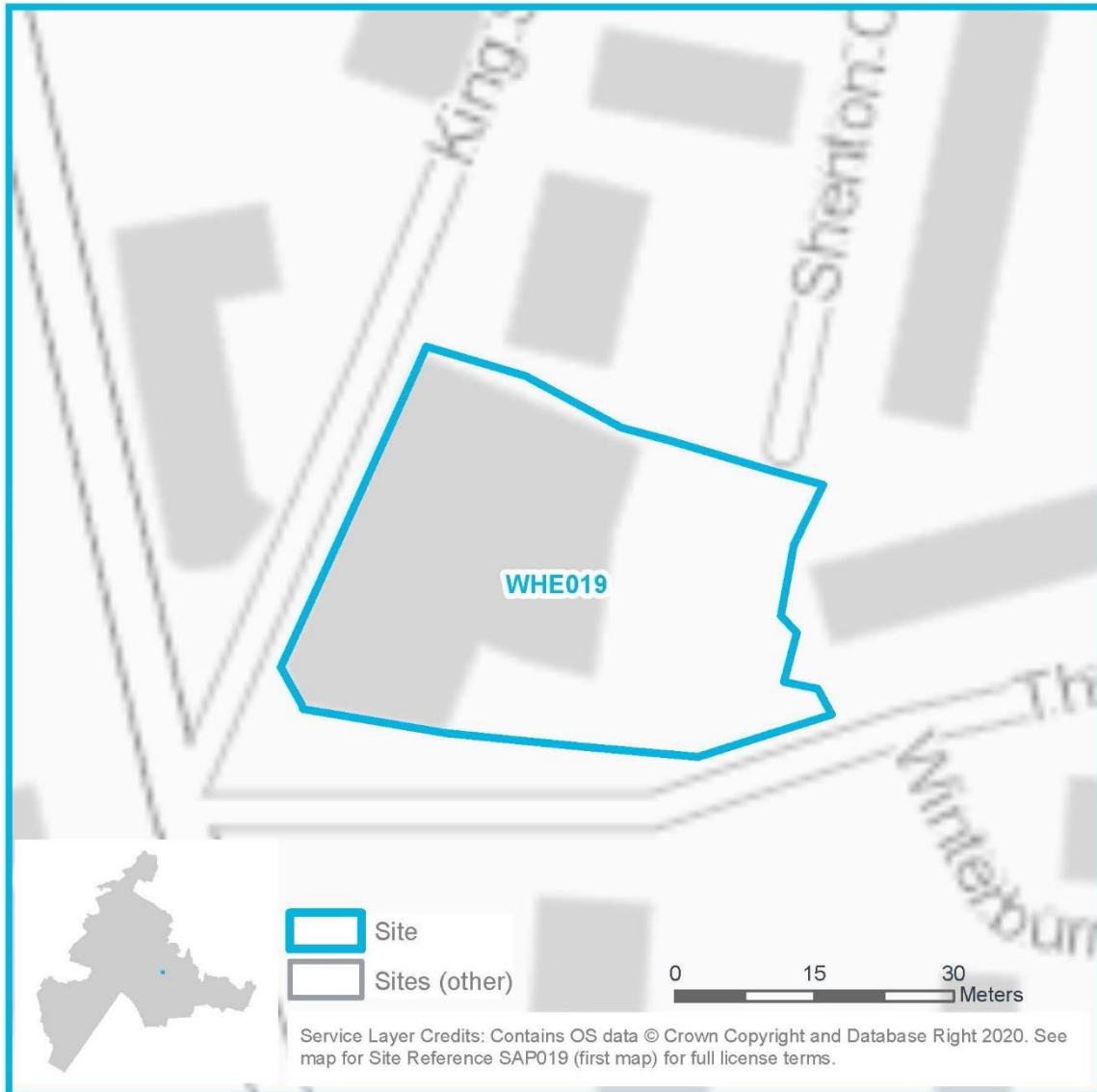
**Site Reference: WHE019**

**Proposed Use: Res**

**AECOM Reference: AECOM028**

**Area (ha): 0.18**

**Location: JC Remedial, The Nook**



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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WHE019 - SA Objectives and Site Assessment Criteria		
1.	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.	
	The site is Not achievable, Available, 5 dwellings, 11 - 15 years.	
2 & 3	Access to primary school	



	<b>WHE019 - SA Objectives and Site Assessment Criteria</b>	
	290m to St Peter's CoE Primary	
	<b>Access to secondary school</b>	
	2700m to Countesthorpe Leysland Community College	
	<b>Access to health care</b>	
	1320m to Hazelmere Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 2 open space typologies (within 720m), the closest being Warwick Sports Ground-Parks and Recreation Grounds which is 255 metres away	
	<b>Amenity</b>	
	No obvious surrounding amenity issues, aside from any additional road based amenity issues.. The site is located 239 m from a main road- A426	
	<b>Health and safety constraints</b>	
	<p>The site is:</p> <p>1383 m from Blaby Brick Works, Glen Parva gasing landfill site</p> <p>2527 m from a high pressure gas pipeline</p> <p>6305 m from a calor gas consultation zone</p> <p>286 m from a contamination point</p> <p>No obvious surrounding constraints to development</p>	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	<p>The site is:</p> <p>1756 m from LNR Glen Parva</p> <p>71 m from LWS Whetstone, Dismantled Railway and Whetstone Brook</p> <p>839 m from an SSSI</p> <p>The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Developed site in active/recent use</p>	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	Data taken from Blaby's 2019 SHLAA. "Impact on archaeology / heritage considered as part of the previous planning application and found to be acceptable."	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	100% of the site is within a minerals safeguarding area, consisting of, Sand and gravel	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	

	<b>WHE019 - SA Objectives and Site Assessment Criteria</b>	
	<i>The site is not safeguarded for waste infrastructure. Neutral effects.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>The site is 100 % no effect category</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>The site is 0.2 ha Grade 3, 0.0 ha Grade 4 and 0.0 ha urban. The site is Brownfield</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	/
	<i>Unable to determine effects</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>The site is 843 m from AQMA 4B and 586m from an A-Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>46% of the site is within Flood Zone 2. 7 % of the site is within Flood Zone 3.</i>	
<b>13.</b>	<b>Low carbon economy</b>	/
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	/
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	/
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>The site's closest bus stop offers access to a Regular service and is 420 m away.</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>There are 794 jobs within 1.2km; 6300 jobs within 3km and 27333 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>The site is 340 m from a Co Op</i>	

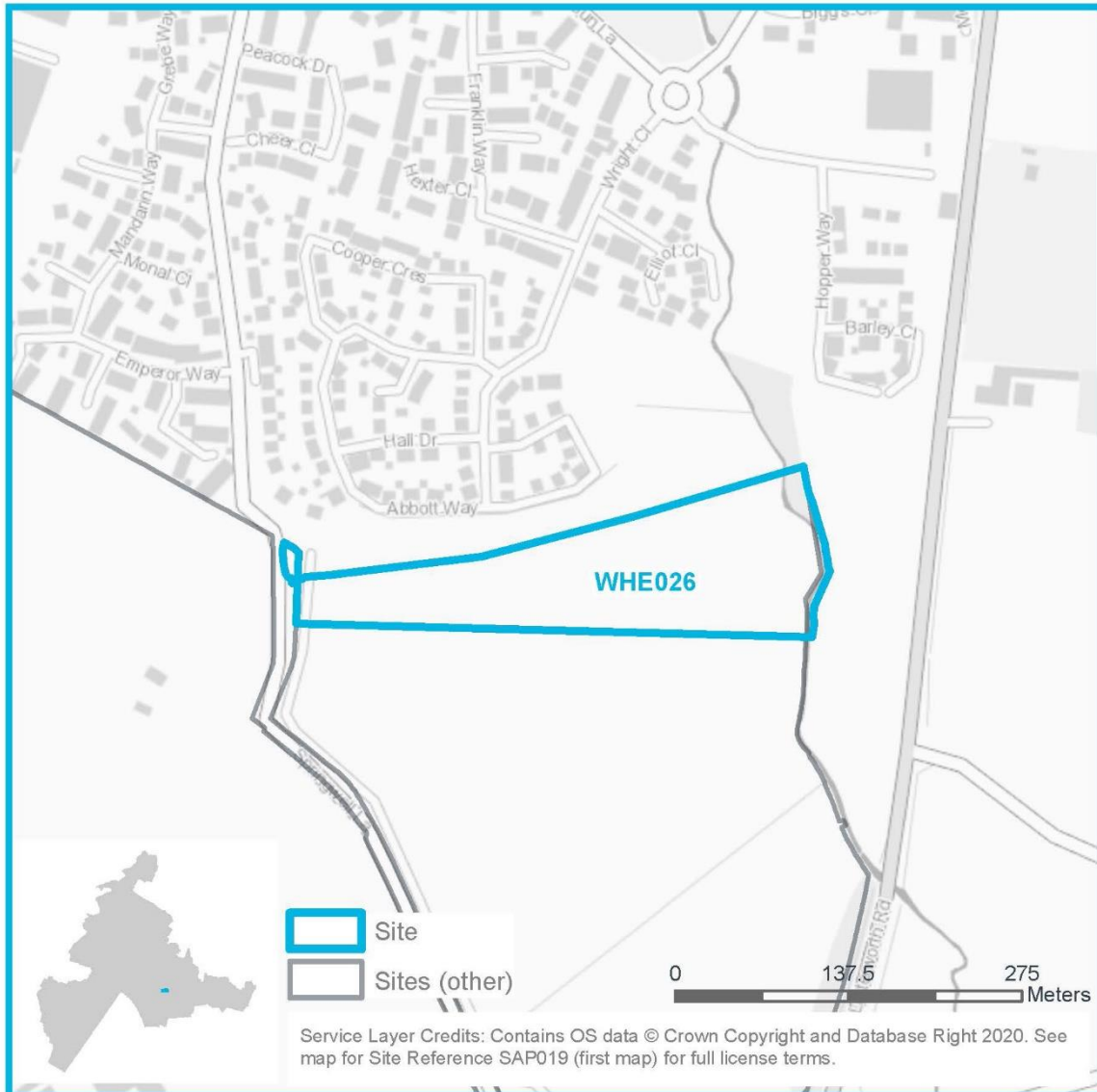
**Site Reference: WHE026**

**Proposed Use: Res**

**AECOM Reference: AECOM089**

**Area (ha): 3.28**

**Location: Land south of Abbott Way**



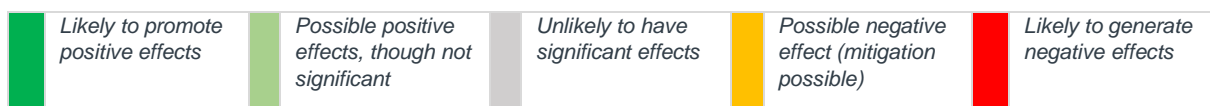
Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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<b>WHE026 - SA Objectives and Site Assessment Criteria</b>		
1.	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is available, achievable and can provide 41 dwellings over a 6 – 10 year period.</i>	
2 & 3	<b>Access to primary school</b>	

	<b>WHE026 - SA Objectives and Site Assessment Criteria</b>	
	730m to Badgerbrook Primary School	
	<b>Access to secondary school</b>	
	2010m to Countesthorpe Leysland Community College	
	<b>Access to health care</b>	
	2110m to Hazelmere Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being Springwell Lane-Amenity Green Space which is 18 metres away	
	<b>Amenity</b>	
	77m to A426 Major Road.  There are No obvious surrounding amenity issues, aside from any additional road based amenity issues..	
	<b>Health and safety constraints</b>	
	The site is:  2854 m from Blaby Brick Works, Glen Parva gasing landfill site 939 m from a high pressure gas pipeline 6227 m from a calor gas consultation zone 64 m from a contamination point  No obvious surrounding constraints to development	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  3210 m from LNR Glen Parva 0 m from LWS Whetstone Brook, Woodland and Grassland 2116 m from an SSSI  The site is likely to have medium ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site is clear with trees/hedgerows on the external boundaries, retention possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	The site contains no designated heritage assets however archaeological heritage potential is medium risk.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	Site is not within a minerals safeguarding area.	

	<b>WHE026 - SA Objectives and Site Assessment Criteria</b>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	<i>Site is not protected for a waste facility.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 100% within the Low – Moderate category.</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield with 3ha of Grade 3 Agricultural Land</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	2566m to AQMA 4	
	867m to A Road	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is within Flood Zone 2 (41%) and Flood Zone 3 (27%)</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria.</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>500m to regular bus service (no.84)</i>	
	<b>Access to jobs/commuting distance</b>	
	910m to Whittle Estate	
	342 jobs within 1.2km	
	3158 jobs within 3km	
	12901 jobs within 5km	
	<b>Access to convenience store</b>	
	610m to Co Op	

**Location:** Land south of Whetstone



	<b>WHE031 - SA Objectives and Site Assessment Criteria</b>	
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>Site is available, achievable, can provide 770 dwellings over a 11- 15 year period.</i>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	

	<b>WHE031 - SA Objectives and Site Assessment Criteria</b>	
	960m to Badgerbrook Primary School. Likely to provide onsite infrastructure.	
	<b>Access to secondary school</b>	
	1710m to Countesthorpe Leysland Community College	
	<b>Access to health care</b>	
	2820m to Hazelmere Medical Centre. Likely to provide onsite infrastructure.	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being Springwell Lane-Amenity Green Space which is 320 metres away	
	<b>Amenity</b>	
	16m to A426 Major Road  There are No obvious surrounding amenity issues, aside from any additional road based amenity issues..	
	<b>Health and safety constraints</b>	
	2831 to Gassing Landfill Site  475m to High Pressure Gas Pipeline  5855m to Calor Gas Consultation Zone  0m to Contamination Point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  3204 m from LNR Glen Parva  0 m from LWS Whetstone Oak  1906 m from an SSSI  The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site with tree/hedgerow field boundaries both on the outside of and internally across the site, retention possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	There are no designated heritage assets on or adjacent to the Site however archaeological features are recorded to the immediate west and Prehistoric, Iron Age, Roman and Medieval finds and features are recorded in the vicinity	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	Site does not overlap with any minerals.	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	



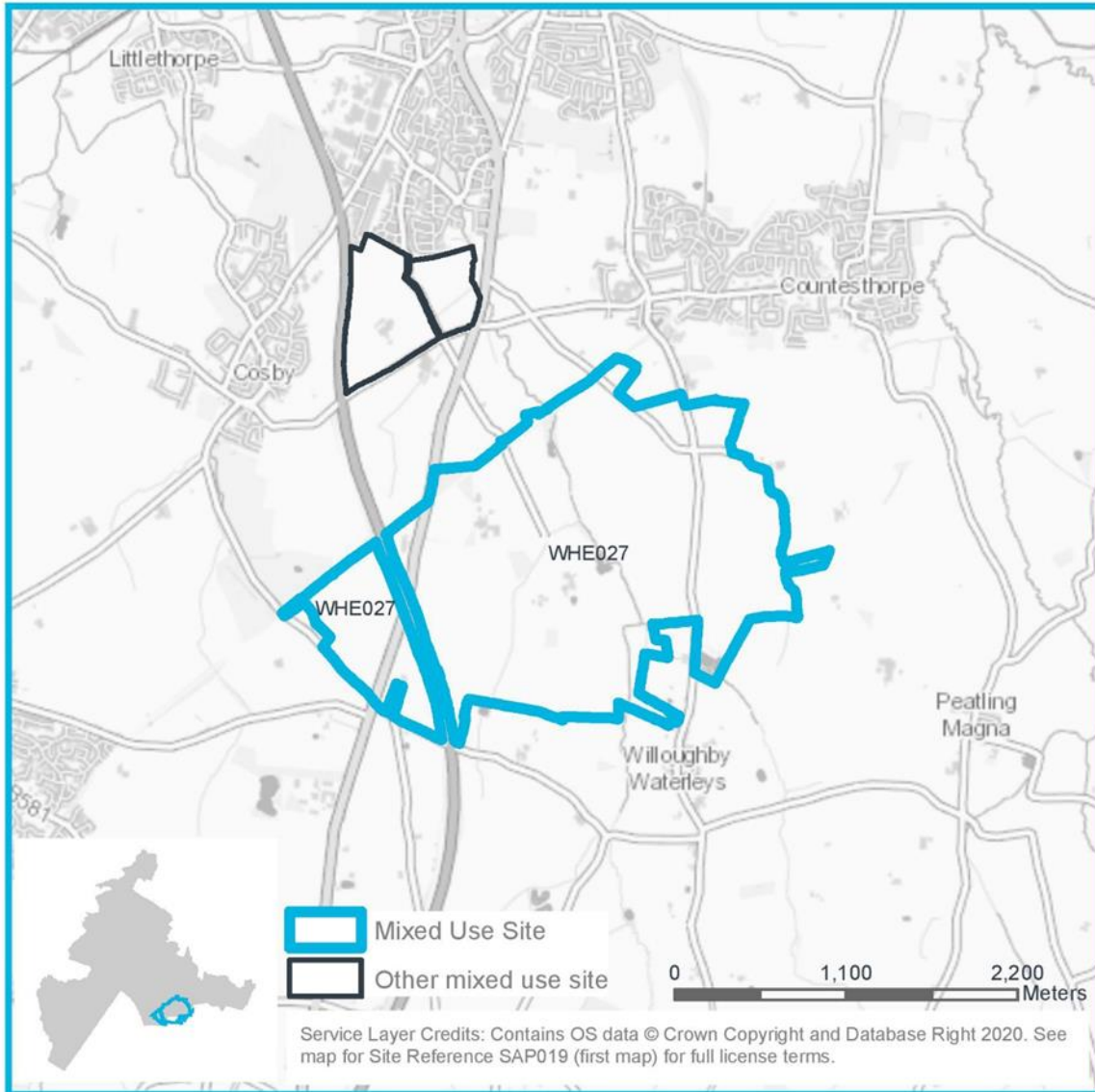
	<b>WHE031 - SA Objectives and Site Assessment Criteria</b>	
	<i>Site is not protected for a waste facility.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 100% Low – Moderate category.</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield and 54ha of Grade 3 Agricultural land.</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	2766m to AQMA 4	
	510m to A Road	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is within Flood Zone 2 (4%) and Flood Zone 3 (3%).</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria.</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>Creation of small scale employment land.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Site is 510m to strategic transport route</i>	
	<b>Regeneration opportunities</b>	
	<i>The site is 4802m to a Top 10% most deprived area.</i>	
	<i>There is a regular bus service located 1110m to the site.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>1110m to regular bus service (No.84)</i>	
	<b>Access to jobs/commuting distance</b>	
	1140m to Whittle Estate	
	947 jobs within 1.2km	
	3611 jobs within 3km	
	13306 jobs within 5km	
	<b>Access to convenience store</b>	
	1380m to Co Op	

**Site Reference:** WHE027

**Proposed Use:** Mixed Use

**Location:** Whetstone Pastures

**Area (ha):** 448.8



Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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<b>WHE027 - SA Objectives and Site Assessment Criteria</b>		
1.	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>The site is available, achievable can provide 3500 dwellings over 11- 15 years.</i>	
2 & 3	<b>Access to primary school</b>	

	<b>WHE027 - SA Objectives and Site Assessment Criteria</b>	
	<i>Site is to provide its own social infrastructure including schools</i>	
	<b>Access to secondary school</b>	
	<i>Site is to provide its own social infrastructure including schools</i>	
	<b>Access to health care</b>	
	<i>Site is to provide its own social infrastructure including health services</i>	
	<b>Access to existing green space</b>	
	<i>The site is located near 0 open space typologies (within 720m), the closest being Willoughby Road Playing Field-Parks and Recreation Grounds which is 2134 metres away</i>	
	<b>Amenity</b>	
	<i>Next to A426 Major Road and M1 motorway.</i>  <i>There are No obvious surrounding amenity issues, aside from any additional road based amenity issues...</i>	
	<b>Health and safety constraints</b>	
	<i>3685m to Gassing Landfill Site 0m to High Pressure Gas Pipeline 6027m to Calor Gas Pipeline 1056m to Contamination Point</i>	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	<i>The site is:</i>  <i>4027 m from LNR Glen Parva 0 m from LWS Countesthorpe, Hedgerow Rear Of Willoughby Rd 3337 m from an SSSI</i>  <i>The site is likely to have Medium ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Very large site with trees and hedgerows along existing field boundaries, some areas of the site have extensive tree cover and associated undergrowth, there is a brook running through the site, retention/mitigation should be broadly possible as the site is large and proposed as a Garden Village.</i>	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	<i>The site contains Whetstone Pastures residential home which is grade II listed. Roman and medieval archaeology and a number of post-medieval farmsteads in the area. Heritage potential is medium risk for archaeology.</i>	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	<i>Site does not overlap with any minerals.</i>	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	

	<b>WHE027 - SA Objectives and Site Assessment Criteria</b>	
	<i>Site is not protected for a waste facility.</i>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 82% Moderate category, and 2% Low – Moderate category.</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield and 448ha of Grade 3 Agricultural Land</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	<i>Site is 4572m to AQMA2</i>	
	<i>Site is 1193m to A Road</i>	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is within Flood Zone 2 (6%) and Flood Zone 3 (5%)</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria.</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>There is potential for mixed use, large scale commercial.</i>	
	<i>There is no loss of employment land.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Site is located 6192m to 10% most deprived area.</i>	
	<i>The site is currently distanced away from public transport however it is expected the site would provide additional public transport infrastructure.</i>	
	<b>Regeneration opportunities</b>	
	<i>Site is located 1193m to strategic transport route.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>Site is to provide its own social infrastructure including public transport</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>Site is to provide its own social infrastructure including local employment.</i>	
	<i>There are 667 jobs within 1.2km; 2181 jobs within 3km and 5619 jobs within 5km.</i>	
	<b>Access to convenience store</b>	
	<i>Site is to provide its own social infrastructure including convenience stores</i>	

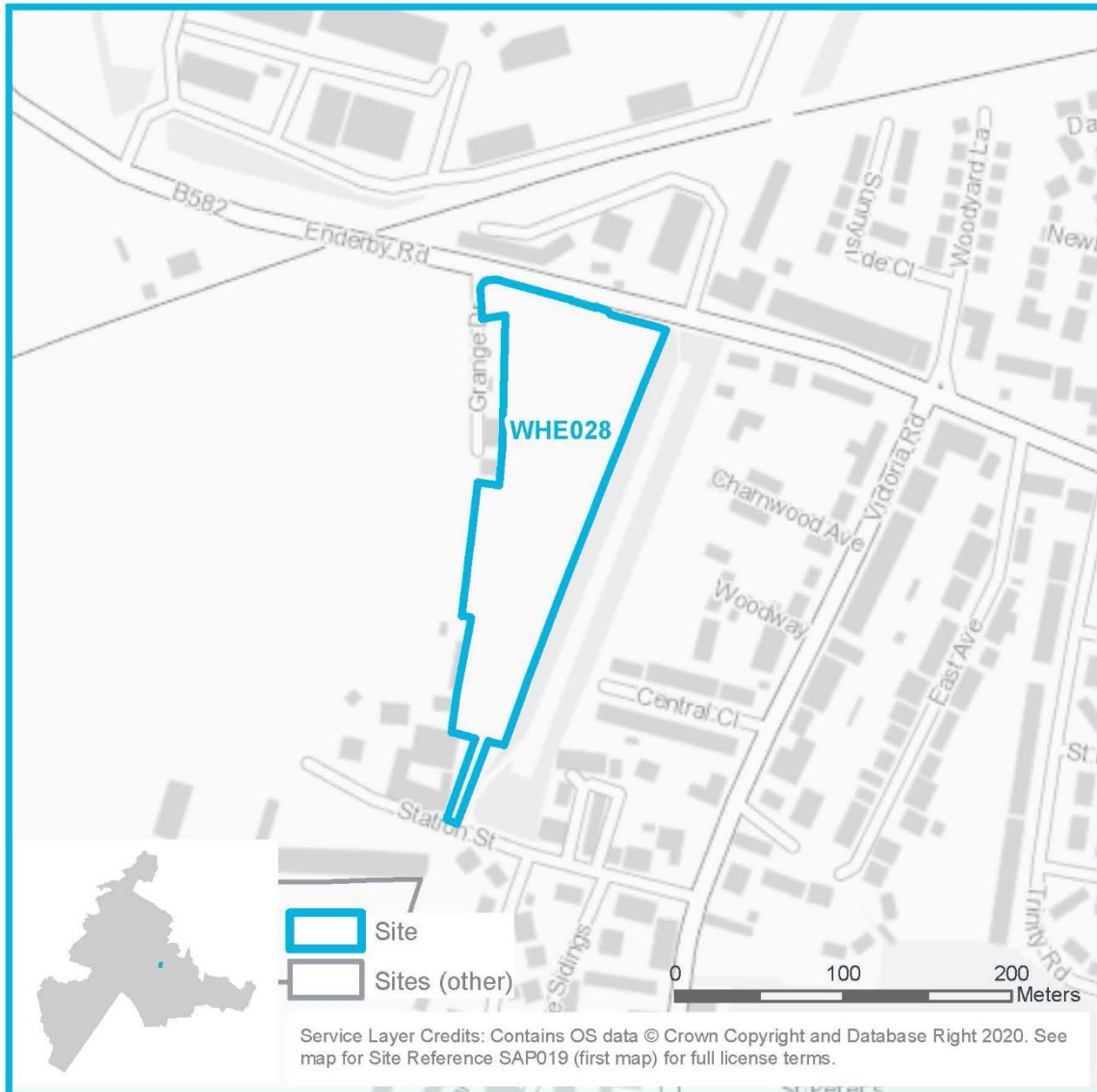
**Site Reference:** WHE028

**Proposed Use:** Employment

**AECOM Reference:** AECOM092

**Area (ha):** 1.73

**Location:** Land off Enderby Road



*Likely to promote positive effects*

*Possible positive effects, though not significant*

*Unlikely to have significant effects*

*Possible negative effect (mitigation possible)*

*Likely to generate negative effects*

<b>WHE028 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>Site is available, achievable and can provide 42 dwellings, 6 - 10 years.</i>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	

	<b>WHE028 - SA Objectives and Site Assessment Criteria</b>	
	770m to St Peter's CoE Primary School	
	<b>Access to secondary school</b>	
	2310m to Brockington College	
	<b>Access to health care</b>	
	1190m to Northfield Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 1 open space typologies (within 720m), the closest being Whetstone Way North-Accessible Natural Green Space which is 239 metres away	
	<b>Amenity</b>	
	540m to A426 Major Road	
	The site is adjacent to industrial estate with uncertain uses.	
	<b>Health and safety constraints</b>	
	709m to Gassing Landfill Site	
	3083m to High Pressure Gas Pipeline	
	6188m to Calor Gas Consultation Zone	
	844m to Contamination Point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  1079 m from LNR Glen Parva  0 m from LWS Dismantled Railway, Enderby Road to Station Street  463 m from an SSSI  The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site is clear with trees/hedgerows on the external boundaries, retention possible	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	There is a grade II listed building to the south. Heritage potential is high	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	Site is 100% within Sand and Gravel mineral consultation area.	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	Site is not protected for a waste facility.	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	

	<b>WHE028 - SA Objectives and Site Assessment Criteria</b>	
	<i>Site is 100% within Low – Moderate category.</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield and is 2ha of Grade 3 Agricultural Land.</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	303m within AQMA 4	
	772m to A Road.	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is 100% within Flood Zone 1</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	<i>270m to regular bus service (no.85)</i>	
	<b>Access to jobs/commuting distance</b>	
	<i>Enderby Road Industrial Estate is adjacent to the site.</i>	
	<i>900 jobs within 1.2km</i>	
	<i>9958 jobs within 3km</i>	
	<i>40113 jobs within 5km</i>	
	<b>Access to convenience store</b>	
	<i>1160m to Co Op</i>	



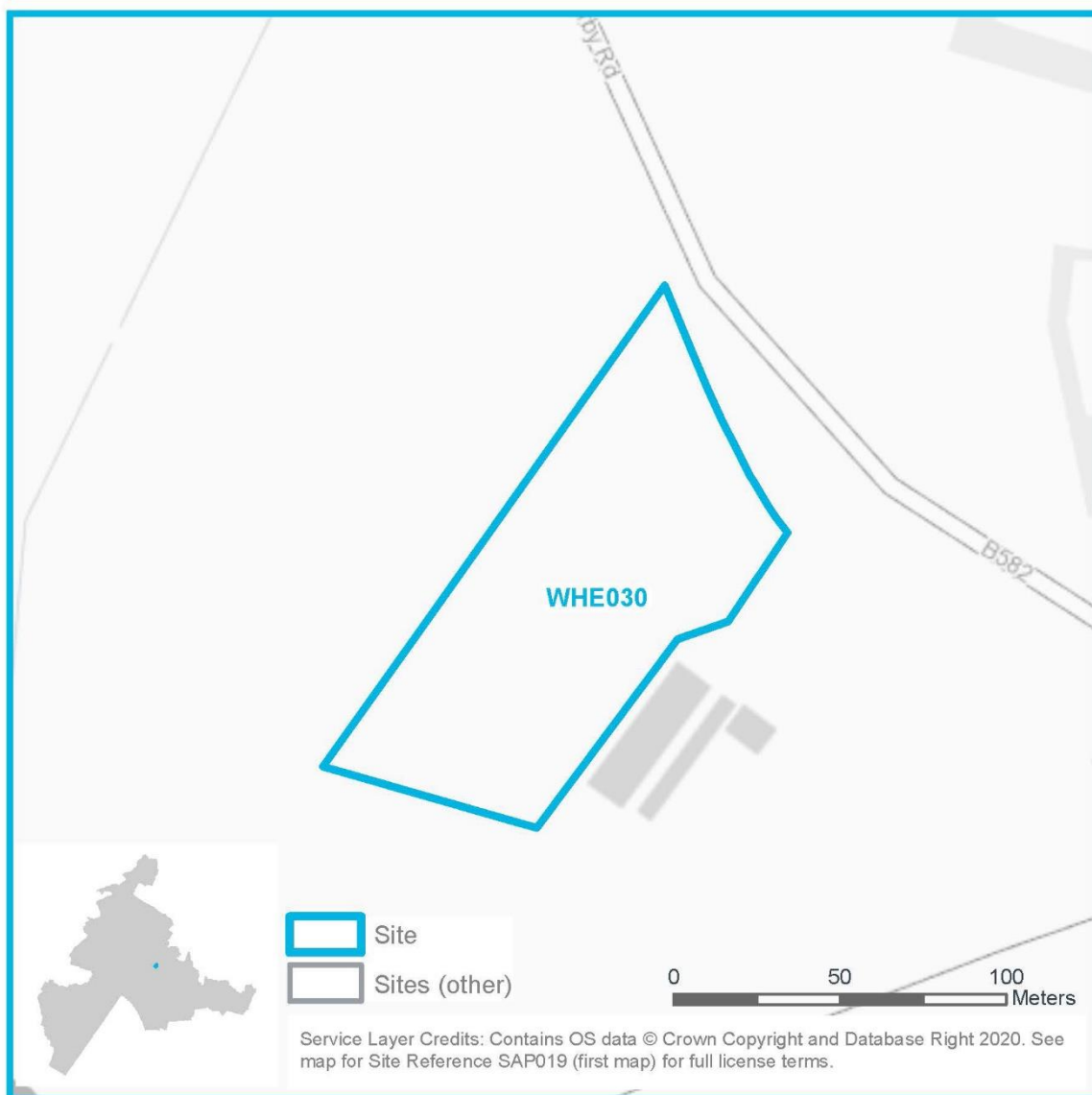
**Site Reference: WHE030**






**Proposed Use: Res**




**AECOM Reference: AECOM093**

**Area (ha): 0.97**

**Location: Land at Merrydale Farm, Enderby Road**



	<i>Likely to promote positive effects</i>		<i>Possible positive effects, though not significant</i>		<i>Unlikely to have significant effects</i>		<i>Possible negative effect (mitigation possible)</i>		<i>Likely to generate negative effects</i>
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<b>WHE030 - SA Objectives and Site Assessment Criteria</b>		
<b>1.</b>	<b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b>	
	<i>Site is available, achievable, can provide 22 dwellings over 11 – 15 years.</i>	
<b>2 &amp; 3</b>	<b>Access to primary school</b>	

	<b>WHE030 - SA Objectives and Site Assessment Criteria</b>	
	1130m to St Peters C O E Primary School	
	<b>Access to secondary school</b>	
	1550m to Brockington College	
	<b>Access to health care</b>	
	1650m to Northfield Medical Centre	
	<b>Access to existing green space</b>	
	The site is located near 2 open space typologies (within 720m), the closest being Narborough Bog Nature Reserve-Accessible Natural Green Space which is 2 metres away	
	<b>Amenity</b>	
	580m to M1 Major Road  There are No obvious surrounding amenity issues, aside from any additional road based amenity issues..	
	<b>Health and safety constraints</b>	
	914m to Gassing Landfill Site  3529m to High Pressure Gas Pipeline  5863m to Calor Gas Consultation Zone  957m to Contamination Point	
<b>4.</b>	<b>Impacts on biodiversity</b>	
	The site is:  1178 m from LNR Glen Parva  339 m from LWS Jubilee Park, Enderby - River Soar  138 m from an SSSI  There is low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) associated with the site. Site is clear partially bounded by trees/hedgerows on the external boundaries, retention possible.	
<b>5.</b>	<b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>	
	There are no designated heritage assets on the site and the site is 325m away from Enderby Mill Bridge scheduled ancient monument. Heritage potential is medium risk.	
<b>6.</b>	<b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>	
	Site is 100% within Sand and Gravel mineral consultation zone.	
<b>7.</b>	<b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>	
	Site is not protected for waste facility.	

	<b>WHE030 - SA Objectives and Site Assessment Criteria</b>	
<b>8.</b>	<b>Protect landscape and townscape character and distinctiveness throughout the district</b>	
	<i>Site is 100% within the Moderate category.</i>	
<b>9.</b>	<b>To conserve the Borough's soils and make efficient and effective use of land.</b>	
	<i>Site is greenfield &gt;1ha of Grade 3 Agricultural Land.</i>	
<b>10.</b>	<b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>	
	<i>Unable to determine effects.</i>	
<b>11.</b>	<b>Air Quality</b>	
	530m to AQMA 4	
	999m to A Road	
<b>12.</b>	<b>Flood Risk</b>	
	<i>Site is 100% within Flood Zone 1.</i>	
<b>13.</b>	<b>Low carbon economy</b>	
	<i>Reflected through other criteria.</i>	
<b>14.</b>	<b>Employment land</b>	
	<i>No loss or creation of employment land.</i>	
	<b>Access to strategic transport routes</b>	
	<i>Not applicable to housing sites.</i>	
	<b>Regeneration opportunities</b>	
	<i>Not applicable to housing sites.</i>	
<b>15.</b>	<b>Access to public transport</b>	
	660m to regular bus service (No.84)	
	<b>Access to jobs/commuting distance</b>	
	1333 jobs within 1.2km	
	13378 jobs within 3km	
	43783 within 5km	
	<b>Access to convenience store</b>	
	1530m to Co Op	